Housing Delivery Authority – Record of Briefing

Date and Time: 31 March 2026 – 10.00AM-11.30AM

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

Rebecca McPhee – Deputy Secretary, Investment NSW

DPHI Staff

Madeleine Thomas - 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

Tom Loomes - Executive Director, Strategic Planning & Policy, DPHI

Kate McKinnon – Director, Panels and Housing Delivery, DPHI

Pristine Ong – Manager, Panels Delivery, DPHI

Mark Rutherford – Director, Probity, DPHI

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

Apologies

N/A

Summary of decision

The HDA considered 39 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 39 applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- 15 EOI applications be declared SSD.
- 21 EOI applications are not recommended to be called in as SSD.
- 3 EOI applications be deferred for consideration by the HDA.

Agenda items

No.	Description	Record of Briefing
A	Introduction • Acknowledgement of Country • Conflict of Interests	• **Noted** COIs: ○ None
B	HDA Operational Briefing	• **Noted** the verbal update on HDA procedures and operational matters. • **Noted** updates from previous HDA meeting cycle. • **Noted** the briefing from Tom Loomes on 'A new Approach to Strategic Planning', the draft Sydney Plan and the Statewide Policy for Industrial Lands.
EOIs in Regionally Significant Industrial Land		

1.	a. 306305 - 3-5 Carrington Road, Marrickville - 3 Carrington Road Pty Ltd
	b. 306306 - 3 Myrtle Street, Marrickville - 3 Carrington Road Pty Ltd
	c. 317429 - 21 Unwins Bridge Road, St Peters - Dickson Rothschild
		The HDA:
		• **Did not recommend** these projects be declared SSD under the HDA pathway.
		• **Noted** the reasons for the HDA recommendation:
		  ○ The proposals do not adequately satisfy all objectives or criteria of the HDA EOI, being:
		  ▪ Objective 4: Optional Concurrent Spot Rezonings

No.	Description	Record of Briefing
	d. 297763 - 6 Homepride Avenue, Warwick Farm - Homepride Property Pty Ltd e. 303350 - 1 McCabe Place, 7 McCabe Place, Chatswood - McCabe Property Trust f. 293408 - 8 Groves Avenue, Mulgrave - MM Atelier Architects / Mustaca Group of Companies (mustacaground.com.au)	▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicants be advised that there remain alternative approval pathways in the NSW planning system for industrial development on these sites that align with current land uses and the draft Sydney Plan and Statewide Policy for Industrial Lands. • **Noted** there are no member conflict of interests.
EOIs in Liverpool LGA		
2.	296591 - 10 Kibby Road, Edmondson Park - Developable **LGA:** Liverpool City Council **Summary of proposal:** 285 residential units (with 10% dedicated to affordable housing for 15 years) with a rezoning from E3 to B4 and R3 to R4. The proposed development includes buildings up to 14-65 metres in height for a 4-20 storey building. **No of dwellings (indicative):** 285 Concurrent rezoning: Yes	The HDA: • **Deferred** consideration of this proposal to allow DPHI to obtain additional information from the applicant • **Noted** that DPHI will contact the applicant. • **Noted** there are no member conflict of interests.
3.	296594 - 2-4 Rynan Avenue, Edmondson Park - Developable **LGA:** Liverpool City Council **Summary of proposal:** Residential Flat Building Development comprising 229 apartments with a 12 storey built form inclusive of a podium. The	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
	development will dedicate 10% of the development for affordable housing. **No of dwellings (indicative):** 229 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. • **Noted** there are no member conflict of interests.

4.	296438 - 6 & 8 Burlison Street, Warwick Farm - GKG Warwick Property Investments Pty Ltd
	LGA: Liverpool City Council
	Summary of proposal: 25-storey tower comprising a commercial precinct (unknown GFA) and 140 units including 10% affordable homes for 15 years.
	No of dwellings (indicative): 140
	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
		• **Noted** there are no member conflict of interests.

EOIs in Blacktown LGA		
5.	296319 - 162 South Street, Marsden Park - Developable **LGA:** Blacktown City Council	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act.

No.	Description	Record of Briefing

	Summary of proposal: Residential Flat Building comprising of 650 apartments with a 8-20 storey built form inclusive of a podium. 10% affordable housing for 10 years.
	
	No of dwellings (indicative): 650
	
	Concurrent rezoning: Yes
		• **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.

6.	300121 - 230 -240 Grange Road and 1032 to 1080 Richmond Road, Marsden Park - Think Planners Pty Ltd
	
	LGA: Blacktown City Council
	
	Summary of proposal: Concept Approval for approximately 6700 dwellings in 12 Buildings between 8 and 40 storeys in heights and ancillary commercial and community uses (including new public park).
	Stage 1 SSD Application for approximately 1400 apartments in 3 buildings between 8 and 28 storeys in height with ground floor commercial. 10% Affordable Housing for 10 years.
		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: Well-located - good access to transport and services
		  ▪ Criteria 3.2: Well-located - free of specific environmental hazards

No.	Description	Record of Briefing
	No of dwellings (indicative): 1400 Concurrent rezoning: Yes	▪ 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 - strategic context • **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. A merit assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests.
7.	296600 - 12, 14, 20 & 24 Douglas Road and Nirimba Drive, Quakers Hill - Developable **LGA:** Blacktown City Council **Summary of proposal:** Shop Top Housing comprising 1,500 apartments with a 5-28 storey built form inclusive of a podium. The development will dedicate 10% of the development for affordable housing. The development will be carried out in stages with stage one proposing 450 dwellings and will seek to initially retain the existing building. **No of dwellings (indicative):** 450 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
		• **Recommended** that the applicant be advised to consider increasing their commitment to affordable housing given the significant uplift proposed. • **Recommended** as a general principle, not having applications in parallel pathways. • **Noted** an existing application on the site will need to be withdrawn (DA-25-00295). • **Noted** there are no member conflict of interests.

8.	296603 - 11, 13, 15 & 17 George Street, Seven Hills - Developable
	
	LGA: Blacktown City Council
	
	Summary of proposal: The residential development comprises a total of 240 residential units (with 10% dedicated to affordable housing for 15 years) with maximum building height of 65m for a 20-storey built form inclusive of a podium.
	
	No of dwellings (indicative): 240
	
	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 to engage with Council regarding the Mount Druitt to Toongabbie Corridor Strategy as part of any future SSD application.
		• **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing
EOIs in City of Sydney		

9.	293429 - 1049-1055 Bourke Street, Waterloo - Lateral Estate Pty Limited
	
	LGA: Council of the City of Sydney
	
	Summary of proposal: 33 storey tower and ground floor commercial floor area, 228 apartments, including 10% affordable housing for 10 years.
	
	No of dwellings (indicative): 228
	
	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 3.4 Positive commitment to affordable housing
		  ▪ 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 development application through the City of Sydney.
		• **Noted** there are no member conflict of interests.

10.	296668 - 71-81A Regent Street & 10-38 Renwick Street, Redfern - Margie Pty Ltd ATF APNP Touma Family Trust c/o Gyde Consulting **LGA:** Council of the City of Sydney **Summary of proposal:** Shop-top housing & co-living housing development with a maximum height of 30 storeys. A minimum dwelling count of 220, with 10% delivered as affordable housing for 15 years. **No of dwellings (indicative):** 220 Concurrent rezoning: Yes	The HDA: • **Deferred** consideration of this proposal to allow DPHI to obtain additional information from the applicant. • **Noted** that DPHI will contact the applicant. • **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing
11.	297488 - 17-19 Brisbane Street, Surry Hills - Think Planners Pty Ltd **LGA:** Council of the City of Sydney **Summary of proposal:** Mixed-use tower with 105 dwellings (including 10% affordable homes). **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 ▪ 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.
EOIs in Sutherland Shire LGA and the Hills Shire LGA		
12.	293371 - 569, 573, 575, 577 Kingsway, Miranda - Tripodina Nominees Pty Ltd & Perifa Pty Ltd **LGA:** Sutherland Shire Council **Summary of proposal:** 240 apartments, including 15% affordable housing for 15 years, single 32 storey tower. **No of dwellings (indicative):** 240	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 investigate incorporating the adjacent isolated site into the development. • **Noted** there are no member conflict of interests.

13.	299836 - 188-202 Foxall Road, North Kellyville - Developable
	LGA: The Hills Shire Council
	Summary of proposal: Torrens title subdivision with 150 integrated semi-detached dwellings. Construction of new public roads and associated civil works. 10% dwellings of 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 1: Deliver more homes within the Housing Accord period
		  ▪ Criteria 1.1 Development is a type to deliver high yield housing
		  ▪ Objective 4: Optional Concurrent Spot Rezonings
		  ▪ 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 development application following a planning proposal.

No.	Description	Record of Briefing
		• **Noted** there are no member conflict of interests.
EOIs in Gledswood Hills		

14.	296746 - 1-5 Providence Drive, 7-9 Providence Drive, and 2 Huntington Street, Gledswood Hills - The Mustaca Group
	
	LGA: Camden Council
	
	Summary of proposal: Mixed use development comprising of 1200 dwellings, 15% of residential GFA as affordable housing for 15 years, 5 – 20 storeys, 18,570sqm of non-residential gross floor area including childcare, cinema complex and various commercial uses.
	
	No of dwellings (indicative): 1200
	
	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 to pursue the RSDA determination DA/2024/5/1, for a more commensurate urban design with the surrounding context.
		• **Noted** there are no member conflict of interests.

15.	296752 - 71 The Hermitage Way, Gledswood Hills - The Mustaca Group
	
	LGA: Camden Council
	
	Summary of proposal: Residential flat building – 550 dwellings including 15% affordable housing for 15 years, 8 – 18 storeys towers.
	
	No of dwellings (indicative): 550
		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

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	▪ 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 commensurate with the urban form of EOI 296746. • **Noted** there are no member conflict of interests.
EOIs in Bayside LGA		
16.	295563 - 995-1005 Botany Road and 124-128 Coward Street, Rosebery - Hutchinson Builders & Rosmas Pty Ltd **LGA:** Bayside Council **Summary of proposal:** 15 storey mixed use development of commercial and 150 dwellings (seniors and market housing) with 10% affordable housing 10 years. **No of dwellings (indicative):** 155 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.

No.	Description	Record of Briefing

17.	295965 - 588-592 Princes Highway, Rockdale - MOWENO PTY LTD
	
	LGA: Bayside Council
	
	Summary of proposal: Shop top housing including affordable housing, with approximately 157 dwellings, 950sqm of commercial space and 15% affordable housing for 15 years.
	
	No of dwellings (indicative): 157
	
	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** as a general principle, not having applications in parallel pathways.
		• **Noted** a current modification application on the site will need to be withdrawn (DA-2020/391)
		• **Noted** there are no member conflict of interests.

18.	297854 - 1A Willison Road, Carlton - Lucerne Property Group Pty Ltd **LGA:** Bayside Council **Summary of proposal:** Shop-top housing within a 22-storey residential tower, to include 180 residential apartments, with 15% affordable housing for 15 years. **No of dwellings (indicative):** 180	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." • **Recommends** 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.
EOIs in other LGAs		
19.	297114 - 120-124 Great North Road, 37-39 Waterview Street, and 2 Second Avenue, Five Dock - kwikflo Group **LGA:** City of Canada Bay Council **Summary of proposal:** Mixed-use development comprising shop top housing, retail premises and food and drink premises. The development would feature two building forms on podium with an activated ground plane with heights at circa 30+ storeys. 300 dwellings with 10% affordable housing for 15 years. **No of dwellings (indicative):** 300 Concurrent rezoning: Yes	The HDA: • **Deferred** consideration of this proposal to obtain further information from DPHI. • **Requested** that DPHI undertake further consideration of strategic opportunities in the area. • **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing
20.	297144 - 5-8, 9 & 10 Beach Parade, 1,3,5 & 7 Kantara Road, 1-5 Crossingham Street Canton Beach - Think Planners Pty Ltd **LGA:** Central Coast Council **Summary of proposal:** Rezoning to R4 with 40m height and 3:1 FSR to enable a precinct of 320 apartments and 3,000m^2 retail, with Stage 1 delivering 160 apartments and 1,500m^2 retail plus 10% affordable housing for 15 years. **No of dwellings (indicative):** 320 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: Well-located - good access to transport and services ▪ Criteria 3.2 Well-located - free of specific environmental hazards ▪ Objective 4: Optional concurrent spot rezonings ▪ Criteria 4.1: Significant changes to development standards or prohibited development will require a suitable concurrent rezoning proposal ▪ 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.	297180 - 18 Talus Street, Naremburn - Metropolitan Local Aboriginal Land Council (MLALC) **LGA:** Willoughby City Council	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: Four residential buildings with basement parking and shared open space, with a ground floor community facility. Maximum building height of 18 storeys, with 303 apartment dwellings and 10% affordable housing for a period of 15 years. **No of dwellings (indicative):** 303 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 ▪ 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. • **Recommended** that the applicant be advised that Department's Aboriginal Planning Concierge service will be in contact to provide support in the next steps. • **Noted** there are no member conflict of interests.
22.	296726 - 1–15 Byrnes Street, 29–41 O'Hara Street & 20–22 Central Avenue, Marrickville - Third.i Property Group **LGA:** Inner West Council **Summary of proposal:** 12 – 15 storey building with 250 dwellings with 17% affordable housing (15% for 15 years and 2% in perpetuity) **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. • **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."

No.	Description	Record of Briefing
		• **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.
23.	297178 - 185 Parramatta Road, Haberfield - Metropolitan Local Aboriginal Land Council (MLALC) **LGA:** Inner West Council **Summary of proposal:** 200 apartments in four residential buildings above basement parking, adaptive reuse of the State heritage-listed Yasmar house, and communal/public open space. Height up to 8 storeys along Parramatta Road, stepping down to 4 near Yasmar House. The plan includes 10% affordable housing for 15 years. **No of dwellings (indicative):** 200 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 Department's Aboriginal Planning Concierge service will be in contact to provide support in the next steps. • **Noted** there are no member conflict of interests.
24.	296818 - 4-6 Talbot Road, Guildford - ESR NSW **LGA:** Cumberland Council	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway.

No.	Description	Record of Briefing
	Summary of proposal: 120 dwellings including 12 (10%) as affordable homes for 15 years within a 24 storey tower. **No of dwellings (indicative):** 120 Concurrent rezoning: Yes	• **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 ▪ 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 including a development application following a planning proposal. • **Noted** there are no member conflict of interests.
25.	297728 - 86-96 Station Street, Wentworthville - Beaini Projects **LGA:** Cumberland Council **Summary of proposal:** Shop top housing development, with both ground and first floor commercial and retail uses (1,137sqm) to include 131 dwellings, with over 15% GFA dedicated to affordable housing over 15 years **No of dwellings (indicative):** 131 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

No.	Description	Record of Briefing
		and dwelling yield lower than proposed in the EOI application. • **Noted** there are no member conflict of interests.
26.	298021 - 91 Cambridge Street, Canley Heights - CE Planning **LGA:** Fairfield City Council **Summary of proposal:** 12 storey residential flat building above basement carparking, comprising 105 units (including 11 affordable homes) **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 2.1: Largely consistent with development standards ▪ 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 followed by a planning proposal. • **Noted** there are no member conflict of interests.
27.	298852 - 266-274 Cabramatta Road West, Cabramatta - Fineline Planning & Design **LGA:** Fairfield City Council **Summary of proposal:** 9 storey shop top housing development above basement carparking, containing ground level	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
	medical centre, childcare and neighbourhood shop with 8 levels of residential apartments on top for 120 units (including 18 affordable homes). **No of dwellings (indicative):** 120 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. • **Noted** there are no member conflict of interests.
28.	297065 - Recreation Lane, Tuncurry - Think Planners Pty Ltd **LGA:** Mid-Coast Council **Summary of proposal:** Rezoning of the R2 portion to R4 with retail permissibility, with 30m height, 3:1 FSR, to enable a precinct of 2,000 apartments with affordable housing of 10% for 15 years. **No of dwellings (indicative):** 2000 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: Well-located - good access to transport and services ▪ Criteria 3.2 Well-located - free of specific environmental hazards ▪ 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 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. A merit assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests.
29.	297852 - 29 Shellharbour Road and 25 Grove Circuit, Lake Illawarra - Urbanco c/o Hartell property trust **LGA:** Shellharbour City Council **Summary of proposal:** The demolition of existing on-site structures, and the erection of shop top housing and residential flat building for a total of 120 dwellings with 10% affordable housing in perpetuity. **No of dwellings (indicative):** 120 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.

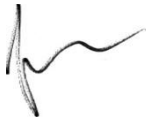
No.	Description	Record of Briefing
30.	297392 - 2 Lovelle Street, 27 Primrose Drive, and Yarrawa Road, Moss Vale - NOVM **LGA:** Wingecarribee Shire Council **Summary of proposal:** Additional 500 dwellings above concept consent. Stage 1 will comprise 55 multi-dwelling houses adjacent to the proposed E1 Local Centre relocation. **No of dwellings (indicative):** 55 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 ▪ Criteria 3.3 Well serviced - enabling infrastructure ▪ **Recommended** the applicant be advised to continue to pursue the approval pathway offered through the existing consent DA20/0227. • **Noted** there are no member conflict of interests.
31.	299180 - 42A & 44-52 Rangers Avenue and 21-31 Brierley Street, Mosman - Arissa Group **LGA:** Mosman Municipal Council **Summary of proposal:** The erection of a 6 to 8 storey residential flat building with 130 apartments, including 15% affordable housing for a period of 15 years. **No of dwellings (indicative):** 130 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 • **Recommended** the applicant be advised to investigate the alternative approval pathway offered through the Infill affordable housing SSD pathway. A merit

No.	Description	Record of Briefing
		assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests.
EOIs in Parramatta		
32.	297323 - 32 Tramway Avenue, Parramatta - Think Planners Pty Ltd **LGA:** Council of the City of Parramatta **Summary of proposal:** 25 storey mixed use building with 200 dwellings including 10% affordable housing for 15 years **No of dwellings (indicative):** 200 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.
33.	297053 - 28A Phillip Street, Parramatta - Think Planners Pty Ltd **LGA:** Council of the City of Parramatta **Summary of proposal:** Shop top housing for 175 apartments, designated as build to rent,	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
	with 10% affordable housing for a period of 15 years. **No of dwellings (indicative):** 175 Concurrent rezoning: Yes	▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 4: Optional concurrent spot rezonings ▪ Criteria 4.1: 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.
EOI in Bondi Junction		
34.	297674 - 7, 9, 11, 13, 15, 17-19, & 21 Bondi Road, Bondi Junction - Bondi Road Development Pty Ltd ATF Bondi Road Development Unit Trust **LGA:** Waverley Council **Summary of proposal:** 23-storey residential flat building with 150 dwellings, and 15% affordable housing for 15 years. **No of dwellings (indicative):** 150 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."

No.	Description	Record of Briefing
		• **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.

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

		
Chair: Simon Draper Date: 1 April 2026	Member: Kiersten Fishburn Date: 1 April 2026	Member: Tom Gellibrand Date: 1 April 2026

DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

HOUSING DELIVERY AUTHORITY BRIEFING

31 MARCH 2026

PARTICIPANTS:

HDA MEMBERS:
Simon Draper
Kiersten Fishburn
Tom Gellibrand

MEMBER ALTERNATES
Rebecca McPhee

DPHI STAFF:
Madeleine Thomas
Monica Gibson
Ben Lusher
Tom Loomes
Kate McKinnon
Pristine Ong
Mark Rutherford
Angela Kenna

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

Simon Draper: OK, we've got a meeting for HDA today, it's the 31st of March. There were no conflicts of interest declared by any of the HDA members today, and I'll just go through all the decisions.

Number 306305 is not recommended. 306306 is not recommended. 317429 not recommended. 297763 not recommended. 303350 not recommended. 293408 not recommended.

Kiersten Fishburn: All of those six EOIs that have just been read out are not recommended due to the status of the land being classified as regionally significant in the draft plans.

Simon Draper: Number 296591, we've deferred to get some further information and discussion with the proponent.

Kiersten Fishburn: Yes, that's correct, yep.

Simon Draper: 296594 is recommended for declaration. Number 296438 is not recommended for declaration.

Kiersten Fishburn: The development scale proposed is out of scale with the rest of the suburban context.

Simon Draper: 296319 is recommended for declaration. Number 300121 is not recommended for declaration.

Kiersten Fishburn: The development proposed is out of scale in the local context, and would also be a very complex piece of work to undertake.

Simon Draper: 296600 is recommended for declaration.

Kiersten Fishburn: While this is recommended, to stress here that the applicant may well not get the yield that they are seeking, and it may be lowered through the merit assessment at SSD.

Simon Draper: 296603 is recommended. 293429 is not recommended.

Kiersten Fishburn: Noting that the City of Sydney is undertaking an urban design study for the area in which this EOI sits, we suggest that the applicant work with the City of Sydney for their precinct planning and submission of a proposal.

Simon Draper: 296668 is deferred for today.

Kiersten Fishburn: That's correct, this is deferred for discussions with the applicant around heights and the obstacle limitation service.

Simon Draper: 297488 is not recommended.

Kiersten Fishburn: Noting the very small subject site, this was not recommended as the yield would not be achievable to meet the SSD threshold.

Simon Draper: Number 293371 is recommended for declaration.

Kiersten Fishburn: Noting that the applicant will be asked to investigate ways of including the isolated site as part of the EOI.

Simon Draper: 299836 is not recommended.

Kiersten Fishburn: It's not recommended as it's unlikely to provide high yield housing as this is a subdivision.

Simon Draper: 296746 is not recommended.

Kiersten Fishburn: This EOI is inconsistent with the controls in a highly master planned community.

Simon Draper: 296752 is not recommended.

Kiersten Fishburn: Again, this EOI is not recommended as it's inconsistent with the controls in a highly master planned community.

Simon Draper: 295563 is recommended for declaration. 295965 is recommended for declaration. 297854 is recommended for declaration. 297114 is deferred for today.

Kiersten Fishburn: This is deferred with the request to the Department to come back with further discussion about rezoning within the Five Dock area.

Simon Draper: 297144 is not recommended.

Kiersten Fishburn: This is not meeting the well-located criteria, and is also land that is earmarked for tourism purposes.

Simon Draper: 297180 is not recommended.

Kiersten Fishburn: This is recreational land. It's zoned recreation in an area which does require recreation land. DPHI's Aboriginal Planning Concierge will reach out to the Metropolitan LALC, who is the applicant, to further discuss opportunities for this and another proposal.

Simon Draper: 296726 is recommended. 297178 is recommended.

Kiersten Fishburn: As per 297180, DPHI's Aboriginal Planning Concierge will reach out to the Metropolitan LALC to assist.

Simon Draper: 296818 is not recommended.

Kiersten Fishburn: This proposal is out of scale with the surrounding context.

Simon Draper: 297728 is recommended. 298021 is not recommended.

Kiersten Fishburn: This proposal is out of scale with the surrounding context and environment.

Simon Draper: 298852 is recommended. 297065 is not recommended.

Kiersten Fishburn: This is a very ambitious proposal that would see significant population increase in an area that hasn't had the strategic planning to support it at this point in time. Its complexity would mean that the SSD would not be able to be assessed in the time.

Simon Draper: 297852 is recommended for declaration. 297392 is not recommended for declaration.

Kiersten Fishburn: Sewer and water infrastructure capacity is a known constraint that would mean this development couldn't be quickly assessed.

Simon Draper: 299180 is not recommended.

Kiersten Fishburn: The applicant has the opportunity to use the alternative approval pathway offered for the infill affordable housing SSD, and the Department will make contact to provide that information and option.

Simon Draper: Yeah, basically it's already SSD.

Kiersten Fishburn: It's SSD, yes.

Simon Draper: 297323 is recommended. 297053 is not recommended.

Kiersten Fishburn: The applicant has the opportunity to look into the build-to-rent SSD pathway. So there is a pathway already available. We do note though that it's quite a constrained site. That would be a consideration in assessment.

Simon Draper: And 297674 is recommended for declaration. Thank you very much, everyone.

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

[End of recorded material at 00:06:46]