

# Housing Delivery Authority – EOI Submission Questions

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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 via the webform available on the [HDA website](#).

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## 1. Proposal information

- 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
- 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

## 2. Application information

- To assist with issuing SEARs, is the development any of the following?
  - Designated development

- Concept approval
- Prohibited
- Have you got an existing consent or development application or appeal applying to the land? Yes / No
  - Provide details (DA/PAN/LEC/Rezoning Review or Planning Proposal number and/or link to portal)
- 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.

### 3. 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 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?

### 4. 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 indicate intention to address previous reasons for refusal

## 5. 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

## 6. 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).

## 7. 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?