

NSW GOVERNMENT HOUSING DEVELOPMENT AUTHORITY (HDA) DECLARATION OF STATE SIGNIFICANT DEVELOPMENTS February 2025 to 23 June 2026

To date **507** applications have been declared for SSD out of **1164** applications for a total **162,639** dwellings.

The deliberations have been over approximately 38 hours of meeting time since 7 February to 29 April 2026 approximately 2 hours per meeting.

7 February 2026: 12 applications (out of 28 considered) declared for SSD for 6855 dwellings

19 February 2026: 22 applications (out of 30 considered) declared for SSD for 9983 dwellings

7 March 2026: 19 applications (out of 32 considered) declared for SSD for 8578 dwellings

24 March 2026: 19 applications (out of 38 considered) declared for SSD for 5630 dwellings

4 April 2026: 12 applications (out of 30 considered) declared for SSD for 4059 dwellings

15 April 2026: 8 applications (out of 20 considered) declared for SSD for 2292 dwellings

2 May2026: 18 applications (out of 47 considered) declared for SSD for 5072 dwellings

16 May2026: 15 applications (out of 30 considered) declared for SSD for 6040 dwellings

2 June 2026: 16 applications (out of 41 considered) declared for SSD for 7026 dwellings

23 June 2026: 20 applications (out of 46 considered) declared for SSD for 4812 dwellings

15 July 2026: 28 applications (out of 50 considered) declared for SSD for 10,014 dwellings

8 August 2026: 29 applications (out of 46 considered) declared for SSD for 9,079 dwellings

29 August 2026: 29 applications (out of 47 considered) declared for SSD for 11,617 dwellings

16 September2026: . 21 applications (out of 39 considered declared for SSD for 4,352 dwellings

10 October 2026: 19 applications (out of 43 considered) declared SSD for 7,386 dwellings

27 October 2026: 12 applications (out of 32 considered) declared SSD for 3,136 dwellings

5 December 2026: 11 applications (out of 21 considered) declared SSD for 3743 dwellings

9 December 2026: 6 applications (out of 21 considered) declared SSD for 739 dwellings

17 February 2026: 21 applications (out of 56 considered) declared SSD for 8,691 dwellings

13 March 2026: 12 applications (out of 31 considered) declared SSD for 2,873 dwellings

31 March 2026: 15 applications (out of 39 considered) declared SSD for 4,517 dwellings

29 April 2026: 10 applications (out of 34 considered) declared SSD for 2,969 dwellings

27 May 2026: 22 applications (out of 39 considered) declared SSD for 6,924 dwellings

15 June 2026: 17 applications (out of 65 considered) declared SSD for 3,573 dwellings

22 June 2026: 61 applications (out of 114 applications) declared SSD for 14,515 dwellings

23 June 2026: 33 applications (out of 137 applications) declared SSD for 8,164 dwellings

TOTAL: 162,639 dwellings recommended as SSDs in 15 months for 507 applications or an average of 350 dwellings per application

A.9 Ku-ring-gai State Significant Developments considered at the HDA 17 February 2026 meeting:

1. 732- 736 Pacific Highway and 2 Bushlands Avenue GORDON – Mackenzie Architects International P/L 110 dwellings (including 15% affordable) **NOT Recommended**
2. 1a and 1-7 Carlotta Avenue GORDON - Uniting Church Gordon – Uniting Church NSW - 300 dwellings (including 10% affordable) **YES Recommended**
3. 2,2a,4,6,8,10,12,14,14a and 18 Orinoco Street and 16,18,22,24&26 Livingstone Avenue PYMBLE – Orinoco Livingstone Island -386 dwellings – **YES recommended**
4. 19-21 Dumaresq Street GORDON – DPG Projects P/L – 166 dwellings (including 15% affordable) -**NOT Recommended**
5. 12-20 Wolseley Road LINDFIELD – Paro Consulting- 121 dwellings (including 5% affordable) **YES Recommended**

6. 802-808 Pacific Highway, 788a Pacific Highway, 786- 788 Pacific Highway, 784 Pacific highway and 767 Pacific Highway GORDON– Charter Hall P/L – 33 storeys – 809 dwellings **YES** Recommended
7. 3,5,7 Maples Avenue and 27,29 &31 Werona Avenue KILLARA -URBIS Ltd – 200 dwellings (including 2% affordable) **NOT** Recommended
8. 23 Karranga Avenue KILLARA – Hapday Holdings P/L on behalf of Macquarie Health Corporation - 150 dwellings (including 17% affordable) **NOT** Recommended
9. 24- 26 Park Avenue and 14,16,18&20 Rosedale Road GORDON – Colin Harrison and Cameron Gray – 118 dwellings (including 15% affordable) – **NOT** recommended

Number of dwellings recommended by the HDA for Ku-ring-gai at the **17 February 2026** meeting = **1,646** new dwellings.

B. At the **17 June 2026** meeting **3** applications were considered by the HDA for Ku-ring-gai

1. 105 Eastern Road and 45-47 Tennyson Road Turramurra – Winston Langley Pty Ltd -104 dwellings including 5%-10% affordable (5-6 storeys with ground floor commercial) **YES** recommended.
2. 103 Killeaton Street St Ives – Mackenzie Architects International Pty Ltd - 100 dwellings and 15% affordable (12 storeys) (40m) **NOT** recommended but alternate pathway
3. 6-12 Nulla Nulla Street Turramurra – CPDM Pty Ltd – 103 dwellings including 15% affordable (12 Storey RFB) **NOT** recommended but alternate pathway

Number of dwellings recommended **104** at the **15 June 2026** meeting.

C. At the **22 June 2026** meeting **6** EOI for assessed for SSDs by the HDA

1. 745-749,751,753,755,757,759 Pacific Highway Gordon p Hopston Pty Ltd & Rovec Pty Ltd - 150 apartments (24 Storeys) **NOT** recommended but an alternate SSD pathway.
2. 23-257 Pacific Highway Lindfield – Fieldland Holdings Pty Ltd – 246 apartments **NOT** recommended but an alternate SSD pathway.
3. Units 1, 2,3,/25 Beaconsfield Road Lindfield – Mondo Development Pty Ltd -140 apartments including 10% affordable (9storeys) – **NOT** recommended but an alternate SSD pathway.
4. 2-12 Clive Street, 149 151 Boundary Road Roseville – Mackenzie Architects International Pty Ltd – 300 apartments including 45 co living apartments and 15% affordable (25 Storeys) NOT recommended but an alternate SSD pathway.

5. 5 Clanville, 7 Clanville Avenue Roseville – Paro Planning – 119 apartments including 55 affordable in perpetuity – **YES** recommended
6. 1541,1547, 1551, 1563,1565, Pacific Highway and 20,22, Woodville Avenue Wahroonga – Creative Planning Solutions – 187 apartments including 17% affordable (6-11 storeys) **NOT** recommended but an alternate SSD pathway

Number of dwellings recommended at the **22 June 2026** HDA meeting **119** including 5% in perpetuity.

D.At the **23 June 202**, **4** EOIs were assessed by the HDA for SSD for **0** additional dwellings.

1. 836 Pacific Highway, 1 McIntyre Street Gordon – Mackenzie Architects International Pty Ltd – 200 apartments including 12% affordable (25 Storeys) **NOT** recommended but an alternate SSD pathway.
2. 26-30 McIntyre Street Gordon – GYDE Consulting – 119 apartments including 15% affordable (21 storeys) **NOT** recommended but an alternate SSD pathway.
3. 9,11,15,17, Stanhope Road, 12, 14 Killara Avenue – Bora Urban – 100 apartments including 3% in perpetuity, (5 storey) **NOT** recommended but an alternate SSD pathway.
4. 1 Blythswood Avenue Warrawee – Mackenzie Architects International Pty Ltd – 110 apartments including 15 % affordable – **NOT** recommended but an alternated SSD pathway.

No additional apartments recommended on **23 June 2026** by the HDA.