

Advice on State and Regional Planning Significance of Development Proposed to be Declared State Significant Development

Introduction

S4.36 Development that is State significant development of the *Environmental Planning and Assessment Act 1979* (EP&A Act) allows the Minister (by planning order) to declare specific development on specified land to be State significant development but *'only if the Minister has obtained and made publicly available advice from the Independent Planning Commission (IPC) about the State or regional planning significance of the development'*

The IPC have delegated their decision advice function to the Housing Delivery Authority (HDA) for consideration and provision of advice for matters that have been submitted under an expression of interest (EOI) process undertaken by the HDA. The EOI process captures projects where an applicant has submitted a project addressing Housing Delivery Authority SSD criteria.

This purpose of this document is to set out advice for the Minister that all projects recommended to be declared as SSD under the HDA pathway have state significance.

HDA Advice

The HDA's SSD criteria specifies what a project needs to satisfy to be a major residential project of State significance. This includes development that meets the objectives to expedite approval and delivery of dwellings within the National Housing Accord period.

The objectives of the criteria are:

1. Identify high-yield housing proposals by focusing on known high-yield types of residential accommodation.
2. Identify housing projects that can be assessed and constructed quickly by focusing on more compliant, major housing proposals that can commence construction quickly.
3. Drive quality and affordable housing by focusing on housing development proposals that are well-located, have enabling infrastructure and contribute to affordable housing supply.
4. Complement the State Significant Rezoning Policy by providing a potential pathway for major housing proposals that are seeking concurrent rezoning.

The housing crisis and the Commonwealth's National Housing Accord places an onus on States and territories to deliver a set quantum of housing within the Accord period.

These Accord commitments necessitate a need for the NSW Government to prioritise the delivery of housing via a range of measure. This includes the declaration of development projects for State

assessment (HDA SSD pathway) to introduce timely and certain development outcomes and encourage additional projects that otherwise may not have been approved through existing approval pathways.

Meeting the Accord commitments and delivering housing to address an urgent shortfall is a State imperative and a matter of State significance.

The NSW Government has set up the HDA for the duration of the Accord period. The HDA has been tasked with establishing a State- led approval pathway that will lead to more homes being delivered to keep up with Sydney's growing population in response to the state's housing and cost of living crisis. This is a priority for the NSW Government.

As the HDA reviews and considers projects against the EOI objectives and criteria, it is making a determination as to whether a project has state significance. A recommendation from the HDA that a project be declared state significant development under the SSD HDA pathway is providing advice that a project has state significance in accordance with s4.36(3) of the EP&A Act.