

Housing Delivery Authority – EOI Submission Questions

This document outlines the questions applicants should expect when using the webform to submit an EOI to the Housing Delivery Authority (HDA) for major housing developments. This document is guidance only to assist in preparing information about your project. Submissions will only be accepted from the [online form at HDA](#).

The aim of this Housing Delivery Authority (HDA) expression of interest is to encourage and identify major housing proposals that will deliver homes within the 5-year National Housing Accord period enabling high-yield housing projects to be determined via a new SSD pathway.

The [EOI criteria \(PDF, 121 KB\)](#) are designed to:

- maximise the opportunities for well-located housing that can be quickly assessed and delivered
- support the objectives of the EOI process
- be clear, objective and consistently applied.

By submitting this form, you have read and agreed to the [privacy statement](#).

Proposal information

- Nominate the type of development:
 - State Significant Development only
 - State Significant Development and concurrent State Rezoning
- Address / Lot / DP as identified on the spatial viewer
- Local government area
- Please attach a map that clearly identifies the extent of the proposed site, including full street address(es) and all Lot and DPs. Should your application be successful, these details will be used to declare your project as SSD. A complete and accurate site description is therefore critical.
- Applicant company name
- Applicant first name
- Applicant last name
- Landowner/Developer name
- Contact first name
- Contact last name
- Contact phone
- Contact email
- Key environmental planning instrument (local environmental plan/state environmental planning policy) relevant to the proposed development
- Description of proposal
- Indicate number of dwellings

Application information

- To assist with issuing SEARs, is the development any of the following?
 - Designated development
 - Concept approval
 - Prohibited
- Is there an existing development consent, development application or planning proposal applying to the land?
 - Yes
 - No

- Provide details (DA/PAN/LEC/Rezoning Review or Planning Proposal number and/or link to portal)
- Provide details of how this proposal interacts with an existing consent, active development assessment or planning proposal
- If this project is an existing SSD application, provide the SSD reference number
- Have you made contact with the relevant council i.e. pre-lodgement meeting or discussion on infrastructure contributions regarding this development proposal?
 - Yes
 - No
- Provide details
- Provide details of any offsite infrastructure requirements associated with the development proposal

Development information

- What type of residential accommodation is the residential component of the development?
 - Multi dwelling housing
 - Residential flat building
 - Seniors housing
 - Shop top housing
 - Other
- Provide details
- Is the estimated development cost of the residential component:
 - Equal to or greater than \$60 million in the Greater Sydney region
 - Equal to or greater than \$30 million elsewhere
- What is the minimum estimated development cost of the residential component of your proposal?

Development detail

- Is this proposal currently prohibited by an environmental planning instrument but accompanied by a suitable rezoning proposal?
 - Yes
 - No
- Are you proposing to vary any applicable development standards?
 - Yes
 - No
- Provide percentage of proposed variation to a development standard(s) to be made under section 4.6
- Where greater than 20% variation is proposed, proposal should include a concurrent rezoning proposal
- Demonstrate capability to lodge application quickly – within 9 months of SEARs issued
- Demonstrate capability to commence development quickly – within 12 months of approval
- Demonstrate ownership or option to purchase for all land to which the proposal applies
- Demonstrate that contributions will be paid as per councils' existing contributions plans (or equivalent)
- Is the proposed development based on a previously refused proposal?
 - Yes
 - No
- Provide details of refused application (DA/PAN/LEC number and /or link to rezoning review or planning proposal in portal) and please provide details of how the proposal has addressed previous reasons for refusal

Well-located

- Proposal site has good access to transport and services:
 - Land is in an accessible area within Six Cities Region, excluding Shoalhaven City Council or Port Stephens Council, or
 - Elsewhere, land is within 800 m walking distance of land in a relevant zone, or
 - Other

Accessible area

Within the six cities accessible area means land within:

1. 800 m walking distance of –
 - a public entrance to a railway, metro or light rail station, or
 - for a light rail station with no entrance – a platform of the light rail station, or
 - a public entrance to a wharf from which a Sydney Ferries ferry service operates, or
2. 400 m walking distance of a bus stop used by a regular bus service, within the meaning of the Passenger Transport Act 1990, that has at least one bus per hour servicing the bus stop between –
 - 6 am and 9 pm each day from Monday to Friday, both days inclusive, and
 - 8 am and 6 pm on each Saturday and Sunday.

Relevant zone

E1, E2 or MU1 zones or an equivalent zone (PDF, 376 KB).

- Add any additional information about the proposed development site
- Is the proposed development site located on any of the following lands:
 - In an environmentally sensitive area of state significance as defined in the EP&A Regulation.
 - On bushfire prone land as designated by the Commissioner of the NSW Rural Fire Service under section 10.3 of the EP&A Act.
 - On land in a flood planning area as defined in the NSW Government’s Flood Risk Management Manual.
 - None of the above
- Add additional lands information

Well-serviced and affordable housing

- Demonstrate how the proposal has adequate capacity in enabling infrastructure such as water, sewer and access
- Demonstrate how the proposal will contribute to the supply of affordable housing (as defined in [s1.4\(1\) of the EP&A Act](#))

Concurrent Spot Rezoning

- Are you proposing a concurrent rezoning proposal?
 - Yes
 - No
- Please provide a summary of the rezoning proposal
- If you are proposing significant changes to development standards, are you intending to lodge a concurrent rezoning application?
 - Yes
 - No
- Provide details
- If the development is partially or entirely prohibited are you intending to lodge a concurrent rezoning application?
 - Yes
 - No
- Provide details

For more information visit the [State Significant Rezoning Policy](#).

- Is there anything else you would like us to know?

Political donation disclosure

- Have you or any person with a financial interest in this application made a reportable political donation?
 - Yes
 - No

If yes, please complete the [Political donations disclosure statement \(PDF, 43 KB\)](#) and email to hda@dphi.nsw.gov.au

For further guidance read the [Disclosure of political donations and gifts \(PDF, 133 KB\)](#).

Feedback

- How did you find this EOI form submission process?
 - Difficult
 - Good
 - Very good
 - Other
- Provide details

The information provided in this EOI is provided in good faith, and is complete and correct to the best of my knowledge

The Department will review this EOI application and share all information with the HDA for their consideration, the Department will be in touch should further information be required. It is requested that applicants not contact HDA members directly as this will potentially conflict members and limit their capacity to consider the EOI application.

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