Housing Delivery Authority – Record of Briefing

Date and Time: 27 May 2026 – 3.45PM – 5.30PM

Location: L21 Dharug 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 (Item 1)

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

DPHI Staff

Madeleine Thomas - A/Deputy Secretary, Development Assessment and Sustainability, DPHI

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

David McNamara – A/Executive Director, Panels and Housing Delivery, DPHI

Kate McKinnon – Director, Panels and Housing Delivery, DPHI

Pristine Ong – Manager, Panels and Housing Delivery, DPHI

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

Dipti Parkhi – Project Officer, Panels and Housing Delivery, DPHI

Jemima Royall – Team Leader, EOI Evaluations, DPHI

Adam Williams – Planning Officer, EOI Evaluations, DPHI

Mark Rutherford – Director, Probity, DPHI

Hanna Shalbaf - Executive Director, Governance and Insights, DPHI

Dan Thompson - Executive Director, Local Planning and Council Support, DPHI

Other

Jennifer Adam - Director, Place Based Planning, Sydney, Transport for NSW

Apologies

N/A

Summary of decision

The HDA considered 39 EOI applications received by DPHI. The HDA considered each application against the updated "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:

- 22 EOI applications be declared SSD.
- 17 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: ○ Simon Draper – EOI 303189 (Darlington) ○ Kiersten Fishburn – EOI 303189 (Darlington) ○ Madeleine Thomas – EOI 305991 (Pyrmont)
B	Guest speakers	• **Noted** update from Hanna Shalbaf and Jennifer Adam on the Rhodes dwelling cap. • **Noted** update from Dan Thompson on the Penrith dwelling cap.
C	HDA Operational Briefing	• **Noted** the verbal update on HDA procedures and operational matters. • **Noted** updates from previous HDA meeting cycle.
City of Sydney EOIs		

No.	Description	Record of Briefing

1.	303189 - 145-151 Cleveland Street, Darlington - Addenbrooke Pty Ltd
	
	LGA: Council of the City of Sydney
	
	Summary of proposal: 103 dwellings including 30% affordable housing in perpetuity, 6 storeys with ground floor commercial
	
	No of dwellings (indicative): 103
	
	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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process.
		• **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** Member conflicts of interest – Simon Draper and Kiersten Fishburn. Rebecca McPhee and Ken Morrison to sit as alternate members.

2.	305102 - 274-290 Victoria Road, Darlinghurst - NBFI Capital **LGA:** Council of the City of Sydney **Summary of proposal:** Shop top housing development for 207 dwelling across 30 storeys with	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:

No.	Description	Record of Briefing
	16.6% affordable housing provided in perpetuity. **No of dwellings (indicative):** 207 Concurrent rezoning: Yes	○ 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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process. • **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.
3.	305991 - 86-92 Harris Street, Pyrmont - TP&S Pyrmont Land Holdings Pty Ltd **LGA:** Council of the City of Sydney **Summary of proposal:** Shop top housing as part of a mixed-use building comprising approximately 150 apartments with 15% affordable housing provided for 15 years and further 10% in perpetuity. **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:

No.	Description	Record of Briefing
		○ 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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process. • **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. • **Noted** Madeleine Thomas did not brief the HDA on this matter due to a declared conflict of interest.
City of Canada Bay EOI		
4.	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	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

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Noted** there are no member conflict of interests.
5.	288750 - 3 Averill Street, 5 Averill Street and 6 Leeds Street, Rhodes - Gyde **LGA:** City of Canada Bay Council **Summary of proposal:** 28 storey residential flat building for 250 dwellings including 10% 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 ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 3.2 Well serviced - enabling infrastructure ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit- land zoning and strategic context • **Noted** that while the proposal has considerable merit, there are significant infrastructure capacity limitations. The HDA recommended that the Department engage with the applicant to explore alternative pathways. • **Recommended** the applicant be advised that there remain alternative approval pathways in the

No.	Description	Record of Briefing
		NSW planning system for development on this site including a development application following a planning proposal supported by further evidence of infrastructure capacity requirements in the Rhodes Precinct. • **Noted** there are no member conflict of interests.
6.	295446 - 410 Concord Road, 1A-1F Homebush Bay Drive, Rhodes - Frasers Property Australia and Concord Rhodes Investment Pty Ltd (a joint venture between Metrics and Billbergia) **LGA:** City of Canada Bay Council **Summary of proposal:** Concept development for 3000 dwellings with Stage 1 comprising of shop top housing for 1000 dwellings with 10% of the dwellings for affordable housing, comprising 4% in perpetuity and 6% for a period of 15 years. **No of dwellings (indicative):** 3000 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 ▪ Criteria 3.2 Well serviced - enabling infrastructure ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards • **Noted** that while the proposal has considerable merit, there are significant infrastructure capacity limitations. The HDA recommended that the Department engage with the applicant to explore alternative pathways. • **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 supported by further evidence of

No.	Description	Record of Briefing
		commitments for the delivery of infrastructure capacity enhancements in the Rhodes Precinct • **Noted** there are no member conflict of interests.
City of Ryde EOIs		
7.	306097 - 161 Herring Road and 13-15 Lachlan Avenue, Macquarie Park - Deicorp Pty Ltd **LGA:** Council of the City of Ryde **Summary of proposal:** 300 total dwellings, with 6% of the additional GFA dedicated to affordable housing in perpetuity and with 15% for 15 years to remain for the approved SSD component. Proposed to amend approved SSDA for an additional 119 apartments, over two towers that are 36 and 14 storeys tall. **No of dwellings (indicative):** 119 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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process. • **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

8.	302490 - 691-695 Victoria Road, Ryde - Benson Place Ryde Pty Ltd C/- Think Planners
	
	LGA: Council of the City of Ryde
	
	Summary of proposal: 330 dwellings across 3 mixed use buildings of up to 20 storeys, with 10% affordable housing for 15 years & 5% in perpetuity
	
	No of dwellings (indicative): 330
	
	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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process.
		• **Noted** there are no member conflict of interests.

9.	305370 - 29 Glen Street, and 173 Shaftsbury Road, Eastwood - 168 Talver Pty Ltd
	
	LGA: Council of the City of Ryde
	
	Summary of proposal: Shop-top housing in a 25-storey building, with ground-floor retail and a residential tower with 145 apartments, including 15% affordable housing in perpetuity .
	
	No of dwellings (indicative): 145
		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

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	▪ 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.
The Hills EOIs		
10.	295512 - 1-19 Hughes Avenue, 20-36 Middleton Avenue, 34 Dawes Avenue, Castle Hill - Universal Property Group c/o Bathla **LGA:** The Hills Shire Council **Summary of proposal:** Two shop top housing buildings and three residential apartment buildings, ranging in height between 14 and 20 storeys accommodating a total of 1,200 apartments, with construction to be staged. The first stage of construction will deliver 480 apartments with 10% affordable housing in perpetuity. **No of dwellings (indicative):** 1200 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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process.

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.
11.	306326 - 20 Fairway Drive, Norwest - Cranbrook Care Retirement Living Pty Ltd **LGA:** The Hills Shire Council **Summary of proposal:** Seniors living development across 5 buildings of 4-6 storeys in height, accommodating 240 seniors housing independent living units. 5% affordable housing. **No of dwellings (indicative):** 240 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 3.2: 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 existing consent DA1158/2009. • **Noted** there are no member conflict of interests.
Cumberland EOIs		
12.	295131 - 190-220 Dunmore Street, Pendle Hill - Universal Property Group Pty Ltd c/o Bathla **LGA:** Cumberland Council **Summary of proposal:** Concept Development, 4400 dwellings total.	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
	Stage 1 comprises of 1207 dwellings including 10% affordable housing for 15 years **No of dwellings (indicative):** 481 Concurrent rezoning: Yes	○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 3.1: Well located - free of specific environmental hazards • **Noted** the site is well suited for additional uplift and supports the delivery of housing on the site. • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site. • **Noted** there are no member conflict of interests.
13.	305268 - 7-11 Lytton Street, Wentworthville - Skyline Architects Pty Ltd **LGA:** Cumberland Council **Summary of proposal:** 103 dwellings including 5.5-5.8% affordable housing in perpetuity, in a single 9 storey tower **No of dwellings (indicative):** 103 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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process.

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

14.	305304 - 1-7 Garfield Street, Wentworthville - Sukkar Constructions C/- Think Planners
	
	LGA: Cumberland Council
	
	Summary of proposal: 133 dwellings including 10% affordable housing for 15 years and 5% in perpetuity, 17 storey tower with commercial premises
	
	No of dwellings (indicative): 133
	
	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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process.
		• **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.

15.	306101 - 42-44 Dunmore Street and 5 & 13 Pritchard Street East, Wentworthville - Urbis Ltd. **LGA:** Cumberland 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: 870 dwellings including 5% affordable housing for 15 years, 33 storeys **No of dwellings (indicative):** 870 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 4.1: Significant changes to development standards • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including pursuing the active Development Application DA2020/0415. • **Noted** there are no member conflict of interests.
16.	303543 - 1, 1A & 3 Marsden Street, and 2 Mark Street, Lidcombe - Think Planners Pty Ltd **LGA:** Cumberland Council **Summary of proposal:** 23 storey shop-top housing development with 180 dwellings and 80 co-living rooms, with 20% affordable housing for a period of 15 years **No of dwellings (indicative):** 180 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 the proposal includes a concurrent rezoning and the affordable housing offering made as part of the EOI may be refined in consultation with the Department, through the merit assessment process.

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.
City of Randwick EOIs		

17.	318075 - 45-47 Botany Street, Randwick - Apeiron Group
	LGA: Randwick City Council
	Summary of proposal: Residential flat building in a single 15-storey mixed-use development comprising approximately 100 apartments and 30 co-living rooms, with two residential lobbies. 5% of the total GFA will be affordable housing **for 15 years & 5% in perpetuity**
	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 that the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process.
		• **Recommended** that the applicant investigate incorporating the adjacent isolated site at 43 Botany Street into the development.
		• **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing

18.	303406 - 32-34 Blenheim Street, Randwick - Ingham Planning Pty Ltd
	
	LGA: Randwick City Council
	
	Summary of proposal: Shop-top housing above ground floor commercial premises within a 16 storey building and accommodating 101 residential apartments, with 5% affordable housing in perpetuity
	
	No of dwellings (indicative): 101
	
	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 the proposal includes a concurrent rezoning and the affordable housing offering made as part of the EOI may be refined in consultation with the Department, through the merit assessment process.
		• **Noted** there are no member conflict of interests.

19.	303171 - 40-44 Arthur Street, Randwick - N&N No.1 Pty Ltd & Anthony Kassis (c/- Gyde Consulting Pty Ltd) **LGA:** Randwick City Council **Summary of proposal:** 115 dwellings within a 12-storey residential flat building with 17% affordable housing for 15 years **No of dwellings (indicative):** 115	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:

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	○ 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 the proposal includes a concurrent rezoning and the affordable housing offering made as part of the EOI may be refined in consultation with the Department, through the merit assessment process. • **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.
Bayside EOI		
20.	304625 - 8-18 Innesdale Road, Wolli Creek - PRINCIPLE planning + urban design **LGA:** Bayside Council **Summary of proposal:** A 9-storey residential flat building with 160 dwellings with 11% affordable housing for 15 years & 5% in perpetuity **No of dwellings (indicative):** 160 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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process. • **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.
Camden EOI		

21.	302962 - 3 Elyard Street, Narellan - Elyard Gardens Development Pty Ltd (as nominee for Elyard Street Partnership hereafter referred to ESP)
	LGA: Camden Council
	Summary of proposal: Concept DA for mixed use precinct and +650 dwellings with Stage 1 detailed design for +200 dwellings incl 3% in perpetuity .
	No of dwellings (indicative): 650
	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 the proposal includes a concurrent rezoning and the affordable housing offering made as part of the EOI may be refined in consultation with the Department, through the merit assessment process.

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.
Georges River EOI		

22.	305195 - 9 Gloucester Road, and 420-430 Forest Road, Hurstville - Landmark Group Australia Pty Ltd
	LGA: Georges River Council
	Summary of proposal: Construction of 3 residential flat buildings comprising approximately 800 apartments over basement parking, with 15% as affordable housing for 15 years (up to 5.2:1 FSR) and 3% in perpetuity (above 5.2:1 FSR).
	No of dwellings (indicative): 800
	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 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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process.
		• **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 consider retaining the public through-site link to

No.	Description	Record of Briefing
		connect Forest Road and Gloucester Road and at grade communal open space which formed part of the existing consent (DA2022/0061). • **Noted** there are no member conflict of interests.
Hornsby EOIs		
23.	305004 - 58-60 Albert Street, Hornsby - Mackenzie Architects International Pty Ltd **LGA:** The Council of the Shire of Hornsby **Summary of proposal:** Construction of a mixed-use development for a 36-storey residential flat building with 240 apartments, and 20 co-living rooms. Affordable housing 15% of residential apartment GFA for 15 years **No of dwellings (indicative):** 260 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. • **Noted** there are no member conflict of interests.
24.	305018 - 29-35 Burdett Street, and 14 May Street, Hornsby - Mackenzie Architects International Pty Ltd	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
	LGA: The Council of the Shire of Hornsby **Summary of proposal:** Construction of a mixed-use development for a 36 storey residential flat building with 360 apartments, and 40 co-living rooms, along with an area to retain the existing church and store. Affordable housing 15% of residential apartment GFA for 15 years **No of dwellings (indicative):** 400 Concurrent rezoning: Yes	○ 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. • **Noted** there are no member conflict of interests.
Inner West EOI		
25.	304438 - 76 Wilford Street, Newtown - Alpha House Group (c/- Gyde Consulting Pty Ltd) **LGA:** Inner West Council **Summary of proposal:** 126 dwellings including 15% affordable housing for 15 years, 14 storey mixed use building **No of dwellings (indicative):** 126 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

No.	Description	Record of Briefing
		▪ 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 the currently under assessment development application – DA/2025/0431. • **Noted** there are no member conflict of interests.
Lake Macquarie EOI		
26.	306248 - 114-120 Cary Street, 1, 2 & 5 Bath Street, and 3 Arnott Avenue, Toronto - LOCKHART-KRAUSE ARCHITECTS PTY LTD **LGA:** Lake Macquarie City Council **Summary of proposal:** Shop-top housing development, including 2 x eight storey building with a commercial ground floor and 3 level basement. To have a total of 143 apartments, with a 15% contribution to affordable housing for 15 years. **No of dwellings (indicative):** 143 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 ▪ Criteria 3.1: Well-located ▪ 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. A

No.	Description	Record of Briefing
		merit assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests.
Lane Cove EOI		
27.	306265 - 21-25 Austin Street, Lane Cove - Ingham Planning **LGA:** Lane Cove Municipal Council **Summary of proposal:** 20 dwellings across 2 x 15 storey towers including 15% affordable housing for 15 years **No of dwellings (indicative):** 120 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 • **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 that aligns with LMR policy. • **Noted** there are no member conflict of interests.
Liverpool EOI		
28.	296591 - 10 Kibby Road, Edmondson Park - Developable **LGA:** Liverpool City Council **Summary of proposal:** 288 residential units (with 15% dedicated to affordable housing in perpetuity) with buildings up to 65m or 20 storeys.	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
	No of dwellings (indicative): 285 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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process. • **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.
Northern Beaches EOI		

29.	303137 - 33 Oaks Avenue, Dee Why - Mackenzie Architects International Pty Ltd
	
	LGA: Northern Beaches Council
	
	Summary of proposal:
	220 dwellings including 15% affordable housing for 15 years, 12 storeys with commercial
	
	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:
		  ▪ 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 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.
City of Parramatta EOI		
30.	304533 - 9-11 Thallon St, Carlingford - Urbis Ltd **LGA:** Council of the City of Parramatta **Summary of proposal:** 149 dwellings over 1 x nine and 1 x nineteen storey towers including 3% affordable housing, in perpetuity **No of dwellings (indicative):** 149 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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process.

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.
Sutherland Shire EOI		
31.	305290 - 376-394 Kingsway, 1-11 Flide Street, and 17-25 Flide Street, Caringbah - Taskin Satici **LGA:** Sutherland Shire Council **Summary of proposal:** 5 mixed use buildings of 10-24 storeys for 800 dwellings, with 12% as affordable housing for 15 years and 5% in perpetuity. **No of dwellings (indicative):** 800 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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process. • **Recommended** that the applicant investigate incorporating the adjacent isolated site at 13–15 Flide Street into the development. • **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. • **Noted** there are no member conflict of interests.
Shellharbour EOI		
32.	305176 - 17 Captain Cook Drive, 26 & 30 Gipps Crescent, Barrack Heights - Stantec Australia Pty Ltd **LGA:** Shellharbour City Council **Summary of proposal:** Shop top housing development comprising a two-stage development, with 328 dwellings proposed. 15% dedicated to affordable housing for 15 years and 15% being dedicated to the National Disability Insurance Scheme (NDIS) **No of dwellings (indicative):** 80 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 • **Noted** there are no member conflict of interests.
Cumberland EOI		
33.	306266 - 2 James Road, Croom - Maker Consulting Services **LGA:** Shellharbour City Council **Summary of proposal:** Torrens tittle subdivision to create 182 individual lots, rezoning to R2 Low Density	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
	Residential and RE1 Public Recreation with 5% affordable housing for 15 years (dwelling and land) **No of dwellings (indicative):** 40 Concurrent rezoning: Yes	○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Criteria 1.1: Development is a type to deliver high yield housing ▪ Criteria 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 3.1: Well-located – free of specific environmental hazards ▪ Criteria 3.2: Well serviced ▪ 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. A merit assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests.
Wingecarribee EOI		
34.	303959 - 52-60 Camden Street, Wingello - PLANZONE Pty Ltd **LGA:** Wingecarribee Shire Council **Summary of proposal:** Development of a multi dwelling housing development comprising 60	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
	dwellings and associated civil works. 15% affordable housing for 15 years. **No of dwellings (indicative):** 60 Concurrent rezoning: Yes	○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Criteria 3.1 Well-located - good access to transport and services and free of specific environmental hazards ▪ Criteria 3.2 Well serviced - enabling infrastructure ▪ 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 following a planning proposal. A merit assessment can consider the appropriateness of the proposed development. • **Noted** there are no member conflict of interests.
Penrith EOI		
35.	305231 - 1 Wianamatta Parkway, Jordan Springs - Coplex C/- Think Planners **LGA:** Penrith City Council **Summary of proposal:** 280 dwellings with 10% affordable housing for 15 years. Proposal intends to amend the existing consent of 150 dwellings on the site and provide an additional 130 dwellings	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
	No of dwellings (indicative): 130 Concurrent rezoning: Yes	▪ Criteria 4.2: Proposal has strategic merit- land zoning and strategic context • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including pursuing Development Application DA19/0821. • **Noted** there are no member conflict of interests.
Wollongong EOIs		
36.	302554 - 19-23 Flinders Street, Wollongong - Realta **LGA:** Wollongong City Council **Summary of proposal:** Part shop-top housing and residential flat building development for 280 dwellings, to have a maximum height of 27 storeys and 10% affordable housing delivered in perpetuity **No of dwellings (indicative):** 280 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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process. • **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 that a concurrent rezoning application will be required for variations to development standards greater than 20%. • **Noted** there are no member conflict of interests.
37.	303295 - 85-91 Smith Street, Wollongong - F Pallone & U D Pallone (ABN 17463508955) **LGA:** Wollongong City Council **Summary of proposal:** 18 storey shop-top housing with 210 dwellings and 12% as affordable housing for 15 years & 5% in perpetuity. **No of dwellings (indicative):** 210 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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process. • **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 that a concurrent rezoning application will be required for variations to development standards greater than 20%. • **Noted** there are no member conflict of interests.
Chatswood EOIs		
38.	305012 - 15 Help Street, Chatswood - Yixing Capital Pty Ltd (ACN 687 516 669) **LGA:** Willoughby City Council **Summary of proposal:** 62 storey shop-top housing development, with 379 dwellings and 15% affordable housing for a period of 15 years, along with a site link along the eastern boundary connecting Help and McIntosh streets. **No of dwellings (indicative):** 379 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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process. • **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 Willoughby City Council is currently undertaking a

No.	Description	Record of Briefing
		capacity analysis of available infrastructure to support residential uplift within Chatswood CBD and any proposed rezoning will need to involve a discussion with Council on infrastructure augmentation and development contributions/public benefit coming out of significant uplift.

39.	306001 - 689 – 699 Pacific Highway, Chatswood - DPG Project 38 Pty Ltd
	LGA: Willoughby City Council
	Summary of proposal: Demolition of existing structures and the construction of a 42 storey shop top housing development with basement parking. To contain 370 residential apartments, including 10% GFA dedicated to affordable housing in perpetuity
	No of dwellings (indicative): 370
	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 the proposal includes significant uplift and the affordable housing offer made as part of the EOI may be refined in consultation with the Department, through the merit assessment process.
		• **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 June 2026	Member: Kiersten Fishburn Date: 1 June 2026	Member: Tom Gellibrand Date: 1 June 2026	Member: Rebecca McPhee Date: 30 May 2026	Member: Ken Morrison Date: 1 June 2026

DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE (DPHI)

HOUSING DELIVERY AUTHORITY (HDA) BRIEFING
27 MAY 2026

PARTICIPANTS:

HDA MEMBERS:
Simon Draper
Kiersten Fishburn
Tom Gellibrand

MEMBER ALTERNATES
Rebecca McPhee (Item 1)
Ken Morrison (Item 1)

DPHI REPRESENTATIVES
Madeleine Thomas
Monica Gibson
David McNamara
Kate McKinnon
Hanna Shalbaf (Guest Speaker)
Dan Thompson (Guest Speaker)
Pristine Ong
Jemima Royall
Angela Kenna
Dipti Parkhi
Adam Williams
Mark Rutherford

OTHERS
Jennifer Adam, Transport for NSW (Guest Speaker)

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

Simon Draper: We've had a meeting of the HDA today, 27th of May, and I think we've considered 39 proposals. And we'll go through.

I should note that for the first one I'm about to read out, myself, Simon Draper, and Kiersten Fishburn declared a conflict and did not participate in the decision making on that one. Instead, we were replaced by Rebecca McPhee and Ken Morrison. So that is number 303189, and that was recommended to be declared.

The second one was 305102, that was recommended to be declared.

305991 is recommended to be declared.

297114 is not recommended.

Kiersten Fishburn: The scale of this project and the uplift proposed is significantly out of context with the site. In addition, Council are undertaking strategic planning work to look at the broader area.

Simon Draper: 288750 is not recommended.

Kiersten Fishburn: This is an area that has some significant merit in terms of housing delivery. However, at the moment there are significant infrastructure capacity limitations. The HDA would recommend that the Department meets with this proponent to further discuss how they could be managed and what potential pathways exist.

Simon Draper: 295446 is not recommended.

Kiersten Fishburn: The same statement as the previous applies, that the HDA recommends the proponent meets with the Department.

Simon Draper: 306097 is recommended.

302490 is recommended.

305370 is not recommended.

Kiersten Fishburn: The scale of this project is out of sync with the surrounding site context.

Simon Draper: 295512 is recommended.

306326 is not recommended.

Kiersten Fishburn: There are site constraints in relation to this particular project, which

means it would be difficult to assess in the time of the HDA.

Simon Draper: 295131 is not recommended.

Kiersten Fishburn: This is a complex site that will require significant work to undertake assessment, and would be able to be assessed at the time of the HDA.

Simon Draper: 305268 is recommended.

305304 is recommended.

306101 is not recommended.

Kiersten Fishburn: The scale of this project is out of context with the proposed elements in the town centre, and we want to retain that optionality of the strategic planning for the town centre.

Simon Draper: 303543 is recommended.

318075 is recommended.

303406 is recommended.

303171 is recommended.

304625 is recommended.

302962 is recommended.

305195 is recommended.

305004 is not recommended.

Kiersten Fishburn: This is a site that, while in Hornsby, is outside of the TOD controls, and it's not contemplated for that type of uplift at this point in time. The TOD has been designed to provide the uplift for Hornsby.

Simon Draper: 305018 is not recommended.

Kiersten Fishburn: Again, this is a similar site to the previous one, also in Hornsby and also outside of the TOD, not yet contemplated for this level of uplift.

Simon Draper: 304438 is not recommended.

Kiersten Fishburn: This subject site is commercial zoning, and is part of protecting the commercial offerings in this part of the inner west.

Simon Draper: 306248 is not recommended.

Kiersten Fishburn: This is a site that would be highly complex in terms of assessment, and would not be able to be done during the period of the HDA.

Simon Draper: 306265 is not recommended.

Kiersten Fishburn: This is a proposal that is in an area with LMR controls. The controls have been recently set. The proposal is significantly above the controls.

Simon Draper: 296591 is recommended.

303137 is not recommended.

Kiersten Fishburn: There's a significant complexity to the assessment of this site, including VPA negotiations, where Council will be the best party to undertake them.

Simon Draper: 304533 is recommended.

305290 is recommended.

305176 is not recommended.

Kiersten Fishburn: This is a significant scale of development for the context and would be a complex assessment as well, but wouldn't be able to be done during the HDA period.

Simon Draper: 306266 is not recommended.

Kiersten Fishburn: This has both servicing and site constraints and would be a complex assessment.

Simon Draper: 303959 is not recommended.

Kiersten Fishburn: This is a site that has servicing and site constraints and would be a challenging assessment during the period of the HDA.

Simon Draper: 305231 is not recommended.

Kiersten Fishburn: This is an area with very particular site issues and constraints. It would be very complex to assess this, and considering the level of detail and work that would be required and the need for local understanding, Council would be best positioned to undertake this assessment.

Simon Draper: 302554 is recommended.

303295 is recommended.

305012 is recommended.

And 306001 is recommended.

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

[End of recorded material at 00:06:42]