Housing Delivery Authority – Record of Briefing

Date and Time: 15 June 2026 – 11.00AM - 1.30PM

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

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

HDA Members

Simon Draper - Secretary, Premier's Department

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

Tom Gellibrand – Chief Executive, Infrastructure NSW

Member Alternates

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

DPHI Staff

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

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

Tom Loomes – Executive Director, Strategic Planning & Policy, 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

Emma Heagney – Senior Project Officer, Panels and Housing Delivery, DPHI

Jemima Royall – Team Leader, EOI Evaluations, DPHI

Connor Burke - Senior Planning Officer, DPHI

Taylah Fenning – Project Officer, DPHI

Mark Rutherford – Director, Probity, DPHI

Apologies

N/A

Summary of decision

The HDA considered **65** 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 **65** applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- **17** EOI applications be declared SSD.
- **46** EOI applications are not recommended to be called in as SSD.
- **2** EOI applications have been deferred for future consideration.

Agenda items

No.	Description	Record of Briefing
A	Introduction • Acknowledgement of Country • Conflict of Interests	• **Noted** COIs: o Kiersten Fishburn – EOI 307446 (Olympic Park) o Madeleine Thomas – EOI 308109 (Neutral Bay) o Kate McKinnon – EOI 309230 (Badagarang)
B	HDA Operational Briefing	• **Noted** the verbal update on HDA procedures and operational matters. • **Noted** updates from previous HDA meeting cycle. • **Noted** that the Department of Planning, Housing and Infrastructure is developing guidance to be used through the DA assessment process. • **Noted** that the HDA acknowledges that there may be circumstances where the existing or proposed planning controls, combined with a strict and overly onerous application of affordable housing requirements, are inconsistent with the feasible development or productive use of a site. In these circumstances, the criteria are intentionally flexible to allow applicants to tailor the percentage, ownership and tenure of any affordable housing contribution to individual projects and ensure affordable housing requirements do not result in projects becoming unfeasible. It is expected that the percentage of affordable housing provided in perpetuity on a site would be lower than a time-limited affordable housing contribution on the same site due to the differing impacts that this has

No.	Description	Record of Briefing
		on development feasibility. Cash contributions rather than time-limited or in perpetuity in-kind delivery is also acceptable, with those details to be considered through the assessment of any SSDs.
1.	307446 - 1 Murray Rose Avenue, Olympic Park - Austino SOP(Lot1) Pty Ltd **LGA:** Council of the City of Parramatta **Summary of proposal:** Residential flat building of 20 storeys stepping down to 16 storeys. 421 dwellings proposed through a build-to-rent offering with 5% affordable housing for 15 years **No of dwellings (indicative):** 421 **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 3.3 Positive commitment to affordable housing ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including existing SSD-9403. • **Noted** Member conflicts of interest – Kiersten Fishburn. Ken Morrison to sit as alternate member.
2.	a. 352341 - 5-9 Gordon Avenue, Chatswood b. 349996 - 488-492 Old South Head Road and 30 Albemarle Avenue, Rose Bay c. 341765 - 498-500 Princes Highway, Kirrawee d. 338638 - 19, 21 and 23 Station Street, Guildford e. 337340 - 23-29 Harvey Avenue, Moorebank f. 325782 - 517-525 Botany Road, Zetland	For all EOIs under Item 2, except Item 2(d), 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 1: Deliver more homes within a five-year horizon ▪ Criteria 1.2: Development is State Significant.

No.	Description	Record of Briefing
	g. 318862 - 1069 – 1097 Botany Road, Mascot 2-4 Turnbridge Street, Mascot h. 318781 - 37-39 Burelli Street, Wollongong i. 317115 - 171 Forest Way, Belrose j. 315708 - 10-14 Glen Avenue, Randwick	• **Recommended** the applicants be advised there remain alternative approval pathways in the NSW planning system for development on these sites. • **Noted** there are no member conflict of interests. For Item 2(d), the HDA: • **Deferred** consideration of this proposal for further examination. • **Noted** there are no member conflict of interests.
3.	a. 305637 - Windsor Road Rouse Hill b. 307227 - 4 Vuko Place, Warriewood c. 330523 - 36,48 & 50 Antoine Street, Rydalmere d. 318619 - Lot 7 DP 243043 Chisholm Street Strathfield South e. 335128 - 10,12,14 Hollylea Road, Leumeah f. 347335 - 39-41 Berry Street, Clyde	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 ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for industrial development on this site that aligns with current land uses and the draft Sydney Plan and Statewide Policy for Industrial Lands. • **Noted** there are no member conflict of interests.
4.	346199 - 60 Menangle Road, Menangle Park - Matthew Donnellan **LGA:** Campbelltown City Council **Summary of proposal:** Community title subdivision (land lease community) to facilitate 430 dwelling houses, with no affordable housing proposed. **No of dwellings (indicative)**: 430 **Concurrent rezoning:** Yes	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 Expressions of Interest (EOI), being: ▪ Objective 1: Deliver more homes within a five year horizon ▪ Criteria 1.1: Development is a type to deliver high yield housing

No.	Description	Record of Briefing
		• **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on these sites. • **Noted** there are no member conflict of interests.
5.	333078 - 351-353 Hume Highway, Cabramatta - Oscars Group **LGA:** Fairfield City Council **Summary of proposal:** Construction of a 7 storey residential flat building, containing 390 dwellings with an unknown number of dwellings dedicated to affordable housing for 15 years. **No of dwellings (indicative)**: 390 **Concurrent rezoning:** Yes	The HDA: • **Deferred** consideration of this proposal for further examination. • **Noted** there are no member conflict of interests.
6.	a. 310190 - 3 Harrier Place, Mona Vale b. 342139 - 44-48 Rodley Avenue, Penrith c. 292066 - 154 Henry Street, Penrith d. 313762 - 250 High Street, 258-280 High Street, 15 Fulton Street, Penrith e. 319685 - 17 Hope Street, 19 Hope Street, 21 Hope Street, 23 Hope Street, Penrith f. 309779 - 7, 9 & 11 Worth Street and 33 Rodley Street, Penrith g. 306327 - 20-22 Macpherson Street, Warriewood	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 Expressions of Interest (EOI), being: ▪ 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 these sites. • **Noted** there are no member conflict of interests.
7.	310835 - 1 & 1A Everton Road, Strathfield - Planning Ingenuity **LGA:** Burwood Council **Summary of proposal:** 35-storey Shop-top housing development comprising 1,500m^2 of retail and	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
	commercial space, 110 dwellings and 15% of residential GFA dedicated to affordable housing over a period of 15 years. **No of dwellings (indicative)**: 110 **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. A merit assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests.
8.	313808 - 36 Ingleburn Road, Leppington - Developable Pty Ltd **LGA:** Camden Council **Summary of proposal:** 1010 apartments as part of a shop top housing development comprising of 18 storeys, 3 separate buildings, 15% affordable housing in perpetuity. Civil road construction and associated works. **No of dwellings (indicative)**: 1010 **Concurrent rezoning:** Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit. • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following completion of the Leppington Town Centre State Assessed Rezoning Proposal. • **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing

9.	314208 - 127-163 Rickard Road, 116 Dickson Road, and 124-134 Dickson Road, Leppington - Gyde Consulting
	
	LGA: Camden Council
	
	Summary of proposal: Concept approval for a mixed-use development that would consist of over 10,000 apartments. Stage 1 will consist of approximately 2,500 apartments, with 125 apartments 7% dedicated to affordable housing over 15 years and 3% in perpetuity.
	
	No of dwellings (indicative): 2500
	
	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 completion of the Leppington Town Centre State Assessed Rezoning Proposal. A merit assessment can consider the appropriateness of the proposed uplift
		• **Noted** there are no member conflict of interests.

10.	311505 - 17-21 Tyler Street, Campbelltown - Tyler Group Pty Ltd
	
	LGA: Campbelltown City Council
	
	Summary of proposal: 130 dwellings including the affordable housing options: FSR of 3:1 then 20% for 15 yrs, if above 3:1 15% for 15 and 5% in perpetuity, 14 storey RFB
	
	No of dwellings (indicative): 130
	
	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 would

No.	Description	Record of Briefing
		generally include affordable housing that is in perpetuity with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.

11.	310778 - 63-69 Victoria Road and 45 Day Street, Drummoyne - Merc Capital
	
	LGA: City of Canada Bay Council
	
	Summary of proposal: 120 dwellings including 17% affordable housing in perpetuity, ground floor retail, 13 storeys
	
	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 2: Identify projects that can be assessed quickly
		  ▪ Criteria 4.1: Significant changes to development standards
		  ▪ Criteria 4.2: Proposal has strategic merit
		• **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including the current SSDA for the site (SSD-112227490). A merit assessment can consider the appropriateness of the proposed uplift.
		• **Noted** there are no member conflict of interests.

12.	308203 - 283-289 Cooper Road, and 2 Palomar Parade, Yagoona - Avenue Planning Pty Ltd **LGA:** Canterbury-Bankstown Council **Summary of proposal:** 101 dwellings including 5 ILUs as affordable housing in perpetuity, 56 Bed	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
	Residential Aged Care Facility & 45 Independent Living Units **No of dwellings (indicative)**: 101 **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 would generally include affordable housing that is in perpetuity with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Recommended** that the applicant investigate incorporating the adjacent isolated site at 291 Cooper Road into the development. • **Noted** there are no member conflict of interests.
13.	310758 - 5W The Entrance Road, 9 - 33 The Entrance Road 3 - 9 Oakland Avenue, 2,3 and 4 Clifford Street part local road Oakland Avenue, The Entrance - Think Planners Pty Ltd **LGA:** Central Coast Council **Summary of proposal:** Concurrent Planning Proposal and Concept DA and Stage 1 DA PP - HoB range of buildings up to 135m (40 storeys) - FSR of 10:1 over total site - PP will facilitate overall site redevelopment to create a precinct of 2000 apartments and 3000m2 of retail SSD Stage 1 Stage 1 of the development comprises 330	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

No.	Description	Record of Briefing
	residential units, accommodated within two towers of 20 storeys and 40 storeys respectively, each constructed above 6 level podiums. The retail area for Stage 1 is 1,300 m^2. Affordable Housing 10% of the residential GFA managed by a CHP for 15 years **No of dwellings (indicative)**: 2000 **Concurrent rezoning:** Yes	▪ Criteria 3.1: Well-located - good access to transport and services and free of specific environmental hazards ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. A merit assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests.
14.	307113 - 2-6 Cavill Avenue, Ashfield - Shayher Alliance Pty Ltd **LGA:** Inner West Council **Summary of proposal:** Construction of a 12 & 18 storey shop-top housing development, comprising 2,580sqm of commercial and retail, 346 dwellings and 12% affordable housing in perpetuity. **No of dwellings (indicative)**: 346 **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 noting the proposal includes significant height variation (58m) compared to the TOD height controls (24m) a merit assessment may result in development standards and dwelling yield lower than proposed in this EOI application. Whilst the site is a good location for proposed housing development, the project will require refinement, in consultation with the Department, through the merit assessment process.

No.	Description	Record of Briefing
		• **Recommended** that the applicant be advised that the proposal includes significant uplift and would generally include affordable housing that is in perpetuity with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.

15.	309871 - 163-181, 183, 203 New Canterbury Road, Lewisham - Paro Consulting
	
	LGA: Inner West Council
	
	Summary of proposal: Rezoning from E4 General Industrial to E3 Productivity Support with an APU to permit shop-top housing. The erection of a 6 storey Shop-top housing development with ground floor commercial, 106 dwellings and 2% of residential GFA dedicated to affordable housing in perpetuity.
	
	No of dwellings (indicative): 106
	
	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 would generally include affordable housing that is in perpetuity with feasibility as a guiding principle.
		
		The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to

No.	Description	Record of Briefing
		the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.
16.	312982 - 36-40 Charlotte Street and 19-23 Bland Street, Ashfield - BaptistCare **LGA:** Inner West Council **Summary of proposal:** Demolition of an existing closed aged care facility and the construction of a new Seniors Housing development, with 175 independent living units. **No of dwellings (indicative):** 175 **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 3.3: Positive commitment to affordable housing ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site • **Noted** there are no member conflict of interests.
17.	309665 - Stage 2, Phillip Drive, South West Rocks - Rise Projects Pty Ltd **LGA:** Kempsey Shire Council **Summary of proposal:** Construction of four (4) x four (4) storey residential flat buildings with a total of 119 residential units, provision of 10% affordable for a period of 15 years, basement car parking and associated landscaping RFI 254/02/2026 - height 13.2m and FSR 1.5:1	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): 119 **Concurrent rezoning:** No	▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well-located - good access to transport and services and free of specific environmental hazards • **Noted** there are no member conflict of interests.
18.	306683 - 105 Eastern Road and 45-47 Tennyson Avenue, Turramurra - Winston Langley Pty Limited (WL) **LGA:** Ku-ring-gai Council **Summary of proposal:** 104 dwellings including 5-10% affordable housing in perpetuity, 5-6 storeys, ground floor commercial **No of dwellings (indicative)**: 104 **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 would generally include affordable housing that is in perpetuity with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.
19.	307526 - 130 Killeaton Street, St Ives - Mackenzie Architects International Pty Ltd **LGA:** Ku-ring-gai 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: 12 storey (40m) residential flat building accommodating 100 dwellings with 15% affordable housing in perpetuity. **No of dwellings (indicative)**: 100 **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 including pursuing the current Land and Environment Court appeal. • **Noted** there are no member conflict of interests.
20.	311088 - 6-12 Nulla Nulla Street, Turramurra - CPDM PTY LTD **LGA:** Ku-ring-gai Council **Summary of proposal:** 103 dwellings including 15% affordable housing for 15 years, 12 storey RFB **No of dwellings (indicative)**: 103 **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 • **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.
21.	305072 - 789 Hunter Street, 5, 13 & 15 Denison Street, and 6, 8, 12, 13, 14 & 16 Wood Street, Newcastle West -	The HDA:

No.	Description	Record of Briefing

	GWH Development 1 2024 Pty Ltd (in partnership with Wesley Mission)
	
	LGA: Newcastle City Council
	
	Summary of proposal: Preservation and refurbishment of the existing Cambridge Hotel heritage item. Construction of 3 mixed use buildings ranging in height from 43m (12 storeys) up to 150m (45 storeys) and containing a mix of commercial premises, serviced apartments with approximately 402 apartments and 3.2% of residential GFA dedicated to affordable housing in perpetuity and 3.2% of residential GFA dedicated to affordable housing for 15 years.
	
	No of dwellings (indicative): 402
	
	Concurrent rezoning: Yes
		• **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 noting the proposal includes significant height variation (150m) above current height of building controls for the site (60m), a merit assessment may result in development standards and dwelling yield lower than proposed in this EOI application. Whilst the site is a good location for proposed housing development, the project will require refinement, in consultation with the Department, through the merit assessment process.
		• **Recommended** that the applicant investigate incorporating the adjacent isolated site at 18 and 22 Wood Street into the development.
		• **Recommended** that the applicant be advised that the proposal includes significant uplift and would generally include affordable housing that is in perpetuity with feasibility as a guiding principle.
		
		The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls.
		• **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing
22.	314526 - 659 & 669 Hunter Street, Newcastle West - ADW Johnson **LGA:** Newcastle City Council **Summary of proposal:** Repurpose former theatre and construction of 20 storey shop top housing above for 71 apartments and hotel and motel accommodation for 106 rooms. 5% affordable housing for 15 years. **No of dwellings (indicative)**: 71 **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 concurrent rezoning and would generally include affordable housing proportional to uplift with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.
23.	324831 - 615 Hunter Street, and 426 King Street, Newcastle West - EPG King Pty Ltd ATF Silky Oaks Property Fund & GWH Build Development Pty Ltd **LGA:** Newcastle City Council **Summary of proposal:** Construction of three (3) mixed use shop top housing buildings approximately 27 storeys in height containing a mix of commercial premises and 435 residential	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
	apartments. The proposed development is accompanied by a planning proposal to amend the height control from 45m to 90m and the FSR standard from 5:1 to 6.75:1, 2% affordable housing in perpetuity. **No of dwellings (indicative)**: 435 **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 significant uplift and would generally include affordable housing that is in perpetuity with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.
24.	308109 - 41-53 Grosvenor Street, Neutral Bay - Coles Group Property Developments Ltd **LGA:** North Sydney Council **Summary of proposal:** Construction of an 8 to 10 storey shop-top housing development, with 110 dwellings and 5% of residential GFA dedicated to affordable housing over 15 years. **No of dwellings (indicative)**: 110 **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. • **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.

No.	Description	Record of Briefing

25.	308646 - 312 & 312A West Street, Cammeray - Addenbrooke Pty Ltd
	
	LGA: North Sydney Council
	
	Summary of proposal: Erection of an 8 to 10 residential flat building, with 110 dwellings and 10% of residential GFA dedicated to affordable housing over a period of 15 years.
	
	No of dwellings (indicative): 110
	
	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. A merit assessment can consider the appropriateness of the proposed uplift.
		• **Noted** there are no member conflict of interests.

26.	308790 - 118, 120, 122 & 124 Benelong Road, and 72 Gerard Street, Cremorne - JZL Properties c/o Mecone
	
	LGA: North Sydney Council
	
	Summary of proposal: Construction of a 15-storey residential flat building with 101 dwellings and 15% of residential GFA dedicated to affordable housing over a period of 15 years.
	
	No of dwellings (indicative): 101
	
	Concurrent rezoning: Yes
		The HDA:
		• **Did not recommend** this project be declared SSD under the HDA pathway
		• **Noted** the reasons for the HDA recommendation:
		  ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being:
		  ▪ 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

No.	Description	Record of Briefing
		• **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site. A merit assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests.
27.	311579 - 71 - 73 George Street, Parramatta - Blue Sox Group **LGA:** Council of the City of Parramatta **Summary of proposal:** Construction of a 46-storey build-to-rent tower, containing 204 units with ground floor commercial operations and 10% affordable housing for a period of 15 years. **No of dwellings (indicative)**: 204 **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 2.5: Addressed any previously refused proposal ▪ Objective 3: Drive quality and affordable housing ▪ 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 merit assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests.
28.	303037 - 15, 17 & 19 Essex Street, Epping - Mackenzie Architects International Pty Ltd **LGA:** Council of the City of Parramatta	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
	Summary of proposal: Mixed use development of 12 storeys (39m) consisting of 130 dwellings with 7.5% affordable housing in perpetuity. **No of dwellings (indicative)**: 130 **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 concurrent rezoning and would generally include affordable housing proportional to uplift with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.
29.	307084 - 246-250 Beecroft Road, Epping - AM Beecroft Road Development Manager Pty Ltd **LGA:** Council of the City of Parramatta **Summary of proposal:** Shop top housing building containing Build-to-Rent housing up to a height of 37 storeys and a floor space ratio of 9:1. 272 dwellings proposed. 5% of units are proposed to be provided as affordable housing in perpetuity. **No of dwellings (indicative)**: 272 **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 noting the proposal includes significant height variation (120m) above current height of building controls for the site (48m), a merit assessment may result in development standards and dwelling yield lower than proposed in this EOI application. Whilst the site is a good location for proposed housing development, the project will require refinement, in consultation with the Department, through the merit assessment process. • **Recommended** that the applicant be advised that the proposal includes significant uplift and would generally include affordable housing that is in perpetuity with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.

30	309708 - 1-7 Rosebank Avenue, Epping - PEAK ARCHITECTS PTY LTD
	
	LGA: Council of the City of Parramatta
	
	Summary of proposal: 25-storey residential flat building with 200 dwellings, including 15% affordable housing in perpetuity and 10% 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 noting the proposal includes

No.	Description	Record of Briefing
		significant height variation (85m) above current height of building controls for the site (22m), a merit assessment may result in development standards and dwelling yield lower than proposed in this EOI application. Whilst the site is a good location for proposed housing development, the project will require refinement, in consultation with the Department, through the merit assessment process. • **Recommended** that the applicant be advised that the proposal includes significant uplift and would generally include affordable housing that is in perpetuity with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.
31.	310602 - 16-18 Bridge Street, Epping - Southern Cross Care NSW & ACT **LGA:** Council of the City of Parramatta **Summary of proposal:** 28 storey shop top housing development with 151 apartments. 10% of total GFA as affordable housing in perpetuity, subject to viability testing **No of dwellings (indicative)**: 151 **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 noting the proposal includes significant height variation (92.4m) above current height of building controls for the site (21m), a merit

No.	Description	Record of Briefing
		assessment may result in development standards and dwelling yield lower than proposed in this EOI application. Whilst the site is a good location for proposed housing development, the project will require refinement, in consultation with the Department, through the merit assessment process. • **Recommended** that the applicant be advised that the proposal includes significant uplift and would generally include affordable housing that is in perpetuity with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.
32.	314588 - 24-42B Langston Place, Epping - Langston R&J Pty Ltd **LGA:** Council of the City of Parramatta **Summary of proposal:** 37 storey mixed use tower comprising ground level commercial premises and residential uses above for 227 apartments, 10-15% affordable housing for 15 years. **No of dwellings (indicative)**: 227 **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 noting the proposal includes significant height variation (120m) above current height of building controls for the site (72m), a merit assessment may result in development standards and dwelling yield lower than proposed in this EOI

No.	Description	Record of Briefing
		application. Whilst the site is a good location for proposed housing development, the project will require refinement, in consultation with the Department, through the merit assessment process. • **Recommended** that the applicant be advised that the proposal includes concurrent rezoning and would generally include affordable housing proportional to uplift with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Recommended** that the applicant investigate incorporating the adjacent isolated sites at 2 Pembroke Street and 44-46 & 48 Langston Place into the development. • **Noted** there are no member conflict of interests.
33	308192 - 104, 106, 108 & 110 Todman Avenue, Kensington - Eastview QLD Pty Ltd **LGA:** Randwick City Council **Summary of proposal:** One 18-storey (59m) mixed-use building with 100 apartments above ground-floor retail with 10% of total GFA dedicated to affordable housing. **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 would generally include affordable housing that is in

No.	Description	Record of Briefing
		perpetuity with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.
34	309230 - 2, 10 and 49 Taylors Lane and Lancaster Drive, Badagarang - MMP Land 4 Py Limited **LGA:** Shoalhaven City Council **Summary of proposal:** Construction of a manufactured estate, with 202 manufactured homes as 'multi-dwelling housing', and no affordable housing proposed. **No of dwellings (indicative)**: 202 **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 ▪ 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 following a planning proposal to overcome prohibition, along with a development application assessed by Council. A merit assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests. • **Noted** Kate McKinnon will not brief the HDA on this matter due to a declared conflict of interest.
35	306687 - 18-26 Boronia Avenue, Engadine - The Trustee for SLD	**The HDA:**

No.	Description	Record of Briefing

	Development Fifteen Unit Trust & TYD Development Pty Ltd
	
	LGA: Sutherland Shire Council
	
	Summary of proposal: 152 dwellings including 10% affordable housing for 15 years and 5% in perpetuity, delivered in a 13 storey residential flat building
	
	No of dwellings (indicative): 152
	
	Concurrent rezoning: Yes
		• **Did not recommend** this project be declared SSD under the HDA pathway
		• **Noted** the reasons for the HDA recommendation:
		  ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being:
		  ▪ Objective 4: Optional Concurrent Spot Rezonings
		  ▪ Criteria 4.1: Significant changes to development standards
		  ▪ Criteria 4.2: Proposal has strategic merit
		• **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including the Infill affordable housing pathway.
		• **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.

36	306323 - 85-93 Commonwealth Street, Surry Hills - Think Planners Pty Ltd
	
	LGA: Council of the City of Sydney
	
	Summary of proposal: Construction of a 75m (approximately 25 storeys) shop-top housing development with ground floor commercial, 102 dwellings and 10% of residential GFA dedicated to affordable housing over 15 years.
	
	No of dwellings (indicative): 102
	
	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. A merit

No.	Description	Record of Briefing
		assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests.
37	308197 - 36-46, 48, 50, 52, 54 & 54a Henderson Road, and 28 & 30 Gerard Street, Alexandria - Blare Management Pty Limited **LGA:** Council of the City of Sydney **Summary of proposal:** Construction of a mixed use 15 storey shop-top housing and residential flat building development, containing 110 dwellings and ground floor commercial with 3% of GFA dedicated to affordable housing in perpetuity. **No of dwellings (indicative)**: 110 **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. A merit assessment can consider the appropriateness of the proposed uplift. • **Noted** there are no member conflict of interests.
38	308744 - 39-49 & 51-61 Victoria Street, Beaconsfield - Enviro-LCS Pty Ltd c/o Mecone **LGA:** Council of the City of Sydney **Summary of proposal**: 14-storey shop top housing development. The development will comprise of: • Ground floor retail / commercial space (~580m^2) • Residential accommodation above comprising approximately 102 dwellings • 15% of the total residential GFA dedicated for affordable housing	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
	No of dwellings (indicative): 102 **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.
39	307336 - 89-91 Cecil Avenue, Castle Hill - CBD Core Pty Ltd c/o Mecone **LGA:** The Hills Shire Council **Summary of proposal:** 116 dwellings including 15% affordable housing for 15 years plus 2.5% in perpetuity, 24 storey mixed-use with ground floor and podium retail **No of dwellings (indicative)**: 116 **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 ▪ 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.
40	308766 - 2, 4, 22, 24, 26 & 28 Garthowen Crescent, and 24, 26, 26A, 28 & 30 Old Castle Hill, Castle Hill - Castle Diamond Pty Ltd **LGA:** The Hills Shire Council **Summary of proposal:** 4 tower, residential flat building of up to 36 storeys. Amending SSDA to provide an additional 102 dwellings (355 total). With 15% of residential GFA	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
	dedicated to affordable housing over 15 years. Proposal to also contain a 143-room hotel. **No of dwellings (indicative)**: 102 **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 noting the proposal includes significant height variation (approximately 111m) above current height of building controls for the site (24m), a merit assessment may result in development standards and dwelling yield lower than proposed in this EOI application. Whilst the site is a good location for proposed housing development, the project will require refinement, in consultation with the Department, through the merit assessment process. • **Recommended** that the applicant be advised that the proposal includes significant uplift and would generally include affordable housing that is in perpetuity with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.
41.	311013 - 20-26 Hume Avenue and 71 Cecil Avenue, Castle Hill - Gyde Consulting **LGA:** The Hills Shire Council **Summary of proposal:** 219 dwellings including 12%-17% for 15 years with	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
	2% in perpetuity, two 25 storey buildings **No of dwellings (indicative)**: 219 **Concurrent rezoning:** Yes	▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ 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.
42.	317180 - Banyan Avenue, Norwest - Marx Norwest Pty Ltd **LGA:** The Hills Shire Council **Summary of proposal:** Develop the site with four x 13-storey residential flat buildings to accommodate 560 dwellings, including 10% affordable housing in perpetuity and 5% for 15 years. **No of dwellings (indicative)**: 560 **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 noting the proposal includes significant height variation (47.8m) above current height of building controls for the site (16m), a merit assessment may result in development standards and dwelling yield lower than proposed in this EOI application. Whilst the site is a good location for proposed housing development, the project will require refinement, in consultation with the Department, through the merit assessment process.

No.	Description	Record of Briefing
		• **Recommended** that the applicant be advised that the proposal includes significant uplift and would generally include affordable housing that is in perpetuity with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.

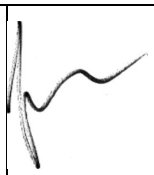
43	306776 - 27-29, 31-33, 35-37 & 39 Hall Street, Bondi Beach - Urbis Ltd
	
	LGA: Waverley Council
	
	Summary of proposal: 116 dwellings (95 dwellings above existing consents) including 11% as affordable housing in perpetuity, delivered as a 12-storey shop top building
	
	No of dwellings (indicative): 95
	
	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
		  ▪ Criteria 3.1: Well located
		  ▪ 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 following a planning proposal.
		• **Noted** there are no member conflict of interests.

44	311727 - 2- 6 Warners Avenue & 88 – 96 Eastern Valley Way, Willoughby - Paro Consulting (Paro Planning Pty Ltd) **LGA:** Willoughby City Council	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
	Summary of proposal: Erection of a four to eleven storey residential flat building with 136 dwellings including a communal open space, public domain improvements and 7% of GFA dedicated to affordable housing in perpetuity. **No of dwellings (indicative)**: 136 **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 noting the proposal includes significant height variation (40m) above current height of building controls for the site (17.5m), a merit assessment may result in development standards and dwelling yield lower than proposed in this EOI application. Whilst the site is a good location for proposed housing development, the project will require refinement, in consultation with the Department, through the merit assessment process. • **Recommended** that the applicant be advised that the proposal includes significant uplift and would generally include affordable housing that is in perpetuity with feasibility as a guiding principle. The proponent is to provide analysis and information that supports a proposed approach to affordable housing as part of the SSD merit assessment process. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation that there is value returned to the community from the significant uplift achieved above existing planning controls. • **Noted** there are no member conflict of interests.
45	306329 - 142-148, 160 Oxford Street, 6 Shadforth Street and 13 Gipps Street, Paddington - Toohey Miller **LGA:** Woollahra Municipal Council **Summary of proposal:** Demolition of existing structures and the	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
	construction of a 12-storey shop-top housing development for 104 dwellings, with ground floor commercial and 15% of residential GFA dedicated to affordable housing for 15 years. **No of dwellings (indicative)**: 104 **Concurrent rezoning:** Yes	○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.3: Positive commitment to affordable housing ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including pursuing the existing SSD-97528708, that is currently considering the appropriateness of the proposed uplift. • **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:	 Member: Kiersten Fishburn Date: 16/06/2026	 Member: Tom Gellibrand Date: 16/06/2026	 Member: Ken Morrison Date: 16/06/2026

DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE (DPHI)

HOUSING DELIVERY AUTHORITY (HDA) BRIEFING

15 JUNE 2026

PARTICIPANTS:

HDA MEMBERS:
Simon Draper
Kiersten Fishburn
Tom Gellibrand

MEMBER ALTERNATES
Ken Morrison (Item 1)

DPHI STAFF:
Madeleine Thomas
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Connor Burke
Taylah Fenning
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[Start of recorded material at 00:00:00]

Simon Draper: OK, we're just having a meeting today. We just had a meeting of the HDA on the 15th of June. And we'll just go through. There was quite a few to get through today.

First of all, item EOI number 307446, just noting that Kiersten Fishburne had a conflict of interest she declared, and so was substituted by Ken Morrison. That one is not recommended for declaration by the Minister on the basis it has a recent master plan approval by the Minister, and they have existing DA there as well.

Then we have a batch that we might treat together. Kiersten, do you just want to speak to that?

Kiersten Fishburn: So the panel considered a batch of applications, all of which had gone through pre-assessment in the Department and have not been recommended due to not meeting the dwelling threshold criteria. Simon will read through those numbers, including one which has been deferred for further consideration.

Simon Draper: 352341 is not recommended.

349996 is not recommended.

341765 is not recommended.

338638 is deferred for further consideration.

337340 is not recommended.

325782 is not recommended.

318862 is not recommended.

318781 is not recommended.

317115 is not recommended.

315708 is not recommended.

All right, and then we have another batch. Kiersten?

Kiersten Fishburn: We had another batch of six expressions of interest, which have gone through a pre-assessment process against updated criteria. All six are on parcels of land which has been recognised in the draft industrial lands policy as regionally significant industrial land, and no request has been made to amend that recommendation.

Simon Draper: So number 305637 is not recommended.

307227 not recommended.

330523 is not recommended.

318619, not recommended.

335128, not recommended.

347335 is not recommended.

Then we've got item number, EOI number 346199 is also not recommended.

Kiersten Fishburn: So this was for subdivision only, not for the delivery of housing, and wouldn't be able to realise housing in the period that we're looking at, at present.

Simon Draper: 333078 is deferred.
Then we've got another group that's batched together. Do you want to speak to that?

Kiersten Fishburn: So, yes, so we had another seven expressions of interest, which the panel looked at as a batch. All of these EOIs are in areas where there is a dwelling cap control and the EOI would exceed that dwelling cap, which is still relevant for planning consideration.

Simon Draper: OK, so that's numbers 310190, not recommended.

342139, not recommended.

292066, not recommended.

313762, not recommended.

319685, not recommended.

309779, not recommended.

306327, not recommended.

The next one was item 310835. This is not recommended for declaration.

Kiersten Fishburn: So this was proposing significant uplift, which would have been out of context with the surrounding area. Any reduction in that uplift to manage that conflict would bring the yield under the 100 for metropolitan areas.

Simon Draper: 313808, not recommended.

Kiersten Fishburn: This is significant uplift, which would have been out of context with the development controls that are being worked through the Department at present for Leppington.

Simon Draper: 314208 is not recommended.

Kiersten Fishburn: This is a significant development proposal of a scale that is out of context with the other development controls that are being looked at with the Department. The scale of it as well would also mean that there would have to be serious infrastructure considerations that we would not be able to do in the assessment time of the HDA.

Simon Draper: Yes. 311505 is recommended.

310778 is not recommended.

Kiersten Fishburn: This is an increase on an existing SSD. We suggest that the proponent discuss with the Department how they might be able to manage any increase that they've been proposing through their existing pathway.

Simon Draper: 308203 is recommended.

310758 is not recommended.

Kiersten Fishburn: This is a significant proposal for the site and the context. It would be complex to assess, and the complexity means we wouldn't be able to do it in the HDA period. We do suggest that the proponent works with Central Coast Council.

Simon Draper: 307113 is recommended.

309871 is recommended.

312982 is not recommended.

Kiersten Fishburn: This is proposing significant uplift beyond the TOD and would be quite a complex assessment considering the scale proposed. The proponent does have the opportunity to use the TOD controls and apply an affordable housing bonus. Alternatively, may wish to work with Inner West Council on proposed increases as Inner West works through their own planning proposals.

Simon Draper: 309665 is not recommended.

Kiersten Fishburn: This is a quite significant development for the particular site context and would be complicated, therefore, to assess. We'd suggest that the proponent may wish to work with Kempsey Shire Council on amendment to their existing DA if they wish to increase their yield.

Simon Draper: 306683 is recommended.

307526 is not recommended.

Kiersten Fishburn: This is a significant proposal in terms of yield, up to 12 storeys in an area which is predominantly four to six, noting that it is currently in court for a seven-storey proposal. We suggest the proponent continues that process through.

Simon Draper: 311088 is not recommended.

Kiersten Fishburn: This is a significant proposal for the site context, and likely merit assessment would result in a reduction in the yield below the 100 yields. The proponent are able to use the LMR controls as their base control and add an infill bonus on top of that should they wish to.

Simon Draper: 305072 is recommended.

314526 is recommended.

324831 is recommended.

308109 is not recommended.

Kiersten Fishburn: This is a significant uplift for the area surrounding and the site context, noting there is a planning proposal currently with the planning panel that sets controls that seem more appropriate for this particular area. We suggest the proponent continues down that pathway.

Simon Draper: 308646 is not recommended.

Kiersten Fishburn: This is quite large uplift for the particular site and surrounding area and likely through merit assessment it's pretty marginal yield to begin with, and if that reduced it would come under yield.

Simon Draper: 308790 is not recommended.

Kiersten Fishburn: This has got marginal yield as it is 101 proposed. It's significantly above other HDAs that have been declared in this area, which predominately are around four to eight storeys. Likely that this would be reduced through a merit assessment and would go below yield.

Simon Draper: 311579 is not recommended.

Kiersten Fishburn: This is a complicated site. It is quite small. It abuts a heritage item and is unlikely to be able to get the height that is proposed. However, there may be merit to the development and due to the complexity of that and the sensitivities to that heritage item, we would suggest that they work with the City of Parramatta Council to see what can be realised.

Simon Draper: 303037 is recommended.

307084 is recommended.

309708 is recommended.

310602 is recommended.

314588 is recommended.

308192 is recommended.

309230 is not recommended.

Kiersten Fishburn: This would be a very complicated assessment due to a range of environmental factors and would not be able to be delivered over the HDA timeframe.

Simon Draper: 306687 is not recommended.

Kiersten Fishburn: There's a significant amount of uplift proposed for the surrounding site context. The proponent does have the option to use LMR controls – sorry, to use the infill affordable housing controls to realise yield on this site, but probably not at the yield that is proposed.

Simon Draper: 306323 is not recommended.

Kiersten Fishburn: This is a site that has issues around solar access. A significant uplift has been proposed here for a small site where any reduction would take it below yield. We would suggest that the proponent works with the City of Sydney to work out the best outcomes for this site.

Simon Draper: 308197 is not recommended.

Kiersten Fishburn: This is a significant increase in terms of scale for the surrounding environment, and any decrease in the amount proposed would take it below yield.

Simon Draper: 308744 is not recommended.

Kiersten Fishburn: This is a significant increase for the surrounding environment where it's mostly two- at most three-storey, and it's marginal yield at 102 as it is, so any reduction would take it below yield. We did comment that it would be good to see development in Beaconsfield, so we do encourage the proponent to work with City of Sydney.

Simon Draper: 307336 is not recommended.

Kiersten Fishburn: This is scale that is out of context of the surrounding areas and recent strategic planning work which the Council, which Hills Shire Council has undertaken, which would generally propose about 12 storeys as

the control in this area.

Simon Draper: 308766 is recommended.

311013 is not recommended.

Kiersten Fishburn: This is a proposal where the scale of it is out of context with the surrounding area.

Simon Draper: 317180 is recommended.

Kiersten Fishburn: Just to make a note for this one, that the proponent will need to have an updated VPA with the Hills Shire Council to accommodate for the increase in yield.

Simon Draper: 306776 is not recommended.

Kiersten Fishburn: This is out of scale with the surrounding environment in the Bondi Beach area, and the size of it compared to existing and established built form would require complicated assessment. We would suggest that the proponent would want to work with Waverley Council.

Simon Draper: 311727 is recommended.

And 306329 is not recommended.

Kiersten Fishburn: This is a significant scale and height proposed out of context with the surrounding streetscape. We suggest that the proponent may wish to work with Woollahra Municipal Council to work to get to a proposal that can be looked at by Council.

Simon Draper: Thank you. And just to note that for those that are recommended, in some cases we may be including some further information in the recommendations about the areas where the Department and the proponent might need to work together. But that'll come through with more detailed recommendations. So thanks, everyone.

Kiersten Fishburn: Thank you, Simon.

[End of recorded material at 00:13:38]