

Housing Delivery Authority SSD criteria

About the HDA SSD process

The NSW Government is establishing a new Housing Delivery Authority (HDA) to boost housing supply and improve housing affordability across the state.

A new expression of interest process will be established for the HDA to recommend certain major housing proposals be declared as State significant development (SSD).

Aim and objectives for the HDA SSD process

The aim of this process is to encourage and identify major housing proposals and deliver more homes within the Housing Accord period¹ by assessing and determining high-yield housing projects through the SSD pathway.

Before a project submitted by way of EOI is recommended by the HDA to be declared SSD, EOIs will be assessed against criteria that accord with the objectives of this process.

Objectives

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 HDA will apply flexibility in their evaluation of proposals against the criteria with preference being given to projects which meet the criteria and could commence construction quickly.

¹ Under the Housing Accord, the NSW Government has committed to delivering 377,000 new well-located homes by June 2029.

HDA SSD criteria

The HDA will be responsible for assessing EOIs against the following criteria to determine whether residential development should be recommended to become SSD.

The criteria 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.

It is ultimately a matter for the HDA to be satisfied whether an EOI adequately addresses the criteria below, including an evaluation and any weighting of the criteria against each other determined by the HDA. The HDA may decide to recommend to the Minister that a particular proposal become SSD, if the HDA is satisfied that a particular development adequately addresses the following criteria.

Criteria	Element
Objective 1: Deliver more homes within the Housing Accord period	
Development is a type to deliver high yield housing	<p>The residential component of the development is a type of 'residential accommodation' including the following types of high-yield housing:</p> <ul style="list-style-type: none"> • multi dwelling housing • residential flat buildings • seniors housing • shop top housing.
Development is State significant	<p>Estimated development cost (EDC) of residential component of development is:</p> <ul style="list-style-type: none"> • more than (approximately) \$60m (approximately 100 or more homes) in the Greater Sydney Region • more than (approximately) \$30m (approximately 40 or more homes) elsewhere.
Objective 2: Identify projects that can be assessed quickly	
Largely consistent with development standards	Does not exceed applicable development standards by more than 20%.
Positive commitment to commence	Demonstrated capability to lodge application quickly - within 9 months of SEARs issued.
	Demonstrated capability to commence development quickly - within 12 months of approval.

Criteria	Element
Land tenure is secure	Demonstrated ownership or option to purchase for all land to which the proposal applies.
Utilises existing contribution schemes	Applicant demonstrates proposal will pay contributions as per councils' existing contributions plans (or equivalent).
Has addressed any previously refused proposal	Applicant positively addresses any reasons for refusal if development is based on a previously refused application.
Objective 3: Drive quality and affordable housing	
Well-located	<p>Proposal site has good access to transport and services as it is:</p> <ul style="list-style-type: none"> for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area – in an accessible area², or <p>for development on other land – within 800m walking distance of land in a relevant zone³.</p>
	<p>Proposal site is free of specific environmental hazards and constraints, by not being located:</p> <ul style="list-style-type: none"> in an environmentally sensitive area of State significance as defined in the EP&A Regulation. on bush fire prone land⁴. <p>on land in a flood planning area⁵.</p>
Well serviced	Applicant demonstrates that there is adequate capacity in enabling infrastructure such as water, sewer, access
Positive commitment to affordable housing	Proposal will contribute to the supply of affordable housing (as defined in s1.4(1) of the EP&A Act)
Objective 4: Optional Concurrent Spot Rezoning	
Significant changes to development standards or prohibited development will require a suitable concurrent rezoning proposal	For a proposal that exceeds applicable development standards (such as height or FSR controls) by more than 20% or is prohibited by an EPI, will need to be lodged in conjunction with a rezoning proposal.

² As defined in Schedule 10 of the Housing SEPP.

³ E1 Local Centre, E2 Commercial Centre and MU1 Mixed use.

⁴ As designated by the Commissioner of the NSW Rural Fire Service under section 10.3 of the EP&A Act

⁵ As defined in the NSW Government's [Flood risk management manual](#).