

# NSW Housing Delivery Authority

Community Briefing  
27 August 2025

# what is the housing delivery authority?

## fast track approvals for large residential projects

- evaluate expressions of interest
- HDA recommend to the Minister whether proposals should be state significant development (NSW Government assessed)
- enables concurrent rezoning and development approval... changing the controls while assessing a proposal
- SSD lodged within 9 months; assessed within 9 months; start construction within 1 year
- who is the HDA?:
  - Simon Draper, Secretary of the Premier's Department
  - Kiersten Fishburn, Secretary of the Department of Planning, Housing and Infrastructure
  - Tom Gellibrand, Chief Executive Officer of Infrastructure NSW

# why has it been created?

## action towards national housing accord

- NSW Housing Accord target: 377,000 dwellings July 2024 to July 2029
- National Planning Reform Blueprint
- NSW planning reforms
- speed up the delivery of new homes across greater Sydney and NSW
- to encourage construction to contribute to housing accord target

# HDA Process

## HDA expressions of interest and records

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-delivery-authority>

## SSD applications

<https://www.planningportal.nsw.gov.au/major-projects>



### 1. EOI lodged

Submit EOI online using the webform to outline the proposal and address the HDA criteria.



### 2. Department reviews

Department reviews EOI and prepares a briefing to support the HDA's evaluation.



### 3. HDA evaluates

- HDA evaluates EOI against relevant criteria.
- HDA provides advice and recommends to Minister projects that could be declared as a state significant.



### 4. Minister declares

Minister reviews HDA advice and declares proposals as state significant development.



### 5. Applicant lodges request for SEARs

- Projects that are eligible to receive Industry Specific SEARs will be issued SEARs within 7 days of submitting a SEARs request.
- Projects that require Project Specific SEARs will be issued SEARs within 28 days of submitting a SEARs request.
- For projects that include complex rezonings the Department will hold a Planning Focus Meeting which includes the applicant and council.



### 6. EIS (development application) lodged

Applicant lodges application with the Department (within 9 months of SEARs being issued).



### 7. Assessment and community consultation

The Department undertakes a merit assessment of the SSD/SSD with concurrent rezoning.

This includes each of the legislated SSD steps including public exhibition of SSD, and where applicable, concurrent rezoning detail.



### 8. Minister or delegate determines

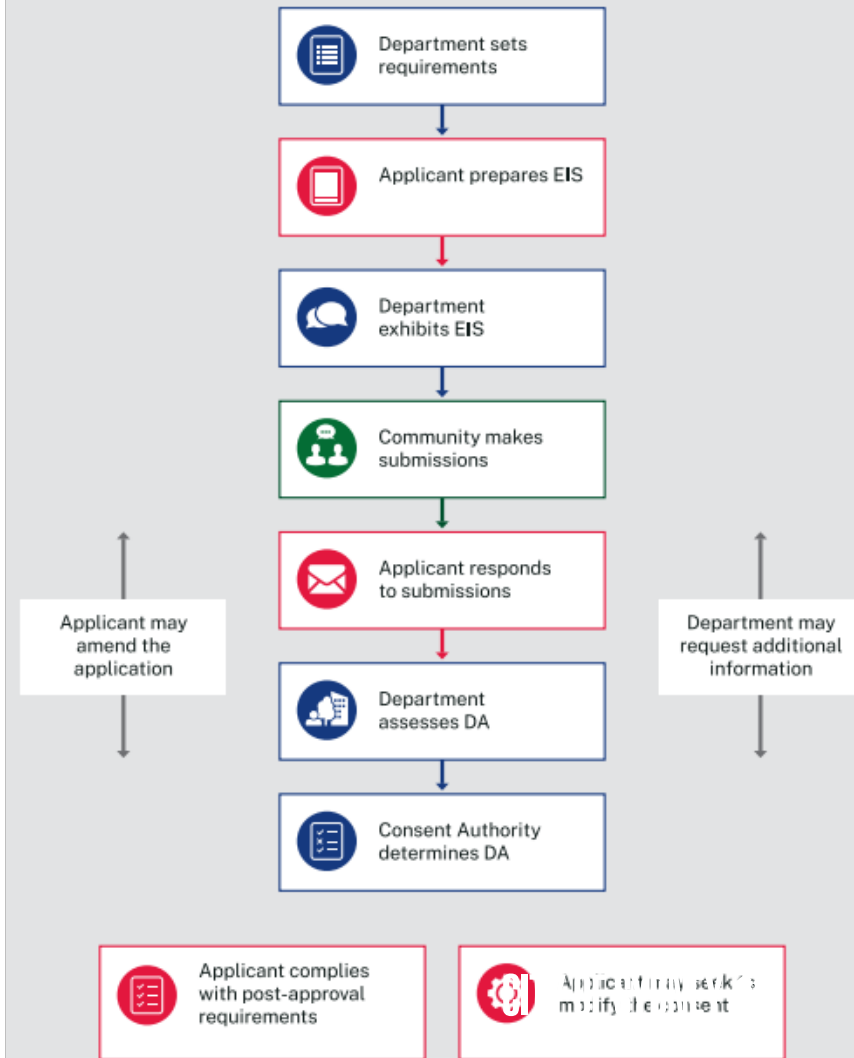
SSD and concurrent rezoning will be determined within an average of 275 days of the EIS being lodged.

# HDA criteria

- Objective 1: Deliver more homes within the Housing Accord period
  - residential flat buildings, seniors housing, shop top housing, university student housing
  - more than \$60m / 100 homes in Greater Sydney Region
- Objective 2: Identify projects that can be assessed quickly
  - commitment to construct; land tenure; contributions; addressed previous issues
- Objective 3: Drive quality and affordable housing
  - well located; well serviced; affordable housing
- Objective 4: Optional Concurrent Spot Rezoning
  - more than 20% above controls; strategic merit (but in many cases 50% is requested)

# state significant development (SSD)

- important to the State for economic, environmental or social reasons
- a type of development over a specific size, in an environmentally sensitive area or will exceed capital value
- determined by Minister for Planning (or delegate) or Independent Planning Commission – not councils



# HDA in the City of Sydney (22/8/25)

- 20 expressions of interest
- 10 declared for Housing Delivery Authority SSD pathway
- 1 declared for investigation for alternative SSD pathway
- 9 of 11 declared projects have concurrent rezoning
- ~4,450 dwellings (expression of interest TBC after assessment)
- 9 not declared

# declared project

## 881-885 Bourke Street, Waterloo

- SSD and rezoning
- approx 600 residential apartments
- build-to-rent including affordable housing
- change height and floor space ratio
- existing registered voluntary planning agreement with the City
- existing concept DA from City

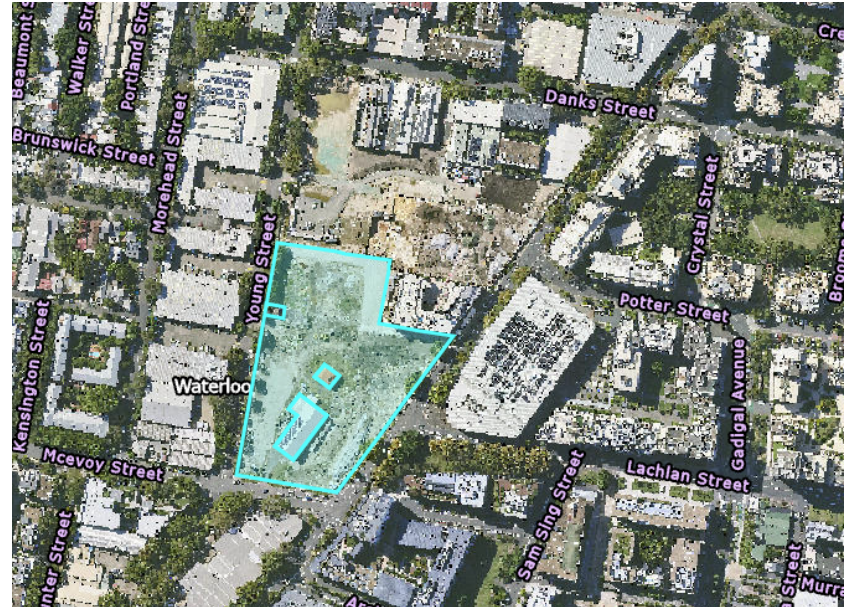




# declared project

## 903-921 Bourke Street and 3 McEvoy Street, Waterloo

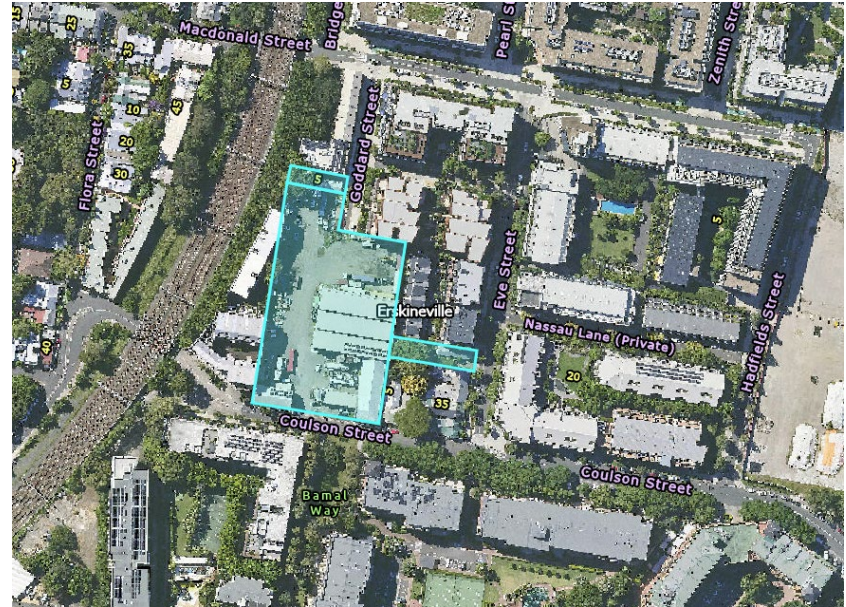
- SSD and rezoning
- increase 7 storey buildings to 12 storeys
- increase 11 storey building to 15 storeys
- increase 20 storey tower to 26 storeys
- 576 dwellings (200 additional)
- 91 affordable housing units for 15 years
- existing DA and registered voluntary planning agreement with the City



# declared project

7-19 Coulson St, 5 Goddard St, and 23 Eve St, Erskineville

- SSD only
- 4 residential flat buildings and two terrace houses totalling
- approx 160 dwellings
- adaptive reuse of heritage building for commercial
- existing DA and registered voluntary planning agreement with the City



# declared project

960A Bourke St, 6 Geddes Ave and 411 Botany Road, Zetland

- SSD and rezoning
- Green Square Town Centre
- up to 1,200 units
- 9 buildings
- existing DA and planning agreement

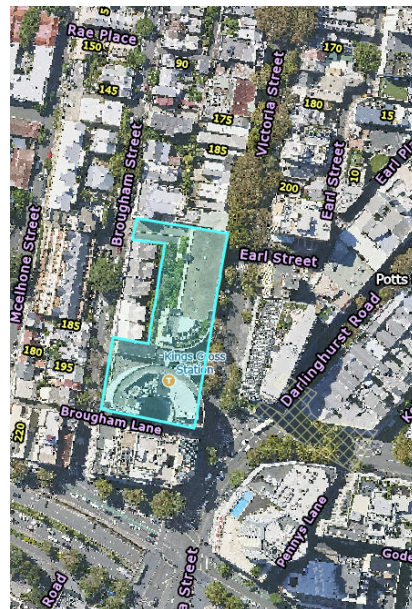




# declared project

## 203-225 Victoria Street, Potts Point

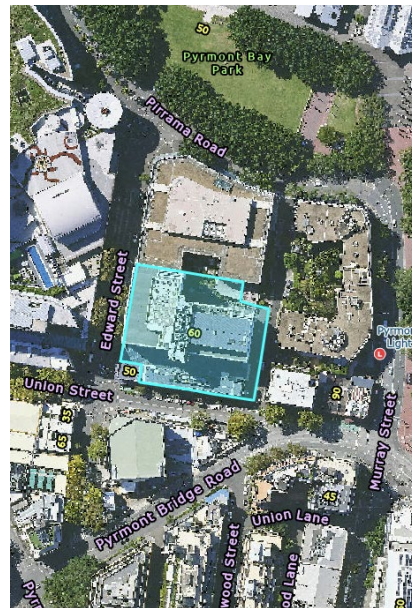
- SSD and rezoning
- removing visitor accommodation
- 200 dwellings
- above Kings Cross train station, including station entry upgrades
- unspecified key worker dwelling allocation



# declared project

## 60 Union St, Pyrmont

- SSD and rezoning
- re-use of existing commercial building
- retention of +13,500m<sup>2</sup> commercial space
- addition of 9 storeys
- 170 dwellings
- 17.5% new affordable housing



# declared project

## 13A-29 Union Street, Pyrmont

- SSD and rezoning
- shop top housing
- 200 dwellings
- 10-15% affordable dwellings

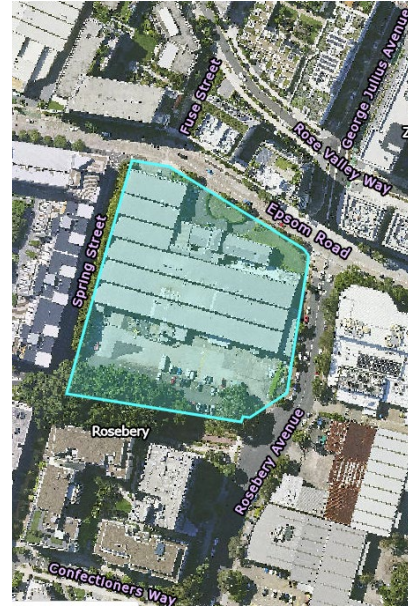




# declared project

## 1-3 Rosebery Avenue, Rosebery

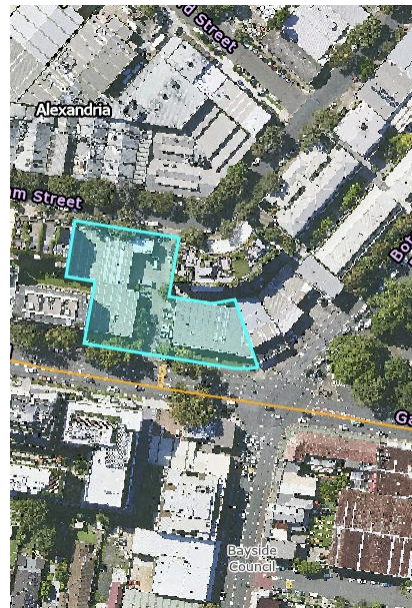
- SSD and rezoning
- adaptive reuse of heritage items
- supermarket and retail
- 266 dwellings with 5% affordable housing for 15 years
- max building height of ~36m
- HDA advice:
  - affordable housing should be closer to 10%
  - future assessment may result in reduced yield
  - need to address the LEP retail provisions



# declared project

## 444-450 Gardeners Road, Alexandria

- SSD only
- 120+ apartments
- ground floor retail and commercial spaces
- through site connection
- HDA advice:
  - continue discussions with council relating to amended public benefit offering taking into account the uplift beyond the existing approval

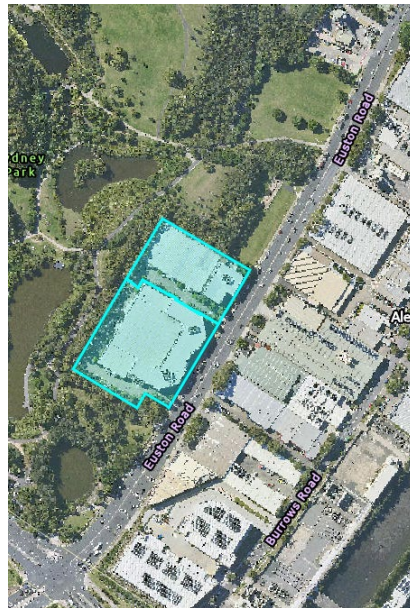




# declared project

205-213 Euston Road, 215-225 Euston Road, Alexandria

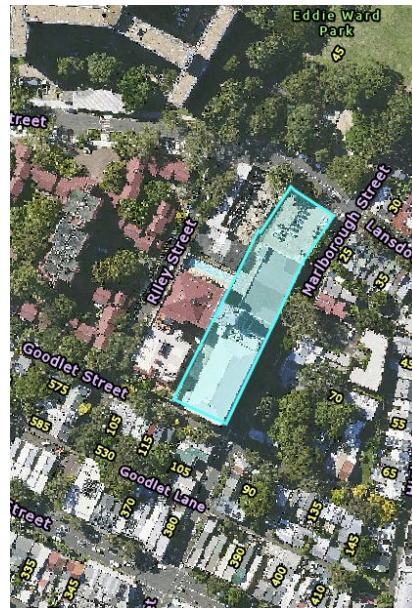
- SSD and rezoning
- 700 apartments (proposed)
- unspecified affordable housing under LEP
- commercial space
- existing DA (court approved)
- HDA noted a merit assessment may result in less dwellings than proposed



# declared (investigate alternative pathway)

## 47-97 Marlborough Street, Surry Hills

- SSD and rezoning
- residential flat building
- including affordable housing
- approx 156 dwellings
- heritage item
- removal of creative business floor space



# HDA in the City

## Not declared

- 1 Joynton Avenue, Zetland
- 134-138 William Street, Woolloomooloo
- 268-274 Devonshire Street, Surry Hills
- 3-15 Oxford Street, 17 Oxford Street, 2 Verona Street, Paddington
- 42/110-116 Bourke Road, Alexandria
- 521 – 527 Kent Street, Sydney
- 529 Kent Street, Sydney
- 78 and 80 Parramatta Road, Camperdown
- 32 Burrows Road, St Peters

# City's concerns

- will not overcome feasibility challenges and owners will stockpile rezonings
- delays already approved shovel ready projects by encouraging developers to seek rezonings
- progress towards City target:
  - 1,735 private dwellings completed since July 2024
  - 14,333 private dwellings in the pipeline
  - 85% of 18,900 target by July 2029
- application of City's infrastructure and affordable housing policies
- should be time limited – operation, approvals and rezonings

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