

Housing Delivery Authority – Record of Briefing

Date and Time: 18 August 2026 – 10.30AM-12.30PM

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

N/A

DPHI Staff

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

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

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

Tom Loomes – Executive Director, Strategic Planning & Policy

Jessica Farrell – Director, Metro & Cities Strategic Plan

Kate McKinnon – Director, Panels and Housing Delivery, DPHI

Jemima Royall – Team Leader, EOI Evaluations, DPHI

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

Tim Mahoney – A/Team Leader, Panels and Housing Delivery, DPHI

Connor Burke – A/Senior Planning Officer, Panels and Housing Delivery, DPHI

Mark Rutherford – Director, Probity, DPHI

Other

Michael Coutts-Trotter – Secretary, NSW Treasury

Apologies

N/A

Summary of decision

The HDA considered **36** 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 **36** applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- **10** EOI applications be declared SSD.
- **25** EOI applications are not recommended to be called in as SSD.
- **1** EOI application to be deferred for future consideration

Agenda items

No.	Description	Record of Briefing
A	Introduction • Acknowledgement of Country • Conflict of Interests	• Noted COIs: ○ Nil
B	HDA Operational Briefing	• Noted the verbal update on HDA procedures and operational matters. • Noted updates from previous HDA meeting cycle. • Noted update on Sydney Plan from Tom Loomes, ED Strategic Planning and Policy • Noted that corrections were made to typographical errors relating to the recommendations for EOI applications 376680, 375693 and 349206.

No.	Description	Record of Briefing
		Noted that the corrected information was considered by the HDA in their review of EOI applications 376680, 375693 and 349206.
1.	379180 - <u>201 Lismore Road, Bangalow</u> - Chase Property Investments Pty Ltd LGA: Byron Shire Council Summary of proposal: Subdivision to allow for the future delivery of 220 dwelling houses and dual occupancies. No affordable housing commitments stated. No of dwellings (indicative): 220 Concurrent rezoning: Yes	The HDA: Did not recommend this project be declared SSD under the HDA pathway Noted the reasons for the HDA recommendation: - The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: - Objective 1: Deliver more homes within a five year horizon - Criteria 1.1: Development is a type to deliver high yield housing - 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 Rezoning - Criteria 4.1: Significant changes to development standards - Criteria 4.2: Proposal has strategic merit Noted there are no member conflict of interests.
2.	339800 - <u>15-19 Leonard Street, Bankstown</u> - UFN Developments	The HDA:

No.	Description	Record of Briefing
	LGA: Canterbury-Bankstown Council Summary of proposal: The proposal is for a residential flat building comprising 102 dwellings with 3% of the dwellings dedicated for affordable housing in perpetuity. No of dwellings (indicative): 102 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: ▪ Criteria 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ 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 Transport Oriented Development Accelerated Precinct SSD pathway. A merit assessment can consider the appropriateness of the proposed uplift. • Noted there are no member conflict of interests.
3.	349206 - <u>13-15 Stanley Street & 4 Cross Street, Bankstown</u> - Think Planners Pty Ltd LGA: Canterbury-Bankstown Council Summary of proposal: A residential flat building comprising of 120 dwellings with 10% of the dwellings dedicated for affordable housing. No of dwellings (indicative): 120	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

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	- 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 Transport Oriented Development Accelerated Precinct SSD pathway. A merit assessment can consider the appropriateness of the proposed uplift. Noted there are no member conflict of interests.
4.	374509 - <u>112, 120, 122, 124, 126 & 128 Victoria Road, Drummoyne</u> - Bruzcorp Pty Ltd c/- Prolet Constructions Pty Ltd LGA: City of Canada Bay Council Summary of proposal: Shop top housing development comprising up to 121 dwellings. Provides up to 15% affordable housing in perpetuity / monetary contribution. No of dwellings (indicative): 121 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 3: Drive quality and affordable housing - Criteria 3.1 Well-located - good access to transport and services and free of specific environmental hazards - Objective 4: Optional Concurrent Spot Rezoning - 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
5.	347741 - <u>15-19 Cooper Street, Strathfield</u> - Will and Dre 01 Pty Ltd ATF Cooper Trust LGA: City of Canada Bay Council Summary of proposal: Residential flat building in a single tower of approximately 19–20 storeys, comprising approximately 116 dwellings, with approximately 10%-15% affordable housing (approximately 12–18 dwellings). 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: ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • Recommended the applicant be advised that the site is well located and is encouraged to utilise the alternative approval pathways in the NSW planning system for development on this site including the Transport Oriented Development Accelerated Precinct SSD pathway. A merit assessment can consider the appropriateness of the proposed uplift • Noted there are no member conflict of interests.
6.	318431 - <u>8 Wharf Road, Melrose Park</u> - 8 Wharf Road Pty Ltd LGA: Council of the City of Parramatta Summary of proposal: Demolition of an existing warehouse and construction of an 8 to 10 storey residential flat building development comprising 240 apartments including 24 (10%) affordable housing dwellings. No of dwellings (indicative): 240 Concurrent rezoning: Yes	The HDA: • Did not recommend this project be declared SSD under the HDA pathway. • Noted the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ 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 the deferred VPA matter should be resolved with Parramatta Council prior to the resubmission of any further EOIs. • Noted there are no member conflict of interests.
7.	369090 - <u>361–365 North Rocks Road, North Rocks</u> - EG Funds Management Pty Ltd LGA: Council of the City of Parramatta Summary of proposal: Concept development for 1,375 dwellings. Stage 1 to include 144 residential dwellings (22 townhouses & 122 apartments). Affordable housing to be confirmed, up to 25 dwellings in perpetuity. No of dwellings (indicative): 1375 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 ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well-located ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ 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 uplift sought via PP-2021-3049 through a development application submitted to Council. A merit assessment can consider the appropriateness of the proposed uplift. • Noted there are no member conflict of interests.
8.	375693 - <u>31-39 Ryedale Road, West Ryde</u> - Scion LGA: Council of the City of Ryde	The HDA: • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act

No.	Description	Record of Briefing
	Summary of proposal: Shop top housing development of 26 storeys for 126 dwellings with 10% affordable housing, 5% in perpetuity and 5% for 15 years. No of dwellings (indicative): 126 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 noting the proposal includes significant height variation, proposing a total height of 90.2m where the current height of building control for the site is 23m, 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. The Department will work with the proponent to determine an approach to affordable housing that reflects the expectation

No.	Description	Record of Briefing
		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.
9.	369052 - <u>26 & 28 McFarlane Street, Merrylands</u> - Cumberland City Council LGA: Cumberland Council Summary of proposal: Construction of a 63 storey shop top housing development with 761 dwellings and 122 dwellings to be dedicated to affordable housing over various tenure periods. No of dwellings (indicative): 761 Concurrent rezoning: Yes	The HDA: Did not recommend this project be declared SSD under the HDA pathway Noted the reasons for the HDA recommendation: - The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: - Objective 2: Identify projects that can be assessed quickly - Criteria 2.1: Largely consistent with development standards - Criteria 2.2: Positive commitment to commence - Objective 4: Optional Concurrent Spot Rezoning - Criteria 4.1: Significant changes to development standards - Criteria 4.2: Proposal has strategic merit Noted there are no member conflict of interests.
10.	374511 - <u>381 & 391 Liverpool Road, Ashfield</u> - Jedena Pty Ltd LGA: Inner West Council Summary of proposal: Demolition of the existing structures and construction of a residential flat building development comprising two x 10 storey buildings delivering 115	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

No.	Description	Record of Briefing
	dwellings. 15% affordable housing for 15 years. No of dwellings (indicative): 115 Concurrent rezoning: Yes	▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ 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 SSD pathway, or a Development Application following the finalisation of Inner West Council's 'Our Fairer Future Plan'. A merit assessment through these pathways can consider the appropriateness of the proposed uplift. • Noted there are no member conflict of interests.
11.	369538 - <u>45-47 Hercules St, Dulwich Hill</u> - QTHL Future Fund Pty Ltd LGA: Inner West Council Summary of proposal: Residential building with ground floor shop consisting of 108 dwellings. 15 storeys. Proposed R4 zoning. 17% affordable housing (15% for 15 years and 2% in perpetuity). No of dwellings (indicative): 108 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 Rezoning ▪ 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
12.	376628 - <u>69, 71-73 Werona Avenue, Gordon</u> - Rudder Development c/o Gyde Consulting LGA: Ku-ring-gai Council Summary of proposal: The proposal involves a shop top housing development containing an 18 storey residential tower. The development will contain 106 dwellings including 20% as affordable housing (5% to be provided in perpetuity and 15% to be provided for 15-years). No of dwellings (indicative): 106 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 Rezoning ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.
13.	377945 - <u>39-43, 45 Longueville Road & 26, 28, 30 Kara Street, Lane Cove North</u> - Paro Planning Pty Ltd LGA: Lane Cove Municipal Council Summary of proposal: Two residential flat buildings (20 and 9-storeys) comprising 222 dwellings including 10% of the residential floor area above the base FSR as affordable housing in perpetuity. No of dwellings (indicative): 222 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

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		the proposal includes a significant height variation, proposing a total height of 64m 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 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.
14.	318767 - <u>448-460 Pacific Highway & 69 Nicholson Street, St Leonards</u> - Casella / The Quarter St Leonards Pty Ltd LGA: Lane Cove Municipal Council Summary of proposal: Two shop top housing developments including a 52-storey tower (corner of Oxley St and Pacific Highway) and a 19-storey tower (fronting Nicholson St) comprising 625 dwellings including 10% of the	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

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	residential GFA as affordable housing in perpetuity. No of dwellings (indicative): 625 Concurrent rezoning: Yes	▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.
15.	313207 - <u>40 Oxley Street, St Leonards</u> - Investa LGA: Lane Cove Municipal Council Summary of proposal: Co-living development (22 storeys) comprising 401 dwellings including 15% as affordable housing in perpetuity. No of dwellings (indicative): 401 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 Rezoning ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.
16.	374244 - <u>145A & 147 Raglan Street & 15, 17, 19, 21, 23, 25, 27 Muston Street, Mosman</u> - Mondo Developments Pty Ltd LGA: Mosman Municipal Council Summary of proposal: An 8 storey residential flat building comprising approx. 110 dwellings with 15% of the	The HDA: • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.

No.	Description	Record of Briefing
	dwellings dedicated to affordable housing (5% in perpetuity and 10% for 15 years). No of dwellings (indicative): 110 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 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.
17.	373897 - <u>1, 3, 5, 7, 9, 11, 13 & 15 Ourimbah Road, 10, 12 Heydon Street, Mosman</u> - Chem Property / Perifa LGA: Mosman Municipal Council Summary of proposal: The proposal is for a residential flat building comprising approx. 120 dwellings with 5% of the dwellings dedicated to affordable housing in perpetuity. The	The HDA: • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: ◦ The proposal adequately satisfies the objectives and criteria of the HDA EOI.

No.	Description	Record of Briefing
	proposal also seeks a concurrent rezoning to amend the Mosman LEP to facilitate a maximum building height of 28.6m and FSR of 3.17:1. No of dwellings (indicative): 120 Concurrent rezoning: Yes	• Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that noting the proposal includes significant height variation, proposing a total height of 28.6m where current height of building controls for the site are 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 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
18.	378759 - <u>170, 172 Cardiff Road & 27 Nerigai Close, Elmore Vale</u> - Palmer Bruyn LGA: Newcastle City Council Summary of proposal: The proposal is for 100 semi-detached and detached dwellings including strata subdivision. No of dwellings (indicative): 100 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 1: Deliver more homes within a five year horizon ▪ Criteria 1.2: Development is State significant ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1 Well- located ▪ Criteria 3.2: Well serviced ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.
19.	379007 - <u>18 Gordon Avenue, Hamilton</u> - Paro Planning Pty Ltd LGA: Newcastle City Council Summary of proposal: A single residential flat building of nine storeys comprising 43 dwellings including 15% of the total residential floor area as affordable housing for 15 years. No of dwellings (indicative): 43	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 1.2: Development is State significant

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1 Well-located ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.
20.	376680 - <u>90-94 Hannell Street, Wickham</u> - Diverse Property Co P/L, C/- Gyde Consulting LGA: Newcastle City Council Summary of proposal: Construction of two shop top housing towers (30 storeys each) comprising 318 apartments including 5% as affordable housing with 50% dedicated in perpetuity and 50% for 15 years No of dwellings (indicative): 318 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

No.	Description	Record of Briefing
		variation, proposing total heights of 120m where current height of building controls for the site are 10m, 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.
21.	377875 - <u>257, 261, 263 Military Road, Cremorne</u> - Platino Properties Pty Ltd LGA: North Sydney Council Summary of proposal: Shop top housing in a 20-storey building comprising approx. 129 dwellings and ground floor retail with 5% of the dwellings dedicated to affordable housing 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. • 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
	No of dwellings (indicative): 129 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 noting the proposal includes significant height variation, proposing a total height of 65m where the current height of building control for the site is 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. • 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.
22.	311626 - <u>238-242 Pacific Highway, 1 Bruce Street & 47-49 Sinclair Street, Crows Nest</u> - Greatland Properties Pty Ltd	The HDA: • Did not recommend this project be declared SSD under the HDA pathway

No.	Description	Record of Briefing
	LGA: North Sydney Council Summary of proposal: Two shop top housing towers (8 and 24-storeys) comprising 200 dwellings including 3% (for the 8-storey tower) and 8% (for the 24-storey tower) of residential GFA as affordable housing in perpetuity with a further additional 15% affordable housing for 15 years. No of dwellings (indicative): 200 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 ▪ Criteria 2.1 Largely consistent with development standards ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ 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 Transport Oriented Development Accelerated Precinct SSD pathway. A merit assessment can consider the appropriateness of the proposed uplift. • Noted there are no member conflict of interests.
23.	376994 - <u>21 Eastbank Avenue & 8, 22 Homestead Avenue, Collaroy</u> - The Salvation Army (NSW) Property Trust LGA: Northern Beaches Council Summary of proposal: Concept Approval for 388 seniors housing independent living units with 2-3% affordable housing to be operated by The Salvation Army. Stage 1 will comprise the construction of two buildings for a total of 102 units. No of dwellings (indicative): 102	The HDA: • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: ◦ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that noting the proposal includes significant height variation, proposing a total height of 39m where the current height of building control for the site is 8.5m, 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 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.
24.	378753 - <u>16-20 Fisher Road, 5 & 13 Redman Road, Dee Why</u> - Urban Property Group	The HDA: • Did not recommend this project be declared SSD under the HDA pathway

No.	Description	Record of Briefing
	LGA: Northern Beaches Council Summary of proposal: 200 Dwellings including 15% affordable housing for 15 years or 3% in perpetuity, 18 storeys with ground floor commercial, delivered as a mid-rise podium with residential above. No of dwellings (indicative): 200 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 ▪ Criteria 3.1: Well-located - free of specific environmental hazards ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.1: Significant changes to development standards • Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including pursuing the approved HDA SSD pathway from EOI 255405. • Noted there are no member conflict of interests.
25.	378039 - <u>15-21 Sturt Street & 419 Anzac Parade, Kingsford</u> - ABC Planning Pty Ltd LGA: Randwick City Council Summary of proposal: Construction of an 18-storey residential flat building containing 124 dwellings, with 15% of residential GFA dedicated to affordable housing over an unknown tenure. No of dwellings (indicative): 124 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 noting the proposal includes significant height variation, proposing a total height of 60m 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, including reduction to respond to the Sydney (Kingsford Smith) International Airport’s Obstacle Limitation Surface (51m) and overshadowing impacts to any public open space in consultation with the Department, through the merit assessment process, which will determine the final height of the proposal. • 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.
26.	326163 - <u>25-27 Short Street, Homebush</u> - P & D Legal Pty Ltd LGA: Strathfield Municipal Council	The HDA: • Did not recommend this project be declared SSD under the HDA pathway

No.	Description	Record of Briefing
	Summary of proposal: The proposed development involves the erection of a residential flat building providing 117 apartments within a 23 storey tower with 10% affordable housing for 15 years. No of dwellings (indicative): 117 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 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.
27.	352442 - <u>26, 27, 28 Loftus Crescent, Homebush</u> - Loftus Holden Pty Ltd c/o Keylan Consulting LGA: Strathfield Municipal Council Summary of proposal: The proposal involves a 28-storey residential flat building, including a four-storey podium element facilitating car parking, within the Homebush Accelerated TOD Precinct. No of dwellings (indicative): 167 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 Rezoning ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.
28.	374124 - <u>84, 86 Park Road, 117-119, 125,129 Parramatta Road & 52,54 Powell Street, Homebush</u> - Arriva LGA: Strathfield Municipal Council Summary of proposal: The proposed development is for a mixed-use shop top housing development, comprising of approximately 459 built-to-rent	The HDA: • Did not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ◦ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly

No.	Description	Record of Briefing
	dwellings across 2 towers, up to 34 storeys (approx. 119m) with 15% affordable housing (5% in perpetuity, 10% for 15 years). A full-line supermarket and commercial uses. A four-way publicly accessible through-site link connecting Parramatta Road, Underwood Road and both sides of Powell Street. No of dwellings (indicative): 459 Concurrent rezoning: Yes	▪ 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.
29.	373146 - <u>29-31 & 33-35 Burdett Street & 14 May Street, Hornsby</u> - Arara Properties Pty Ltd LGA: The Council of the Shire of Hornsby Summary of proposal: Construction of a 13 storey (42m) residential flat building with 151 apartments, along with an area retained for the existing tenants. To contain 15% of residential apartment GFA dedicated to affordable housing for 15 years No of dwellings (indicative): 151 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 Rezoning ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.
30.	373381 - <u>45-47, 49, 51, 53 Albert Street, Hornsby</u> - Arara Properties Pty Ltd	The HDA:

No.	Description	Record of Briefing
	LGA: The Council of the Shire of Hornsby Summary of proposal: Construction of a 16-storey residential flat building development, containing 200 dwellings with 15% of residential GFA dedicated to affordable housing for 15 years. No of dwellings (indicative): 200 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 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 2.5: Has addressed any previously refused proposal ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.3: Positive commitment to affordable housing ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.
31.	373335 - <u>58-60 Albert Street, Hornsby</u> - Arara Properties Pty Ltd LGA: The Council of the Shire of Hornsby Summary of proposal: Construction of a 16-storey seniors housing development, containing 80 independent living units with 15% of total GFA (12 units) dedicated to affordable housing for 15 years.	The HDA: • Did not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ◦ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 1: Deliver more homes within a five year horizon

No.	Description	Record of Briefing
	No of dwellings (indicative): 80 Concurrent rezoning: Yes	- Criteria 1.2: Development is State significant - Objective 2: Identify projects that can be assessed quickly - Criteria 2.1: Largely consistent with development standards - Criteria 3.1: Well-located - Criteria 3.3: Positive commitment to affordable housing - Objective 4: Optional Concurrent Spot Rezoning - Criteria 4.1: Significant changes to development standards - Criteria 4.2: Proposal has strategic merit Noted there are no member conflict of interests.
32.	375692 - <u>9 Grand Parade, Casuarina</u> - Andary Capital Investments Pty Ltd LGA: Tweed Shire Council Summary of proposal: Shop top housing comprising 60 dwellings including 15% provided as affordable housing for 15 years. No of dwellings (indicative): 60 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, proposing total heights of 22m where current height of building controls for the site are 13.6m, 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.
33.	376158 - <u>179-191 New South Head Road, Edgecliff</u> - Ingham Planning Pty Ltd LGA: Woollahra Municipal Council Summary of proposal: Construction of a 27 to 30 storey shop-top housing development, with commercial premises on the lower levels and 100 residential dwellings. To provide 5% of	The HDA: • Deferred consideration of this proposal until after the exhibition of the Edgecliff Woollahra Precinct state-led rezoning proposal. • Noted that DPHI will contact the applicant. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
	residential GFA in perpetuity, paid as a monetary contribution. No of dwellings (indicative): 100 Concurrent rezoning: Yes	
34.	368878 - <u>599-603 Old South Head Road, Rose Bay</u> - Urban DC Pty Ltd LGA: Waverley Council Summary of proposal: Proposal to redevelop site for a 7-8 storey residential flat building, which will deliver a minimum 100 dwellings, including 5% of the residential yield as affordable housing in perpetuity. No of dwellings (indicative): 100 Concurrent rezoning: Yes	The HDA: • Did not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ◦ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well-located - good access to transport and services and free of specific environmental hazards ▪ Criteria 3.3: Positive commitment to affordable housing ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.
35.	376676 - <u>1-5 The Avenue & 443-445 Old South Head Road, Rose Bay</u> - Orosi Architecture Pty Ltd LGA: Waverley 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 one 15-storey shop-top housing tower, and one 9-storey residential flat building that is interconnected by a 4-storey form between the two buildings (containing 124 dwellings). 15% of residential GFA to be dedicated to affordable housing over 15 years. No of dwellings (indicative): 124 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 Rezoning ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.
36.	376004 - <u>11, 15, 17, 19, 21, 23, 25, 27, 27A, 29, 31 Hamilton Street & 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56 Dover Road, Rose Bay</u> - Hewlett Property Rose Bay Pty Ltd & Perifa Pty Ltd LGA: Woollahra Municipal Council Summary of proposal: Construction of three residential flat building / shop-top housing buildings, with a maximum height ranging from 8 to 12 storeys and 433 dwellings. To contain 5% of residential GFA dedicated to affordable housing in perpetuity. No of dwellings (indicative): 433 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 noting the proposal includes a significant height variation, proposing a total height of 44m where the current height of building control for the site is 22-24m, 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 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.



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

 Chair: Simon Draper Date: 19/8/2026	 Member: Kiersten Fishburn Date: 20/08/2026	 Member: Tom Gellibrand Date: 20/08/2026
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**DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE
(DPHI)**

HOUSING DELIVERY AUTHORITY (HDA) BRIEFING

18 AUGUST 2026

PARTICIPANTS:

HDA MEMBERS:

Simon Draper
Kiersten Fishburn
Tom Gellibrand

OTHER:

Michael Coutts-Trotter

DPHI STAFF:

Madeleine Thomas
Monica Gibson
Ben Lusher
Tom Loomes
Jessica Farrell
Kate McKinnon
Jemima Royall
Tim Mahoney
Angela Kenna
Connor Burke

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

Simon Draper: OK, we've just had a HDA meeting on the 18th of August, and I think we've considered 36 EOIs today. I'll just run through them.

Kiersten Fishburn: Simon, before you just run through them, can I just make a general comment about recommendations for alternate pathways. Because there's been a number where our commentary will be that we recommend proponents to use alternative pathways.

Just to make it clear that when we're making that recommendation, that still allows proponents to seek variation provisions for reasonable uplift. So it doesn't rule out some potential uplift, potentially not necessarily to the scale that has been proposed. There seems to be a general misunderstanding that the only way to seek an uplift or a variation is through the HDA. That's not the case. Proponents can do it through the other alternative SSD pathways. So just to make that clear.

Simon Draper: Yeah, when they've already got –

Kiersten Fishburn: When they've already got a SSD pathway.

Simon Draper: For an SSD, yes. OK, thanks Kiersten for the clarification. So EOI 379180 is not recommended.

Kiersten Fishburn: This is in a rural zoned area for primary production and is not well located.

Simon Draper: 339800 is not recommended.

Kiersten Fishburn: This is a great example of what I was talking about. There's a TOD SSD pathway that is available to this proponent, and they are able to seek a reasonable variation through that.

Simon Draper: 349206 is not recommended.

Kiersten Fishburn: As per the previous one, they can use the TOD SSD pathway.

Simon Draper: 374509 is not recommended.

Kiersten Fishburn: This is an area where the LMR controls have been set to a scale that is appropriate for the local area, and we suggest that the proposal should sit within the LMR controls.

Simon Draper: 347741 is not recommended.

Kiersten Fishburn: This is again somewhere which is a great site for development. We

suggest the proponent uses the available TOD SSD pathway, and looks at the recent controls which have been set as part of the key site provisions.

Simon Draper: I think part of the consideration here is that there's potentially a greater development uplift available.

Kiersten Fishburn: Greater uplift and public benefit for the use of, for the delivery of public park.

Simon Draper: 318431 is not recommended.

Kiersten Fishburn: Yeah, the panel noted the very advanced state of the VPA negotiations with Parramatta City Council. Rather than intrude at this point in time when that VPA is getting close to being finalised, we suggest that that is completed and once resolved, should the proponent wish to pursue the HDA pathway, they could submit that.

Simon Draper: Yeah. 369090 is not recommended.

Kiersten Fishburn: This has been an area where significant planning work has been undertaken over many, many years. The planning proposal was only finalised a few months ago, so this year, and that set contemporary controls. Rather than re-prosecute planning controls that have been worked on for many, many years, we suggest that the proponent use the existing controls, and then they will be able to deliver more quickly than restarting the proposal again.

Simon Draper: 375693 is recommended for declaration.

369052 is not recommended.

Kiersten Fishburn: Noting that Council is the applicant to this proposal, Council is able to use their own existing pathways to manage this, we suggest that is most appropriate.

Simon Draper: 374511, not recommended.

Kiersten Fishburn: There is an infill affordable housing pathway that would be available for this proponent, which is the most appropriate and will be the fastest for them to get materially the same outcome that they've been looking for.

Simon Draper: 369538 is not recommended.

Kiersten Fishburn: This is currently areas which are under consideration through state-led rezoning, which will set the contemporary controls for the area.

Simon Draper: 376628 is not recommended.

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

Simon Draper: 377945 is recommended for declaration.

318767 is not recommended.

Kiersten Fishburn: This is inconsistent with the TOD accelerated precinct controls. Noting that the proponent has a previous HDA declaration, which is much more in line with those controls, they are able to rely on that declaration.

Simon Draper: 313207 is not recommended.

Kiersten Fishburn: This is co-living proposed in a commercial core area, which is not consistent with the HDA criteria.

Simon Draper: 374244 is recommended for declaration.

373897 is recommended for declaration.

378759 is not recommended for declaration.

Kiersten Fishburn: This is a site with significant environmental constraints. Proposed is already borderline yield, taking into consideration those constraints it would be definitely under yield.

Simon Draper: 379007 is not recommended.

Kiersten Fishburn: This is below yield.

Simon Draper: 376680 is recommended for declaration.

377875 is recommended for declaration.

311626 is not recommended for declaration.

Kiersten Fishburn: There's an existing TOD SSD pathway that is available to the proponent.

Simon Draper: 376994 is recommended for declaration.

378753 is not recommended for declaration.

Kiersten Fishburn: The proponent has a previous declaration that is consistent with scale and the local environment, and we suggest they rely on that. The proposal as it stands for this declaration would be extremely complex to assess and undertake, and would fall outside the HDA timeframe.

- Simon Draper: 378039 is recommended for declaration.
326163 is not recommended.
- Kiersten Fishburn: This application has an existing TOD SSD pathway.
- Simon Draper: 352442 is not recommended.
- Kiersten Fishburn: There is an existing TOD SSD pathway that can be used.
- Simon Draper: 374124 is not recommended.
- Kiersten Fishburn: There is an existing TOD SSD pathway available for this proponent.
- Simon Draper: 373146 is not recommended.
- Kiersten Fishburn: This is inconsistent with recent strategic planning, noting that that also took into account environmental constraints in the area as well.
- Simon Draper: 373381 is not recommended.
- Kiersten Fishburn: This is inconsistent with recent strategic planning which looked at site context and environmental constraints.
- Simon Draper: 373335 is not recommended.
- Kiersten Fishburn: This proposal is below yield.
- Simon Draper: 375692 is recommended for declaration.
376158 we are proposing to defer.
368878 is not recommended.
- Kiersten Fishburn: This is an area that has the LMR controls, which are considered the most appropriate for the site and scale of the surrounding environment.
- Simon Draper: 376676 is not recommended.
- Kiersten Fishburn: This is a complex site with a number of constraints that would need to be considered. Due to that complexity, it would not be able to be considered in the timeframe for the HDA. Suggest that the proponent work through it with Waverley Council.
- Simon Draper: 376004 is recommended. That's all the EOIs considered today.
- Kiersten Fishburn: On behalf of the Department, Simon, can I thank you for your

excellent chairing. You will be missed.

Simon Draper: Thank you very much. It's been a pleasure.

Kiersten Fishburn: Thank you. We'll miss you.

[End of recorded material at 00:08:29]