Housing Delivery Authority – Record of Briefing

Date and Time: 13 March 2026 – 2.30PM-3.40PM

Location: L12 Nambucca Room, 52 Martin Place, Sydney or MS Teams

Chaired by: Simon Draper - Secretary, Premier's Department

HDA Members

Simon Draper - Secretary, Premier's Department

Kiersten Fishburn – Secretary, Department of Planning, Housing and Infrastructure (DPHI)

Tom Gellibrand – Chief Executive, Infrastructure NSW

Member Alternates

Ken Morrison – CEO, Bradfield Development Authority (Item 1)

DPHI Staff

Steve Hartley – A/Deputy Secretary, Development Assessment and Sustainability, DPHI

Monica Gibson – Deputy Secretary, Planning, Land Use Strategy, Housing, and Infrastructure, DPHI

Ben Lusher – A/Executive Director, Panels and Housing Delivery, DPHI

Kate McKinnon – Director, Panels and Housing Delivery, DPHI

Chrissy Peters – Manager, Panels Delivery, DPHI

Pristine Ong – Executive Officer, Panels and Housing Delivery, DPHI

Jazmin Van Veen – Director, Strategic Projects, DPHI (Item B)

Mark Rutherford – Director, Probity, DPHI

Angela Kenna – Senior Project Officer, Panels and Housing Delivery, DPHI

Apologies

N/A

Summary of decision

The HDA considered **31** EOI applications received by DPHI. The HDA considered each application against the "Housing Delivery Authority State Significant Development Criteria" published on the Department's website.

Of the **31** applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- **12** EOI applications be declared SSD.
- **19** EOI applications are not recommended to be called in as SSD.

Agenda items

No.	Description	Record of Briefing
A	Introduction • Acknowledgement of Country • Conflict of Interests	• **Noted** COIs: ○ Kiersten Fishburn – EOI 293426 ○ Monica Gibson – EOI 292800
B	HDA Operational Briefing	• **Noted** the verbal update on HDA procedures and operational matters. • **Noted** updates from previous HDA meeting cycle. • **Noted** the update on the 12-month review provided by Jazmin Van Veen.
1.	293426 - 905 South Dowling Street, Zetland - Karimbla Constructions Services (NSW) Pty Ltd ACN: 152 212 809 **LGA:** Council of the City of Sydney **Summary of proposal:** Construction of high-density residential flat buildings and shop top housing in two 31 storey buildings above podium elements and ground floor retail and childcare and a total of 546 apartments **No of dwellings (indicative):** 546 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 4: Optional Concurrent Rezonings ▪ Criteria 4.2 Proposal has strategic merit • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site

No.	Description	Record of Briefing
		including utilising the existing approvals on the site. • Noted member conflicts of interest – Kiersten Fishburn. Ken Morrison to sit as alternate member.
2.	295558 - 4 Elizabeth Bay Road, Elizabeth Bay - Third.i Group **LGA:** Council of the City of Sydney **Summary of proposal:** The proposal involves demolition of the existing structures, excavation for basement parking, construction of an 18 storey residential flat building providing 110 units of which 50% are to be provided as in-fill affordable housing, site landscaping, servicing and infrastructure. **No of dwellings (indicative)**: 110 **Concurrent rezoning:** Yes	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised a future SSD proposal will require affordable housing to be provided in accordance with the City of Sydney's Local Environmental Plan 2012. • **Noted** there are no member conflict of interests.
3.	294144 - 46-48 Pyrmont Bridge Road, Pyrmont - Gyde Consulting (on behalf of PBR Nominees Pty Ltd) **LGA:** Council of the City of Sydney **Summary of proposal:** 12-storey mixed use building with commercial floorspace and residential, including affordable housing in accordance with SLEP **No of dwellings (indicative)**: 100 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards

No.	Description	Record of Briefing
		▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised to investigate the alternative approval pathway offered through the infill affordable housing SSD pathway. A merit assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests.
4.	293376 - 187-189 Thomas Street, Haymarket - Greaton Thomas Pty Ltd **LGA:** Council of the City of Sydney **Summary of proposal:** 400 apartments including 15% affordable housing for 15 years, co living units, 50 storeys (RL190.50 (177.4 metres)), and an unspecified amount of ground floor commercial **No of dwellings (indicative)**: 400 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Positive commitment to affordable housing ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards • **Recommended** the applicant be advised to investigate the alternative approval pathway offered, such as a local DA that aligns with council policy and achieves build-to-rent housing via the Housing SEPP. • Noted there are no member conflict of interests.
5.	293373 - 645 Harris St, Ultimo - Gyde Consulting (on behalf of Edgecombe Investments Pty Ltd and Lijavu Pty Ltd) **LGA:** Council of the City of Sydney	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation:

No.	Description	Record of Briefing
	Summary of proposal: A 29-storey mixed use building comprising commercial floorspace and 100 residential apartments, including affordable housing **No of dwellings (indicative)**: 100 **Concurrent rezoning:** Yes	○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.2: Proposal has strategic merit. ▪ **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application via the local council. • **Noted** there are no member conflict of interests.
6.	293345 - 70-76 Riley Street, Darlinghurst - Creative Planning Solutions **LGA:** Council of the City of Sydney **Summary of proposal:** 100 apartments, including 15% affordable housing, 12 storeys, unspecified ground floor commercial **No of dwellings (indicative)**: 100 **Concurrent rezoning:** Yes	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised a future SSD proposal will require affordable housing to be provided in accordance with the City of Sydney's Local Environmental Plan 2012. • **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing
7.	294924 - 35-45 Crestview Drive, Glenwood - Mackenzie Architects International Pty Ltd **LGA:** Blacktown City Council **Summary of proposal:** 5-storey (17m) residential development, delivering 100 dwellings inclusive of 40 co-living dwellings. 15% affordable housing for 15 years. **No of dwellings (indicative)**: 100 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a planning proposal followed by a development application. • **Noted** there are no member conflict of interests.
8.	293129 - 25 Balmoral Street, Blacktown - PLANZONE Pty Ltd **LGA:** Blacktown City Council **Summary of proposal:** 230 units comprising 1 building up to 22 storeys in height with 10% affordable housing **No of dwellings (indicative)**: 230 **Concurrent rezoning:** Yes	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application.

No.	Description	Record of Briefing
		• **Noted** there are no member conflict of interests.

9.	306257 - 30 Railway Street, Wickham - Wickham Parkview Pty Ltd
	
	LGA: Newcastle City Council
	
	Summary of proposal: The proposal includes a mixed-use development featuring two 30 storey towers above a five-storey podium on the southern site and a seven-storey building with 40 affordable dwellings on the northern site. It delivers 551 dwellings, 909sqm of commercial space, and six parking levels (one basement, five podium) with 31 commercial spaces.
	
	No of dwellings (indicative): 551
	
	Concurrent rezoning: Yes
		The HDA:
		• **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act.
		• **Noted** the reasons for HDA recommendation:
		  ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.
		• **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.
		• **Provided** the following advice to the Minister:
		  ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act."
		• **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application.
		• **Recommended** that the applicant be advised that the SSD application should include community infrastructure in accordance with the additional local provisions for Newcastle City Centre under the Newcastle LEP 2012.
		• **Noted** there are no member conflict of interests.

10.	299849 - 73 & 79 Railway Lane, Wickham - Autobiography Pty Ltd **LGA:** Newcastle City Council **Summary of proposal:** The proposed development would comprise of a 30 storey (approx. 96m) mixed-use development with approximately 280 dwellings (including approx. 35 affordable housing dwellings), ground floor commercial and associated parking. **No of dwellings (indicative)**: 280	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	• **Provided** the following advice to the Minister: ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • **Recommended** that the applicant be advised that the SSD application should include community infrastructure in accordance with the additional local provisions for Newcastle City Centre under the Newcastle LEP 2012. • **Noted** there are no member conflict of interests.

11.	295567 - 2 to 10 Holland Street, Wickham - Barr Planning Pty Ltd
	LGA: Newcastle City Council
	Summary of proposal: Residential Flat Building with partial ground floor residential and retail use. Land dedication for widening and creation of roads in line with the Wickham Master Plan carparking including basement car parking Affordable Housing
	No of dwellings (indicative): 628
	Concurrent rezoning: Yes
		The HDA:
		• **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act.
		• **Noted** the reasons for HDA recommendation:
		  ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.
		• **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.
		• **Provided** the following advice to the Minister:
		  ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act."
		• **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application.
		• **Recommended** that the applicant be advised that the SSD application should include community

No.	Description	Record of Briefing
		infrastructure in accordance with the additional local provisions for Newcastle City Centre under the Newcastle LEP 2012. • **Noted** there are no member conflict of interests.
12.	292800 - 8 and 14 Auckland Street & 423 and 429 Hunter Street, Newcastle - Besgate Group Pty Ltd **LGA:** Newcastle City Council **Summary of proposal:** 220 dwellings, including 15% affordable housing for 15 years, 21 storey building **No of dwellings (indicative)**: 220 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Criteria 1.2: Development is State significant • **Noted** the proposal is eligible for the in-fill affordable housing pathway in accordance with the State Environmental Planning Policy (Housing) 2021. • **Recommended** the applicant investigate an alternative approval pathway offered through the infill affordable housing SSD pathway. A merit assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests. • **Noted** Monica Gibson did not brief the HDA on this matter due to a declared conflict of interest.
13.	291706 - 112-114 and 116 Mittagong Road, Bowral - Level 33 **LGA:** Wingecarribee Shire Council **Summary of proposal:** Demolition of two existing detached dwellings and outbuildings. Construction of a residential flat building development delivering (approx.) 100 apartments. The proposal allocates 10% of dwellings as affordable housing for 10 years. **No of dwellings (indicative)**: 100 **Concurrent rezoning:** No	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: ○ The proposal has State significance as it is a major residential project as it satisfies the HDA

No.	Description	Record of Briefing
		SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • **Recommended** as a general principle, not having applications in parallel pathways. • **Noted** an existing application DA25/0173 on the site will need to be withdrawn which is currently under appeal in NSW Land and Environment Court. • **Noted** there are no member conflict of interests.
14.	297513 - 754-758 New South Head Road, Rose Bay - Ethos Urban **LGA:** Woollahra Municipal Council **Summary of proposal:** Demolition of existing structures and construction of a residential flat building consisting of 101 apartments including 12% residential GFA dedicated to affordable housing for 15 years. **No of dwellings (indicative)**: 101 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Criteria 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 3: Drive quality and affordable housing ▪ Objective 3.2 Well-located - free of specific environmental hazards ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit ▪ **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a

No.	Description	Record of Briefing
		planning proposal or a development application utilising the LMR provisions. • **Noted** there are no member conflict of interests.
15.	295931 - 9-13 Armidale Street, The Entrance - Langmark Pty Ltd **LGA:** Central Coast Council **Summary of proposal:** A 12 storey residential flat building of approx. 80 dwellings, including 10% affordable housing for 15 yrs. **No of dwellings (indicative)**: 80 **Concurrent rezoning:** Yes	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • **Noted** there are no member conflict of interests.
16.	295454 - 301 Catherine St Leichhardt and 35 Moore St, Leichhardt - Macquarie Health on behalf of Sarzana P/L **LGA:** Inner West Council **Summary of proposal:** Residential flat building for 150 dwellings with 15% affordable housing for 15 years **No of dwellings (indicative)**: 150 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit

No.	Description	Record of Briefing
		▪ **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site following the finalisation of the Department's Industrial Lands Policy. • **Noted** there are no member conflict of interests.
17.	295556 - 26 Brayton Road, Marulan - Fountaindale Project Management Pty. Ltd **LGA:** Goulburn Mulwaree Council **Summary of proposal:** 67 terrace homes and 18 detached dwelling sites **No of dwellings (indicative)**: 85 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Criteria 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • **Recommended** that the Department make contact with Council and the proponent to investigate pathways for redevelopment of the site. • **Noted** there are no member conflict of interests.
18.	295010 - 373-391 Ewingsdale Road, Byron Bay - Planit Consulting **LGA:** Byron Shire Council **Summary of proposal:** Build to rent housing to provide 600 dwellings across a number of buildings with shared facilities.	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being:

No.	Description	Record of Briefing
	15% affordable housing for 15 years. **No of dwellings (indicative)**: 600 **Concurrent rezoning:** Yes	▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.2 Well-located - free of specific environmental hazards ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit ▪ **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a planning proposal followed by a development application. • **Noted** there are no member conflict of interests.
19.	295016 - 60 and 60A Great Western Highway, Parramatta - Gyde Consulting Pty Ltd (on behalf of Phoenix Builders Pty Ltd) **LGA:** Council of the City of Parramatta **Summary of proposal:** A 48 storey (156m) mixed use building containing 250 apartments including affordable housing and retail and commercial floorspace **No of dwellings (indicative)**: 250 **Concurrent rezoning:** Yes	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Notes** the reasons for HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application.

No.	Description	Record of Briefing
		• **Noted** there are no member conflict of interests.
20.	294471 - 59-61 Enmore Road, Newtown - CE Planning **LGA:** Inner West Council **Summary of proposal:** 105 apartments, including 100% affordable housing for 15 years, one 24 storey tower, unspecified amount of ground floor commercial **No of dwellings (indicative)**: 105 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ○ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit ▪ **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal • **Noted** there are no member conflict of interests.
21.	294730 - 32 Brookhollow Ave, Norwest - Urbis Ltd **LGA:** The Hills Shire Council **Summary of proposal:** Demolition of existing buildings and construction of a mixed-use residential development comprising approx. 115 dwellings, 10% affordable housing with basement parking. **No of dwellings (indicative)**: 115 **Concurrent rezoning:** Yes	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that a merit assessment may result in development

No.	Description	Record of Briefing
		standards and dwelling yield lower than proposed in the EOI application. • **Recommended** that the applicant be advised to consider increasing their commitment to affordable housing given the significant uplift proposed. • **Noted** there are no member conflict of interests.
22.	294121 - 20 Henry Street, 22 Henry Street, 24 Henry Street, 26 Henry Street, 28 Henry Street, 1 Richmond Avenue, Ashfield - THOUSAND STRINGS PTY LTD **LGA:** Inner West Council **Summary of proposal:** Demolition of existing structures and construction of a residential flat building development (two x 7 storey/23.6m buildings) with 100 dwellings, communal open space, associated landscaping and car parking in basement levels. **No of dwellings (indicative)**: 100 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • **Noted** there are no member conflict of interests.
23.	293322 - 757-779 New South Head Road & 9 Newcastle Street, Rose Bay - GSA Planning **LGA:** Woollahra Municipal Council **Summary of proposal:** 159 apartments, including 15% affordable housing for 15 years, 12-16 storey buildings, retention of heritage item **No of dwellings (indicative)**: 159 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.2: Well located- free of specific environmental hazards

No.	Description	Record of Briefing
		• **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application via the local council. • **Noted** there are no member conflict of interests.
24.	293434 - 15A Moseley Street, 15B Moseley Street, 25 Donald Street, 27 Donald Street, 29 Donald Street, 31 Donald Street, Carlingford - Capio Property Group **LGA:** Council of the City of Parramatta **Summary of proposal:** 198 apartments, including 15% affordable housing for 15 years, 80 place childcare centre **No of dwellings (indicative):** 198 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 1: Deliver more homes within the Housing Accord period ▪ Criteria 1.2: Development is State Significant ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised to continue to pursue the alternative approval pathway offered through the currently submitted SSD application (SSD-83870463). • **Noted** there are no member conflict of interests.
25.	292975 - 515, 517 & 519 Great Western Highway, 1 & 3 Ettalong Road, Greystanes - Terra Firma Pty Ltd **LGA:** Cumberland Council **Summary of proposal:** 109 apartments including 15% affordable housing for 15 years, unspecified amount of ground floor commercial **No of dwellings (indicative):** 109 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: ▪ Criteria 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly

No.	Description	Record of Briefing
		▪ Criteria 3.1: Well located - free of specific environmental hazards ▪ Criteria 4.1: Significant changes to development standards • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site and notes the current approval for reduced yield on the site. • **Noted** there are no member conflict of interests.
26.	293149 - 18-30 Kerry Street, Maclean - Quaystone Developments PTY LTD **LGA:** Clarence Valley Council **Summary of proposal:** Demolition of existing dwelling and construction of two x 3 storey buildings with basement parking and amenities comprising of 96 dwellings (76 apartments and 20 multi dwelling houses). 10% of the GFA will be made available for affordable and Aboriginal housing - 5% rented for 15 years and 5% gifted to a CHP or the Yaegl Local Aboriginal Land Council in perpetuity **No of dwellings (indicative)**: 96 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well-located - good access to transport and services ▪ Criteria 3.2: Well-located - free of specific environmental hazards • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a planning proposal followed by a development application. • **Noted** there are no member conflict of interests.
27.	292401 - 4-16 McDougall Street, Kirribilli - Urbis c/o Kirribilli McDougall Holdings Pty Ltd **LGA:** North Sydney Council **Summary of proposal:** Demolition of existing apartment buildings, 250 dwellings (including 4% affordable	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.

No.	Description	Record of Briefing
	housing in perpetuity), two towers, 22 storeys and 19 storeys **No of dwellings (indicative)**: 250 **Concurrent rezoning:** Yes	• **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • **Recommended** that the applicant investigate incorporating the adjacent isolated site into the development. • **Recommended** as a general principle, not having applications in parallel pathways and the existing development application on the site will need to be withdrawn (DA10.2025.00000286.001). • **Noted** there are no member conflict of interests.

28.	292622 - 75, 77, 79-81 Old South Head Road; 2, 4 & 6 Bondi Road; 2A Ben Eden Street, Bondi Junction - Central Element & Bondi Junction Pty Ltd & BJ4 Pty Ltd
	
	LGA: Waverley Council
	
	Summary of proposal: 179 dwellings including 3% affordable housing in perpetuity, 24 storeys
	
	No of dwellings (indicative): 179
	
	Concurrent rezoning: Yes
		The HDA:
		• **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act.
		• **Noted** the reasons for HDA recommendation:
		  ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.
		• **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.
		• **Provided** the following advice to the Minister:
		  ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act."
		• **Recommended** that the applicant be advised that a merit assessment may result in development

No.	Description	Record of Briefing
		standards and dwelling yield lower than proposed in the EOI application. • **Recommended** that the applicant be advised to consider increasing their commitment to affordable housing given the significant uplift proposed. • **Recommended** that the applicant investigate incorporating the adjacent isolated site into the development. • **Recommended** as a general principle, not having applications in parallel pathways and the existing development application on the site will need to be withdrawn (DA-480/2025). • **Noted** there are no member conflict of interests.
29.	291695 - 2-4 Halifax Street, Macquarie Park - Landmark Group Australia pty ltd **LGA:** Council of the City of Ryde **Summary of proposal:** 950 dwellings including 2.44% affordable housing for 15 years, two 50 storey towers, over a combined podium of 8 storeys **No of dwellings (indicative)**: 950 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.2: Well-located - free of specific environmental hazards ▪ Criteria 3.4: Positive commitment to affordable housing ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site

No.	Description	Record of Briefing
		including a State Significant Development Application through the in-fill affordable housing pathway or development application using existing controls outlined in the determination of SSD-5093-Mod-6 applying to the site. • **Noted** there are no member conflict of interests.
30.	292044 - 189-191 Ware Street, Fairfield - Fineline Planning and Design **LGA:** Fairfield City Council **Summary of proposal:** 119 apartments including 15% affordable housing for 15 years, single 20 storey tower. **No of dwellings (indicative**): 119 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.2: Well-located free of specific environmental hazards • **Recommended** the applicant is advised that there remain alternative pathways in the NSW planning system including a development application following a planning proposal. • **Noted** there are no member conflict of interests.
31.	291450 - 95 Fairfield Street, Yennora - Dardas Group Pty Ltd **LGA:** Fairfield City Council **Summary of proposal:** 250 apartments across two 13-storey buildings with 15% affordable housing for 15 years. **No of dwellings (indicative**): 250 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 4: Optional Concurrent Spot Rezonings

No.	Description	Record of Briefing
		▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant is advised that there remain alternative pathways in the NSW planning system including a development application following a planning proposal. • **Noted** there are no member conflict of interests.

HDA Members endorse this as a true and accurate record of the briefing

 Chair: Simon Draper Date: 16/3/2026	 Member: Kiersten Fishburn Date:	 Member: Tom Gellibrand Date: 17/3/2026	 Member: Ken Morrison (Item 1) Date: 16/03/2026

DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

HOUSING DELIVERY AUTHORITY BRIEFING

13 MARCH 2026

PARTICIPANTS

HDA MEMBERS:
Simon Draper
Kiersten Fishburn
Tom Gellibrand

MEMBER ALTERNATES:
Ken Morrison

OTHER STAFF:
Monica Gibson
Steve Hartley
Ben Lusher
Kate McKinnon
Jazmin Van Veen
Chrissy Peters
Pristine Ong
Mark Rutherford
Angela Kenna

[Start of recorded material at 00:00:00]

Simon Draper: OK, we've had a meeting of the HDA as at the 13th of March 2026 and we considered 31 EOIs today. So I'll just run through those with my colleagues.

So EOI 293426 is not recommended for declaration.

Kiersten Fishburn: Simon, I've declared a conflict of interest on that one, so I can't make comment on it.

Simon Draper: Yes, sorry.

Kiersten Fishburn: Yes, that's all right.

Simon Draper: That one was that Kiersten Fishburn had declared a conflict on that one, and so Ken Morrison as her delegate sat in on that decision.

Number 295558 is recommended for declaration.

Number 294144 is not recommended for declaration.

Kiersten Fishburn: This was a borderline yield and a significant departure from the draft development standards in a recent planning proposal.

Simon Draper: Number 293376 is not recommended for declaration.

Kiersten Fishburn: This is located in the commercial core. We would suggest that the proponent may wish to consider build-to-rent, either via Council or via the Department, yes.

Simon Draper: 293373 is not recommended for declaration.

Kiersten Fishburn: This again is a borderline yield with a significant uplift on the development standard proposed, compared to existing controls and development. So any amendment to the proposal would make the yield under our criteria.

Simon Draper: Number 293345 is recommended for declaration.

Number 294924 is not recommended for declaration.

Kiersten Fishburn: This is a borderline yield with scale that's quite significantly out of context of the surrounding area.

Simon Draper: Number 293129 is recommended for declaration.

Number 306257 is recommended for declaration.

Number 299849 is recommended for declaration.

Number 295567 is recommended for declaration.

Number 292800 is not recommended for declaration.

Kiersten Fishburn: This particular project has the infill affordable housing pathway available to it, and this pathway is the one that we believe should be used.

Simon Draper: Number 291706 is recommended for declaration.

Number 297513 is not recommended for declaration.

Kiersten Fishburn: This is a borderline yield and has some significant factors that would result in complex assessment including flooding, which would likely reduce the yield below the threshold.

Simon Draper: 295931 is recommended for declaration.

Number 295454 is not recommended for declaration.

Kiersten Fishburn: The significant majority of this site is on regionally significant industrial land.

Simon Draper: Number 295556 is not recommended for declaration.

Kiersten Fishburn: This is a project that would be difficult to assess quickly due to SP2 zoning and infrastructure limitations. However we've asked the Department to make contact with Council and the proponent to look for a way forward.

Simon Draper: Number 295010 is not recommended for declaration.

Kiersten Fishburn: This is a project that would be very difficult to assess quickly as the site has bushfire and flooding constraints, and there are also infrastructure capacity issues that would need to be managed, and we'd suggest that the proponent may wish to speak with Council.

Simon Draper: Number 295016 is recommended for declaration.

Number 294471 is not recommended for declaration.

Kiersten Fishburn: This is a borderline yield and the uplift proposed is out of context with the surrounding area and streetscape.

Simon Draper: Number 294730 is recommended for declaration.

Number 294121 is not recommended for declaration.

Kiersten Fishburn: The uplift proposed is out of context with the surrounding area and the yield is borderline, so any change to the proposal would take it under our yield threshold.

Simon Draper: Number 293322 is not recommended for declaration.

Kiersten Fishburn: This would be a complex assessment required due to technical constraints around flooding and dewatering that would need to be resolved.

Simon Draper: Number 293434 is not recommended for declaration.

Kiersten Fishburn: There is an existing SSD pathway available and in fact being utilised by this proponent, and the applicant should continue to progress their existing SSD application and discuss potential modification in the future with the Department.

Simon Draper: Number 292975 is not recommended for declaration.

Kiersten Fishburn: The uplift proposed is out of context with the surrounding area. In addition, the site is impacted by flooding and the yield is borderline.

Simon Draper: Number 293149 is not recommended for declaration.

Kiersten Fishburn: This is an ecologically constrained site that is also bushfire prone and would be very complex to assess.

Simon Draper: Number 292401 is recommended for declaration.

Kiersten Fishburn: Just a comment here; we would like to ask the applicant to consider options to incorporate the adjacent isolated site as part of their development proposal.

Simon Draper: Number 292622 is recommended for declaration.

Number 291695 is not recommended for declaration.

Kiersten Fishburn: This particular site has already received uplift as part of our recent strategic planning work, and this proposal seeks to exceed that significantly. It would be therefore complex to assess.

Simon Draper: Number 292044 is not recommended for declaration.

Kiersten Fishburn: This site is flood affected, and flood evacuation capacity needs to be resolved in the Fairfield Council area.

Simon Draper: And number 291450 is not recommended for declaration.

Kiersten Fishburn: Likewise, this is an area that is flood affected and also has mapping for biodiversity values. It would be therefore difficult to assess it quickly.

Simon Draper: Great, and that was all we did today. Thank you very much.

Kiersten Fishburn: Thank you, Simon. Thank you, Tom.

Simon Draper: Thank you again, Chrissy, for all the work you've done.

[End of recorded material at 00:06:41]