Housing Delivery Authority – Record of Briefing

Date and Time: 15 September 2026 – 10.00AM-12.00PM

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

Chaired by: Michael Coutts-Trotter - Secretary, NSW Treasury

HDA Members

Michael Coutts-Trotter - Secretary, NSW Treasury

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

Tom Gellibrand – Chief Executive Officer, Infrastructure NSW

Member Alternates

Rebecca McPhee - Deputy Secretary, Investment NSW (Items 3, 4, 19 and 20)

DPHI Staff

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

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

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

Douglas Walther – Executive Director, Infrastructure Assessments, DPHI

Kate McKinnon – Director, Panels and Housing Delivery, DPHI

Jemima Royall – Team Leader, EOI Evaluations, DPHI

Angela Kenna – A/Manager, Panels and Housing Delivery, DPHI

Dipti Parkhi – A/Senior Project Officer, Panels and Housing Delivery, DPHI

Connor Burke – A/Senior Planning Officer, EOI Evaluations, DPHI

Mark Rutherford – A/Executive Director, Governance, DPHI

Samuel Ryan – A/Director, Probity, DPHI

Apologies

N/A

Summary of decision

The HDA considered 45 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Delivery Authority State Significant Development Criteria" published on the Department's website. 1 EOI application was withdrawn by the applicant, prior to the briefing but following confirmation of the meeting agenda.

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

- 15 EOI applications be declared SSD.
- 27 EOI applications are not recommended to be called in as SSD.
- 2 EOI applications were deferred for further information

Agenda items

No.	Description	Record of Briefing
A	Introduction • Acknowledgement of Country • Conflict of Interests	• **Noted** COIs: ○ Douglas Walther – EOI 382931 (Narwee), EOI 385244 (Sefton) and EOI 381742 (Regents Park) ○ Michael Coutts-Trotter EOI 305763 (Alexandria), EOI 318762 (Alexandria), EOI 382366 (Rosebery) and EOI 383742 (Surry Hills)
B	HDA Operational Briefing	• **Noted** the verbal update on HDA procedures and operational matters. • **Noted** updates from previous HDA meeting cycle.
1.	328161 - 4, 6, 10, 16, 20-28, 30, 32, 34, 36, 38 Carrington Road & 142, 148, 152 & 154-164 Renwick Street, Marrickville - ATF Group Pty Ltd **LGA:** Inner West 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: Construction of 21 mixed-use buildings with heights of 6-27 storeys, delivering about 2,482 dwellings, including 301 affordable (12%) for an unknown tenure. Proposal includes the adaptive reuse of the heritage buildings, commercial and light industrial uses as well as community facilities. **No. of dwellings (indicative):** 2482 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 3.1: Well-located ▪ Criteria 4.2: Proposal has strategic merit • **Noted** there are no member conflict of interests.
2.	335596 - 5 Holt Street, McMahons Point - Third.i Group **LGA:** North Sydney Council **Summary of proposal:** Mixed use development comprising two residential towers (9 and 18 storeys), and the adaptive reuse of the commercial building on the south-west corner to deliver 155 dwellings with 15% affordable housing for a minimum 15 years. **No. of dwellings (indicative):** 155 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 3.3: 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

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

3.	305763 - 28-32 Bourke Road, Alexandria - Centuria Capital Limited
	
	LGA: Council of the City of Sydney
	
	Summary of proposal: The proposal is for a 19 storey mixed use development comprising approx. 178 dwellings above a commercial podium containing 3,000sqm of employment floorspace. 15% of total dwellings are to be dedicated to affordable housing for 15 years.
	
	No. of dwellings (indicative): 178
	
	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.

No.	Description	Record of Briefing
		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.
4.	318762 - 2-14 Bourke Road, 1-7 O'Riordan Street, Alexandria - Sutherland & Associates Planning Pty Ltd **LGA:** Council of the City of Sydney **Summary of proposal:** A mixed-use development comprising approximately 325 dwellings across several buildings up to 20 storeys in height above commercial podiums containing 10,000sqm of employment floorspace. The proposal dedicates 15% of the residential GFA to affordable housing for 15 years. **No. of dwellings (indicative):** 325 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

No.	Description	Record of Briefing
		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** member conflict of interest - Michael Coutts Trotter. Rebecca McPhee to sit as alternate.
5.	343253 - 35-51 Mitchell Street, McMahons Point - Sinclair Brook (NSW) Pty Ltd **LGA:** North Sydney Council **Summary of proposal:** Construction of a shop-top housing development containing 175 dwellings, with 15% of the residential floor space as affordable housing for 15 years. GFA is unspecified. **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 ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.3: Positive commitment to affordable housing

No.	Description	Record of Briefing
		▪ 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.
6.	383571 - 152 Bunnerong Road, Eastgardens - Scentre Design and Construction Pty Ltd **LGA:** Bayside Council **Summary of proposal:** Construction of four residential flat building / shop-top housing towers, ranging in heights of 23 – 37 storeys (77m – 117m), with 1,300 residential apartments. To contain 5% (approx. 65) of the total dwellings dedicated to affordable housing for 15 years. **No. of dwellings (indicative):** 1300 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 significant height variation, proposing a

No.	Description	Record of Briefing
		total height ranging from 77m to 117m, where the current height of building control for the site ranges from 25m to 59m, 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 likely require refinement through the merit assessment process. This includes demonstrating acceptability regarding the Sydney (Kingsford Smith) International Airport's PANS-OPS and OLS height limitations and assessing any overshadowing impacts on public open space in consultation with the Department. The merit assessment process will determine the final height of the proposal. • **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.

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

7.	385537 - 1190 Old Windsor Road, Glenwood - Mecone Group Pty Ltd
	
	LGA: Blacktown City Council
	
	Summary of proposal: 264 dwellings including 12% affordable housing for 15 years plus 3% in perpetuity, three 6–8 storey shop top housing buildings (with 163 dwellings) and 101 dwelling houses, together with associated Torrens title subdivision and supporting infrastructure.
	
	No. of dwellings (indicative): 264
	
	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 1.1: Development is a type to deliver high yield housing
		  ▪ Objective 2: Identify projects that can be assessed quickly
		  • Criteria 4.2: Proposal has strategic merit
		• **Noted** there are no member conflict of interests.

8.	384859 - 21A, 23 Conder Street, Burwood - Baptist Community Church Burwood
	
	LGA: Burwood Council
	
	Summary of proposal: Construction of a 21-storey mixed use residential flat building with 107 dwellings. The proposal includes a new place of public worship, community hall and commercial and office uses. Commitment to 12% affordable housing contribution for 15 years.
	
	No. of dwellings (indicative): 107
	
	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 • **Noted** there are no member conflict of interests.
9.	383419 - 18, 20 Boundary Street & 19 Grosvenor Street, Croydon - Urban Property Group **LGA:** Burwood Council **Summary of proposal:** Residential flat building (18-storeys) comprising 110 dwellings including either 15% of GFA as affordable housing for 15 years or 3% as AH in perpetuity. **No. of dwellings (indicative):** 110 Concurrent rezoning: No	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.
10	335597 - 101 Queen Street, Campbelltown - Oscars Group **LGA:** Campbelltown City Council **Summary of proposal:** A single residential flat building for approximately 190-230 dwellings	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act

No.	Description	Record of Briefing

	within a building approximately 82 metres in height. Unspecified affordable housing for 15 years.
	No. of dwellings (indicative): 190-230
	Concurrent rezoning: Yes
		• **Noted** the reasons for HDA recommendation:
		  ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.
		• **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.
		• **Provided** the following advice to the Minister
		  ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act."
		• **Recommended** that the applicant be advised that 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.

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		• **Noted** there are no member conflict of interests.
11.	382931 - 41 Broadarrow Road, Narwee - Sutherland Urban Planning Pty Ltd **LGA:** Canterbury Bankstown Council **Summary of proposal:** Construction of a 17 storey shop-top development, with a 4 level basement, ground floor commercial and 120 dwellings above. To contain 15% of residential GFA as 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 2: Identify projects that can be assessed quickly ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well – located ▪ Criteria 3.3: Positive commitment to affordable housing ▪ Objective 4: Optional Concurrent Spot Rezonings • Criteria 4.2: Proposal has strategic merit • **Noted** Douglas Walther did not brief the HDA on this matter due to a declared conflict of interest.
12.	381742 - 30 & 46 Auburn Road, Regents Park - 30 Auburn Road Pty Ltd **LGA:** Canterbury-Bankstown Council **Summary of proposal:** Construction of 3 residential flat buildings with a maximum height of 28 storeys, containing 730 dwellings with 10%	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
	of residential GFA dedicated to affordable housing for 15 years. **No. of dwellings (indicative)**: 730 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 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 the pursuit of existing approved development applications SSD-57703458 (Stage 3) & SSD-57703462 (Stage 4). • **Noted** there are no member conflict of interests. • **Noted** Douglas Walther did not brief the HDA on this matter due to a declared conflict of interest.

No.	Description	Record of Briefing

13	385244 - 181, 183 & 185 Wellington Road, Sefton - Mosca Pserras Architects
	
	LGA: Canterbury-Bankstown Council
	
	Summary of proposal: The proposal is for a 15-storey residential flat building comprising 125 dwellings with 15% of the total GFA dedicated to affordable housing for an unspecified period.
	
	No. of dwellings (indicative): 125
	
	Concurrent rezoning: Yes
		The HDA:
		• **Did not recommend** this project be declared SSD under the HDA pathway
		• **Noted** the reasons for the HDA recommendation:
		  ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being:
		  ▪ Objective 2: Identify projects that can be assessed quickly
		  ▪ Objective 4: Optional Concurrent Spot Rezonings
		  ▪ Criteria 4.1: Significant changes to development standards
		  • Criteria 4.2: Proposal has strategic merit
		• **Noted** there are no member conflict of interests.
		• **Noted** Douglas Walther did not brief the HDA on this matter due to a declared conflict of interest.

14	378919 - 171, 175 & 177-179, 181, 183 Great North Road, 1A & 1B Henry Street, Five Dock - Cinque Dock Pty Ltd **LGA:** City of Canada Bay Council **Summary of proposal:** An approximately 30 storey shop top housing development accommodating 250 dwellings and commercial and retail uses across 2 buildings. Affordable housing to be provided as either 15% for 15 years or an amount to be determined later in perpetuity.	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): 250 Concurrent rezoning: Yes	▪ **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. ▪ **Provided** the following advice to the Minister • The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." ▪ **Recommended** that the applicant be advised that noting the proposal includes significant height variation, proposing total height of 90m where the current height of building control for the site is 15m, 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

No.	Description	Record of Briefing
		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 (185 Great North Road) into the development. ▪ **Noted** there are no member conflict of interests.
15	387696 - 46-52 Macarthur Street, Parramatta - Blue Sox Group **LGA:** Council of the City of Parramatta **Summary of proposal:** 110 dwellings including 15% affordable housing in perpetuity, 9 storey RFB. **No. of dwellings (indicative):** 110 Concurrent rezoning: Yes	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • **Noted** the reasons for HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State

No.	Description	Record of Briefing
		significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that the proposal includes a significant height variation, proposing a total height of 30m where the current height of building control for the site is 11m, 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.

No.	Description	Record of Briefing
16.	379935 - 6-8 Baywater Drive, Wentworth Point - Planning Ingenuity **LGA:** Council of the City of Parramatta **Summary of proposal:** Shop top housing development comprising 1200 dwellings across 2 buildings with 2-3% affordable housing in perpetuity. **No. of dwellings (indicative):** 1200 Concurrent rezoning: No	The HDA: • **Deferred** consideration of this proposal to obtain further information from the Department of Planning, Housing and Infrastructure following discussions with Sydney Water. • **Noted** there are no member conflict of interests.
17.	385829 - 14 Buckleys Road, Winston Hills - Design Formation Pty Ltd **LGA:** Council of the City of Parramatta **Summary of proposal:** Construction of an 8 storey (30 metre) residential flat building, containing 90 apartments & 30 lot subdivision containing dwelling houses and dual occupancies. Proposing 15% of residential GFA dedicated to 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 1: Deliver more homes within a five-year horizon ▪ Criteria 1.1: Development is a type to deliver high yield housing ▪ Criteria 1.2: Development is State significant ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well – located ▪ Criteria 3.3: Positive commitment to affordable housing

No.	Description	Record of Briefing
		▪ 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.
18	387924 - 49-59 McLachlan Avenue, Darlinghurst - 3MC RB Pty Ltd and Aland Pty Ltd **LGA:** Council of the City of Sydney **Summary of proposal:** Construction of a 13 storey (46.4m) shop top housing development with ground floor commercial and 120 residential apartments above. To dedicate 3% of residential GFA and 1% of commercial floor space to affordable housing in perpetuity, along with an additional 10% of residential floor space for a minimum period of 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: o 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: Has addressed any previously refused proposal ▪ 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.
19	382366 - 23-29 Mentmore Avenue, Rosebery - Twicorp P/L c/o of Keylan Consulting **LGA:** Council of the City of Sydney	The HDA:

No.	Description	Record of Briefing

	Summary of proposal: Construct an 8-storey mixed use development comprising of 92 dwellings with ground floor commercial uses. The proposal will provide 15% of the GFA as affordable housing for a period of 15 years.
	
	No. of dwellings (indicative): 92
	
	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 the final dwelling yield for the development will be determined during a future merits 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

No.	Description	Record of Briefing
		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** member conflict of interest - Michael Coutts Trotter. Rebecca McPhee to sit as alternate.
20	383742 – 4-22 Wentworth Avenue, Surry Hills - Willow Development Group **LGA:** Council of the City of Sydney **Summary of proposal:** Construction of a 35 storey mixed use development with ground floor commercial, and 120 residential apartments above. To contain 15% of residential GFA dedicated to affordable housing in perpetuity. **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: ▪ 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 • **Noted** member conflict of interest - Michael Coutts Trotter. Rebecca McPhee to sit as alternate.

No.	Description	Record of Briefing

21.	382514 - 91-93 Station Road, Auburn - Tier Architects
	
	LGA: Cumberland Council
	
	Summary of proposal: 150 dwellings in an 18 storey residential flat building including 2% affordable housing in perpetuity.
	
	No. of dwellings (indicative): 150
	
	Concurrent rezoning: Yes
		The HDA:
		• **Did not recommend** this project be declared SSD under the HDA pathway
		• **Noted** the reasons for the HDA recommendation:
		  ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being:
		  ▪ Objective 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 including progressing the approved development application: DA2024/0374.
		• **Noted** there are no member conflict of interests.

22.	388699 - 36-40 Charlotte Street & 21-23 Bland Street, Ashfield - BaptistCare **LGA:** Inner West Council **Summary of proposal:** 170 independent living units (ILU), including 3% as affordable housing in perpetuity, delivered as a 15 and 10 storey towers with ancillary communal facilities. **No. of dwellings (indicative):** 170 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:

No.	Description	Record of Briefing
		▪ 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 local DA once the draft Inner West *Our Fairer Futures Plan* is finalised. • **Noted** there are no member conflict of interests.
23	384883 - 509-529 Parramatta Road, Leichhardt - Tony Owen Partners **LGA:** Inner West Council **Summary of proposal:** Shop top housing development (15-storeys) comprising 180 dwellings including 12% of residential GFA as affordable housing with 2% in perpetuity and 10% for 10 years **No. of dwellings (indicative):** 180 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

No.	Description	Record of Briefing
		▪ Criteria 4.2: Proposal has strategic merit • **Noted** there are no member conflict of interests.
24	385935 - 67-75 Lords Road, Leichhardt - Platino Properties Pty Ltd **LGA:** Inner West Council **Summary of proposal:** 4 residential flat building developments comprising 340 dwellings, including 5% of GFA up to an FSR of 2.4:1 (1,038sqm) in perpetuity, plus 15% of GFA above 2.4:1 for 15 years. **No. of dwellings (indicative):** 340 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.
25	386291 - 7, 8, 9, 10 Pilgrim Avenue & 49, 51, 53, 55 Riverside Crescent, Marrickville - Vortex Property Group **LGA:** Inner West Council **Summary of proposal:** Two residential flat buildings of 13 and 14 storeys providing	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
	approximately 141 dwellings. Dedication of 17% as affordable housing in perpetuity. **No. of dwellings (indicative):** 141 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 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 • **Noted** there are no member conflict of interests.
26	385825 - 12-20 Newark Crescent, Lindfield - Paro Planning **LGA:** Ku-ring-gai Council **Summary of proposal:** 100 dwellings including 5% affordable housing in perpetuity, 7 storeys. **No. of dwellings (indicative):** 100 Concurrent rezoning: Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Criteria 1.2: Development is State significant ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit

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

27	385768 - 7, 7A, 7B, 9, 9A, 11 & 13 Orinoco Street, Pymble - Creative Planning Solutions
	
	LGA: Ku-ring-gai Council
	
	Summary of proposal: A residential flat building development consisting of five buildings comprising 192 dwellings including 5% of residential GFA as affordable housing in perpetuity.
	
	No. of dwellings (indicative): 192
	
	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 significant height variation, proposing a total height of 22m where the current height of building control for the site is 9.5m, 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

No.	Description	Record of Briefing
		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. • **Noted** there are no member conflict of interests.
28	388685 - 1238-1250 Pacific Highway, Pymble - Mackenzie Architects International **LGA:** Ku-ring-gai Council **Summary of proposal:** The proposal comprises an 8-storey residential flat building including approximately 170 dwellings. Commitment of 15% affordable housing in perpetuity. **No. of dwellings (indicative):** 170 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

No.	Description	Record of Briefing
		▪ 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 • **Noted** there are no member conflict of interests.
29	385873 - 28-30, 32, 34-42 Pacific Highway, St Leonards - Paro Planning Pty Ltd **LGA:** Lane Cove Municipal Council **Summary of proposal:** Proposal consists of a 30 storey shop-top housing building, delivering approximately 155 dwellings. Commitment to 10% for affordable housing in perpetuity. **No. of dwellings (indicative):** 155 Concurrent rezoning: Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing

30	384042 - 1 Countess Street, 13, 15, 17 & 19 Earl Street, 2, 4, 6, 6A, Unit 1 & Unit 2, 8 Rosebery Street, Mosman - Mondo Developements Pty Ltd
	
	LGA: Mosman Municipal Council
	
	Summary of proposal: The proposal is for an 11-storey residential flat building comprising 155 dwellings, with 10% of the uplifted gross floor area dedicated to affordable housing in-perpetuity.
	
	No. of dwellings (indicative): 155
	
	Concurrent rezoning: Yes
		The HDA:
		
		• **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act
		
		• **Noted** the reasons for HDA recommendation:
		
		  ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.
		
		• **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.
		
		• **Provided** the following advice to the Minister
		
		  ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act."
		
		• **Recommended** that the applicant be advised that the proposal includes a significant height variation, proposing a total height of 42m where the current height of building control for the site is 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

No.	Description	Record of Briefing
		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	385204 - 1, 3, 5, 5A, 7A, 7B & 7C Lang Street, Mosman - Mackenzie Architects International Pty Ltd **LGA:** Mosman Municipal Council **Summary of proposal:** The proposal is for a 16-storey residential flat building comprising approx. 128 dwellings with 15% of the dwellings dedicated to affordable housing in perpetuity. **No. of dwellings (indicative):** 128 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 • **Noted** there are no member conflict of interests.
32	382587 - 54 ,60, 62, 64, 66-68 Alexander Street & 20 Burlington Street, Crows Nest - Watermark Living **LGA:** North Sydney Council **Summary of proposal:** 100 dwellings including 10 dwellings (7% of GFA) as affordable housing in perpetuity. Proposal would be 11 storeys with 6 storey tower on a 5 storey podium, ground floor commercial and have a dwelling mix of 50-65% seniors ILUs, 20-35% strata residential. **No. of dwellings (indicative):** 100 Concurrent rezoning: Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Criteria 1.2: Development is State significant ▪ Criteria 4.1: Significant changes to development standards • **Noted** there are no member conflict of interests.
33	386317 - 263-269 Alfred Street North & 4 Little Alfred Street, North Sydney - C2 Partnership Pty Ltd **LGA:** North Sydney Council **Summary of proposal:** Construction of a 33 storey (approximately 115m) shop top housing development, with commercial uses and 160 dwellings above. To contain 10% of residential GFA dedicated to affordable housing for 15 years or 5% of residential GFA dedicated to affordable housing in perpetuity, subject to discussion. **No. of dwellings (indicative):** 160	The HDA: • **Deferred** consideration of this proposal to obtain further information from the Department of Planning, Housing and Infrastructure • **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	

34	382971 - 6, 8, 8A, 10, 10A, 12, 12A & 14 Mona Vale Road and 8 & 10 Vineyard Street, Mona Vale - One Living
	
	LGA: Northern Beaches Council
	
	Summary of proposal: Construction of a 14-storey residential flat building with 299 dwellings and 15% of residential GFA dedicated to affordable housing over a tenure of 15 years.
	
	No. of dwellings (indicative): 299
	
	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 significant height variation, proposing a total height of 48.9m where the current height of building control for the site is 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

No.	Description	Record of Briefing
		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. • **Noted** there are no member conflict of interests.
35	384738 - 10-13 Pacific Drive, Port Macquarie - Willowtree Planning (on behalf of Pacific Drive Pty Ltd) **LGA:** Port Macquarie-Hastings Council **Summary of proposal:** Alterations and additions to an approved DA for a residential flat building, increasing the building height from 5 to 8 storeys and delivering 24 additional dwellings, resulting in a total of 68 dwellings, including 6 dwellings dedicated to affordable housing in perpetuity (25% of the uplift).	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 ▪ Criteria 3.1: Well-located

No.	Description	Record of Briefing
	No. of dwellings (indicative): 24 Concurrent rezoning: Yes	▪ Criteria 3.2: Well Serviced ▪ Criteria 4.2: Proposal has strategic merit • **Noted** there are no member conflict of interests.
36	380590 - 122A & 124 Avoca Street and 206T Alison Road, Randwick - Dickson Rothschild **LGA:** Randwick City Council **Summary of proposal:** The proposal is for shop top housing comprising approx. 122 residential dwellings with 10% of the dwellings dedicated to affordable housing (5% in perpetuity and 5% for 15 years). **No. of dwellings (indicative):** 122 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 significant height variation, proposing a total height of 48m where the current height of building control for the site is 12m, a merit assessment may result in

No.	Description	Record of Briefing
		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.
37	384957 - 21-35 Church Street, Randwick - Antipodean Building Group **LGA:** Randwick City Council **Summary of proposal:** 14 storey residential flat building containing 124 dwellings including 10% affordable housing in perpetuity. **No. of dwellings (indicative):** 124	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
	Concurrent rezoning: Yes	○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards • **Noted** there are no member conflict of interests.
38	388622 - 199 Parramatta Road, 4-14 Welfare Street, & 2-12 Flemington Road, Homebush West - Peter Pereira **LGA:** Strathfield Municipal Council **Summary of proposal:** The proposal is for a 24 storey shop top housing development comprising 400 dwellings and 760 co-living units with 3% of total dwellings dedicated to affordable housing for an unspecified period. **No. of dwellings (indicative):** 1160 Concurrent rezoning: Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Criteria 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well-located ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards

No.	Description	Record of Briefing
		▪ Criteria 4.2: Proposal has strategic merit • **Noted** there are no member conflict of interests.
39	388567 - 1, 3, 5 Waratah Road & 89, 91, 93 Cambrai Avenue, Engadine - BWSLD Engadine Pty Ltd **LGA:** Sutherland Shire Council **Summary of proposal:** The proposal is for two residential flat buildings (15 and 12 storeys) comprising 195 dwellings with 13% of the total GFA dedicated to affordable housing for 15 years and 2% in perpetuity. **No. of dwellings (indicative):** 195 Concurrent rezoning: Yes	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Noted** there are no member conflict of interests.
40	381262 - 844-846 & 848-850 Old Princes Highway, Sutherland - a+ design group **LGA:** Sutherland Shire Council **Summary of proposal:** Construction of a mixed use residential flat development comprising a 16-22 storey building, delivering 110 apartments, with 20% of gross floor area allocated as affordable housing to be provided in perpetuity. **No. of dwellings (indicative):** 110	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
	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 a significant height and FSR variation, proposing a total height of 71m and FSR of 12.2:1, 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 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.

No.	Description	Record of Briefing
		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	388482 - 15-17 Ashford Avenue & 29-31 Partridge Avenue, Castle Hill - HCKL architecture Pty Ltd **LGA:** The Hills Shire Council **Summary of proposal:** Two Residential flat buildings (2 and 15-storeys) comprising 300 dwellings including 10% as affordable housing for 15 years **No. of dwellings (indicative):** 300 Concurrent rezoning: Yes	The HDA: • **Noted** the applicant withdrew the EOI • **Noted** there are no member conflict of interests.
42	380170 - 465 Victoria Avenue, Chatswood - Group Create on behalf of Lederer Group **LGA:** Willoughby City Council **Summary of proposal:** Construction of a 44-storey shop top housing development comprising 503 dwellings including 10% of the dwellings as affordable housing in perpetuity. **No. of dwellings (indicative):** 503 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.

No.	Description	Record of Briefing
		• **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 Willoughby City Council is currently undertaking a 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. • **Recommended** that the applicant be advised that the proposal includes an indicative Floor Space Ratio (FSR) of 17:1. A merit assessment may result in development standards and dwelling yield lower than proposed in this EOI. 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 a height variation, proposing a total height

No.	Description	Record of Briefing
		of 256.4m (RL) where the current height of building control for the site is 246.8m (RL), 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 likely require refinement through the merit assessment process. This includes demonstrating compliance with the Sydney (Kingsford Smith) International Airport's PANS-OPS height limitations (HP 246.8 AHD) and assessing any overshadowing impacts in line with the Sun Access Protection requirements for the site, in consultation with the Department. The merit assessment process will determine the final height of the proposal. • **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.

No.	Description	Record of Briefing
		• **Recommended** that the applicant investigate incorporating the adjacent isolated site (457 Victoria Avenue) into the development. • **Noted** there are no member conflict of interests.

43	381572 - 691-693, 695 & 699 Pacific Highway, Chatswood - DPG Project 38 Pty Ltd
	LGA: Willoughby City Council
	Summary of proposal: 340 dwellings including 10% affordable housing in perpetuity, 42 storey mixed use development.
	No. of dwellings (indicative): 340
	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 significant height variation, proposing a total height of 142m where the current height of building control for the site is 90m, a merit assessment may result in

No.	Description	Record of Briefing
		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 (689 Pacific Highway) 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.
44	386313 - 38-40 & 42 Archer Street, Chatswood - Archer Property Development Pty Ltd C/- Gyde Consulting **LGA:** Willoughby City Council	The HDA: • **Did not recommend** this project be declared SSD under the HDA pathway

No.	Description	Record of Briefing
	Summary of proposal: Construction of a 53 to 57 (189m) storey shop-top housing development, with a retail/commercial podium and 412 dwellings above. To contain 25% of residential GFA dedicated to affordable housing (10% dedicated to Willoughby City Council and 15% retained in perpetuity). **No. of dwellings (indicative):** 412 Concurrent rezoning: Yes	• **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Noted** there are no member conflict of interests.
45	328587 - 2, 4 Auburn Street, Wollongong - TQM design and construction **LGA:** Wollongong City Council **Summary of proposal:** 270 dwellings including 10% affordable housing for 10 years, 42 storeys with a 3 storey mixed use podium and a 39 storey residential tower above. **No. of dwellings (indicative):** 270 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

No.	Description	Record of Briefing
		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 significant height variation, proposing a total height of 156m where the current height of building control for the site is 120m, and a proposed FSR of 15:1 where the current residential FSR control is 1.5:1, 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** the applicant be advised that consideration should be given to the connection of the development to the future pedestrian plaza in the detailed building design. • **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.

No.	Description	Record of Briefing
		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.

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

 Chair: Michael Coutts-Trotter Date: 16/09/2026	 Member: Kiersten Fishburn Date: 16/09/2026	 Member: Tom Gellibrand Date: 17/09/2026	 Member: Rebecca McPhee Date: 16/09/2026 (Items 305763, 318762, 382366, 383742)

DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE (DPHI)

HOUSING DELIVERY AUTHORITY (HDA) BRIEFING

15 SEPTEMBER 2026

PARTICIPANTS:

HDA MEMBERS:
Michael Coutts-Trotter
Kiersten Fishburn
Tom Gellibrand

MEMBER ALTERNATES
Rebecca McPhee

DPHI STAFF:
Madeleine Thomas
Monica Gibson
Ben Lusher
Douglas Walther
Kate McKinnon
Jemima Royall
Angela Kenna
Dipti Parkhi
Connor Burke
Mark Rutherford
Samuel Ryan

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

Michael Coutts-Trotter: OK, we'll turn now to a formal record of the meeting and decisions of the Housing Delivery Authority meeting here at Martin Place on the 15th of September. Present for the whole of the meeting were Kiersten Fishburn, Michael Coutts-Trotter and Tom Gellibrand. So, item one.

Kiersten Fishburn: Michael, just before you start that, if I could just make a general comment. We did receive a number of expressions of interest in this particular pack that go above and beyond what has been said in recent strategic planning context through the TODs or the LMR. That doesn't preclude an EOI being brought in, but we ask people if they are exceeding those controls to provide reasons for the change in strategic circumstances to allow us to assess why they would not be using the current controls.

Michael Coutts-Trotter: Thank you. OK, and I should note for the record that I declared a conflict in relation to four proposals on today's agenda, and I withdrew myself from the room when those proposals were considered, I took no part in the decision making.

Kiersten Fishburn: I'll read out the decision for you for those ones.

Michael Coutts-Trotter: OK, EOI 328161, the HDA did not recommend that.

Kiersten Fishburn: This is regionally significant land that's recently identified for the Sydney Plan.

Michael Coutts-Trotter: Thank you. EOI number 335596, again, the HDA did not recommend this for consideration by the Minister.

Kiersten Fishburn: This is locally significant industrial land, and the strategic planning hasn't been done at this point in time to support a transition.

Number 305763 was recommended for the Minister.

Number 318762 was recommended for the Minister.

Michael Coutts-Trotter: And then number 343253 was not recommended for consideration.

Kiersten Fishburn: This is locally significant industrial land and the strategic planning hasn't yet been done to support a transition.

Michael Coutts-Trotter: EOI number 383571 was recommended for the Minister's consideration.

Item 385537 was not recommended.

Kiersten Fishburn: The panel had some discussion about this particular EOI and certainly sees it as an area that has merit for development and transitioning to residential development. However, it is quite a complex environment, and we recommend that it would be best done working through with Blacktown City Council, but we're keen to see that work progress.

Michael Coutts-Trotter: EOI 384859 was not recommended for consideration.

Kiersten Fishburn: The scale of development that is proposed against this area would lead to complexities of assessment.

Michael Coutts-Trotter: Item 383419 was not recommended for consideration.

Kiersten Fishburn: This proposal significantly exceeded the recent TOD controls that have been applied.

Michael Coutts-Trotter: Item 335597 was recommended for consideration by the Minister.

Item 382931 was not recommended for consideration.

Kiersten Fishburn: This would be a complex proposal to assess due to a range of environmental constraints and would be best worked through with Canterbury-Bankstown Council.

Michael Coutts-Trotter: EOI 381742 was not recommended for consideration.

Kiersten Fishburn: Noting that there is an existing concept plan SSD on this proposal, we suggest that the proponent continue to work with the Department for a modification to that concept approval as the quickest and easiest way to make any changes proposed.

Michael Coutts-Trotter: Item 385244 was not recommended for approval.

Kiersten Fishburn: The proposal exceeds the LMR controls which are considered appropriate for the site context.

Michael Coutts-Trotter: Item 378919 was recommended for consideration.

Item 387696 was recommended for consideration.

Item 379935 was deferred.

Kiersten Fishburn: It is deferred for the Department to seek further advice from Sydney Water.

Michael Coutts-Trotter: Item 385829 was not recommended.

Kiersten Fishburn: The proposal exceeds the LMR controls which are considered appropriate for the site context.

Michael Coutts-Trotter: Item 387924 was not recommended for consideration.

Kiersten Fishburn: This is the second time this proposal has been seen and there's been limited change to the previous EOI that was looked at, and the changes don't deal with the site constraints that were previously considered.

Kiersten Fishburn: Number 382366 is recommended for recommendation to the Minister, noting that yield considerations will form part of the assessment process.

Number 383742 was not recommended. This would be a complex proposal to assess due to heritage and site constraints, and would be best done by the City of Sydney Council.

Michael Coutts-Trotter: Item 382514 was not recommended for consideration.

Kiersten Fishburn: This is out of context with the local area and recent planning controls that have been applied.

Michael Coutts-Trotter: Item 388699 was not recommended for consideration.

Kiersten Fishburn: This again is inconsistent with recent strategic planning that has been undertaken with the scale of uplift proposed.

Michael Coutts-Trotter: Item 384883 was not recommended for consideration.

Kiersten Fishburn: Noting that the Department is currently undergoing a state-led rezoning for the Parramatta Road area, this proposal was considered a little premature and would be best dealt with during the exhibition of that SLR.

Michael Coutts-Trotter: Item 385935 was not recommended for consideration.

Kiersten Fishburn: The strategic planning for this proposal has been very recently completed, and the proposal is inconsistent with that strategic planning that had been done over a number of years.

Michael Coutts-Trotter: Item 386291 was not recommended for consideration.

Kiersten Fishburn: This is in a TOD area and the proposal is inconsistent with those controls which are deemed appropriate for the area.

Michael Coutts-Trotter: Item 385825 was not recommended for consideration.

Kiersten Fishburn: This is inconsistent with recent strategic planning that has been adopted by the Minister.

Michael Coutts-Trotter: Item 385768 was recommended for consideration by the Minister.

Item 388685 was not recommended for consideration.

Kiersten Fishburn: There are significant environmental constraints here which would lead to a complexity of assessment, which would best be done by Ku-ring-gai Council.

Michael Coutts-Trotter: Item 385873 was not recommended for consideration.

Kiersten Fishburn: This is inconsistent with the recently applied TOD AP controls.

Michael Coutts-Trotter: Item 384042 was recommended for consideration by the Minister.

Item 385204 was not recommended for consideration.

Kiersten Fishburn: This is inconsistent with local scale and context.

Michael Coutts-Trotter: Item 382587 was not recommended for consideration.

Kiersten Fishburn: There's a complexity of assessment in relation to this particular proposal, particularly in consideration of traffic constraints, which were dealt with and considered by the department when setting controls in that area. We would suggest that they'd be best working with North Sydney Council to understand those.

Michael Coutts-Trotter: Item 386317 was deferred for consideration.

Kiersten Fishburn: And that's deferred for the Department to provide some further advice.

Michael Coutts-Trotter: Item 382971 was recommended for consideration by the Minister.

Item 384738 was not recommended for consideration.

Kiersten Fishburn: This did not meet yield requirements and we also noted that there are servicing constraints where we suggest the proponent would be best to work with Port Macquarie Hastings Council.

Michael Coutts-Trotter: Item 380590 was recommended for consideration.

Item 384957 was not recommended for consideration.

Kiersten Fishburn: This is above the recently set LMR controls with no natural

transition proposed.

Michael Coutts-Trotter: Item 388622 was not recommended.

Kiersten Fishburn: This is on regionally significant industrial land as recently finalised with the Sydney plan.

Michael Coutts-Trotter: Item 388567 was not recommended for consideration.

Kiersten Fishburn: This is in an LMR area and the uplift exceeds the LMR controls which are considered appropriate for the area.

Michael Coutts-Trotter: Item 381262 was recommended for consideration.

Item 388482 was withdrawn by the proponent.

Item 380170 was recommended.

Item 381572 was recommended.

Item 386313 was not recommended.

Kiersten Fishburn: This is inconsistent with recent strategic planning and the local context of the particular site.

Michael Coutts-Trotter: Item 328587 was recommended, and that was all of the decisions taken by the HDA on this date.

Kiersten Fishburn: Thank you. Thank you team.

Michael Coutts-Trotter: Thanks everyone.

[End of recorded material at 00:10:57]