

Housing 2041 ▶

2021-22 Action Plan

NSW Housing Strategy



Contents



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Warning: Aboriginal and Torres Strait Islander peoples should be aware that this document may contain images or names of people who have since passed away.

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Housing 2041

2021-22 Action Plan

Housing 2041 is a 20-year commitment to achieving the goals and ambitions for better housing outcomes and greater housing choice for the people of NSW.

The actions for Housing 2041 are embedded in a strategic framework and are united under our vision to ensure that NSW will have housing that supports security, comfort, independence and choice for all people at all stages of their lives.

Although the strategic pillars will guide the vision over the next 20 years, as a dynamic strategy, the priorities and actions will continually evolve to adapt and respond to changing circumstances, emerging evidence and community expectations. The 20-year vision will be achieved through multi-year action plans and will be delivered by the NSW Government and its partners through a multi-stakeholder governance and implementation framework.

The first five priority areas for NSW Government focus

<p>Priority Area 1</p> <p>Enabling access to and promoting the use of data and evidence-based decision making</p>	<p>Priority Area 2</p> <p>Providing planning, regulation and guidelines to support the NSW Government housing objectives</p>	<p>Priority Area 3</p> <p>Maximising the impact of government-owned land, investment or assets, and government-led development projects or funding to achieve the housing vision</p>	<p>Priority Area 4</p> <p>Establishing a research agenda that invests in best practice and new ways of building and living</p>	<p>Priority Area 5</p> <p>Working with local governments and communities to achieve the NSW Government housing objectives</p>
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The actions are to be delivered across government, guided by the expert housing advisory panel, and supported by the Housing Strategy Implementation Unit.

We have developed the actions recommended in the first plan in partnership with NSW Government agencies, metropolitan and regional councils, community housing providers, developers, peak bodies, representative bodies, academics, and the NSW community.

We will achieve these actions in the initial two years of the strategy.

Housing 2041 is as much for regional NSW as it is for metropolitan Sydney. While most actions are relevant to all of NSW, the action plan acknowledges the different circumstances between metropolitan and regional NSW. Actions that have either a direct or indirect impact on regional areas are highlighted.

Unique circumstances influencing the initial action plan

- Continued uncertainty regarding the impact of COVID-19 on the NSW and national economy
- Consideration of changes and programs arising from the NSW Government's recent in-principle acceptance of all 76 recommendations from the *NSW Bushfire Inquiry*
- Consideration of the recently released *Continuing the Productivity Conversation Green Paper*, by the NSW Productivity Commission, and any subsequent recommendations arising from the paper
- Recommendations arising from the NSW Productivity Commission's *Review of Infrastructure Contributions in New South Wales*
- Consideration of actions related to the *Royal Commission into Aged Care Quality and Safety*



The following table summarises the first key actions recommended for delivery.

Priority Area	Actions
<p>Data – Enabling access to and promoting the use of data and evidence-based decision-making</p>	<ul style="list-style-type: none"> Streamline and co-ordinate access to housing data and information Maximise the data opportunities that the e-Planning program presents Support cross-sector collaboration and coordination through improved access to NSW Government housing data and evidence
<p>Regulation – Providing planning, regulation, and guidelines to support the NSW Government housing objectives</p>	<ul style="list-style-type: none"> Continue to develop existing NSW Government policies and guidelines to support a stronger focus on place to deliver better jobs, housing and improved planning outcomes for communities, such as public space Continue to implement reforms to the planning system to ensure transparent and faster planning assessments and to reduce rezoning timeframes Continue to review and improve housing legislation to increase housing security and support tenants and homeowners Build resilience in the community with better responses to environmental and natural hazards and ensure communities are not placed at risk Support housing design that is adaptable and maximises technology to meet changing social and environmental needs Support new housing typologies to meet the needs of individuals and communities. Drive change in applying universal design across the housing sector
<p>Government-owned land – Maximising the impact of government-owned land, investment or assets, and government-led development projects or funding to achieve the housing vision</p>	<ul style="list-style-type: none"> Continue to invest in renewing and growing social housing and enabling the community housing sector Enable people living in social housing to more easily transition into private rental or home ownership Provide ongoing housing assistance for those in crisis Support better outcomes for Aboriginal people and communities Partner with industry and community housing providers to test new housing typologies on government land Improve government-led residential development outcomes and processes to drive the supply of more affordable, diverse, and resilient housing Support the supply of suitable housing for essential workers in 'hard to fill' locations
<p>Research agenda – Establishing a research agenda that invests in best practice and new ways of building and living</p>	<ul style="list-style-type: none"> Drive a research agenda to promote innovation and delivery of effective housing solutions Promote sustainable and energy efficient homes
<p>Local government and communities – Working with local governments and communities to achieve the NSW Government housing objectives</p>	<ul style="list-style-type: none"> Collaborate with local governments to plan for and deliver housing Support local governments in updating their housing policies Give local government a greater share in the data obtained from ePlanning and collaborative data sharing exercises

Priority Area

1

Enabling access to and promoting the use of data and evidence-based decision-making

Access to data and support in its interpretation, in a consistent and timely way, is essential for government agencies, local governments, developers and non-government organisations to drive housing programs, investment and service delivery.

The NSW Government has already started several reforms that highlight its commitment to enabling the better use of and access to data to support evidence-based decision-making. These, in addition to proposed initiatives, will support greater access to and interpretation of relevant data.

Key issues the initiatives seek to address include the following:

- data is not holistically co-ordinated, organised or reported. It is held by several government and non-government organisations in different formats and locations.

- data quality and quantity varies across the state, particularly in regional and remote areas of NSW.
- data collection and evidence is fragmented, leading to analysis gaps. Data holders may not realise that information could be useful in a different context and existing or potential users may not be aware data they need already exists or could be collected through an established program.
- there is disagreement between stakeholders regarding the credibility and use of data sets and methodologies that can be improved through better communication and transparency.

KEY: ○ Denotes directly contributing to pillar ○ Denotes indirectly contributing to pillar

S SUPPLY
 D DIVERSITY
 A AFFORDABILITY
 R RESILIENCE
 RN REGIONAL NSW

Action

1.1 Unify housing data and information access

- Improving the quality, transparency and accessibility of housing data and evidence will support stakeholders across the housing sector to better understand and address the housing needs and aspirations of NSW.
- Currently, housing data and information access is fragmented across a number of government and non-government agencies. This has led to data and analysis gaps, inefficiencies and misunderstanding. The full potential of the information held by government is not being achieved.

	Expected delivery	Responsibility	Alignment to pillars
1.1.1 Establish a housing evidence centre to make it easier for users inside and outside of government to access the key housing data and information they need for evidence-based decision-making. The housing evidence centre would ultimately be an open access, web-based platform where users can search across key NSW housing data evidence, as well as an entity that could investigate partnership and co-delivery options for delivery of a proactive research agenda that can fill information and analysis gaps. The initial role of the housing evidence centre would be to curate, list, and communicate key existing NSW Government housing data and evidence, making it easy to find via one webpage.	2021 and beyond	Department of Planning, Industry and Environment (DPIE) – Strategy and Innovation branch	S D A R RN

Action

1.2 Maximise the data opportunities presented by digital data platforms

- The e-Planning program will be mandatory for all development applications (DAs) and complying development certificates (CDCs) submitted to all NSW councils and government agencies by July 2021.
- The e-Planning program will facilitate public access to a range of data across NSW regarding proposed developments. This data will provide valuable insights to governments and other stakeholders in the planning and delivery of housing.

	Expected delivery	Responsibility	Alignment to pillars
1.2.1 Publish new e-Planning reports to enhance the housing sector's knowledge and visibility of proposed housing development across NSW. New reports could cover secondary dwellings, affordable rental housing products, boarding houses, student housing, universally designed housing, specialist disability accommodation and senior housing products.	Ongoing	DPIE – Strategy and Innovation branch DPIE – Planning and Assessment branch	S D A R RN
1.2.2 Establish the Regional Housing Supply Monitor to improve the quality, coverage and reliability of housing data across regional NSW. Currently regional housing data collection practices vary across NSW; a more reliable and consistent approach would allow NSW Government and councils to more appropriately plan for new services and align infrastructure investments with housing and employment opportunities.	Ongoing data collection	DPIE – Planning and Assessment branch DPIE – Strategy and Innovation branch	S D RN

1.3 Support cross-sector collaboration and coordination through improved access to NSW Government housing data

- Government collects a range of land-, housing- and employment-related evidence and data that could be more readily made available to the sector to make informed decisions.
- Access to this data will increase coordination and support the development of cross-sector partnerships in the delivery of housing and related investment.

1.3.1 Develop an urban development program (UDP) for Greater Sydney to make government data on housing and employment more transparent, detailed and accessible and thereby improve the quality and consistency of the evidence base used by stakeholders in strategic planning and infrastructure delivery. Key outputs include: a new UDP dashboard for Greater Sydney, enhanced housing supply forecasting processes, and additional information on infrastructure and employment lands.	2021 and beyond	DPIE – Strategy and Innovation branch	S D A
1.3.2 Establish a register of NSW Government land, assessing suitability for housing outcomes to provide public access to information on NSW Government-owned land. This would allow stakeholders to identify opportunities and submit proposals for the use of NSW Government-owned land for housing in both metropolitan and regional NSW areas.	2021 and beyond	DPIE – Housing and Property branch	S D A RN

Priority Area

2

Providing planning, regulation and guidelines to support the NSW Government housing objectives

Planning regulation and guidelines seek to support better outcomes for communities across many areas of our lives, including housing, employment, transport, fitness and leisure. Recognising that housing is not simply just an asset, future regulation and guidance will more clearly articulate how housing is essential to creating great places and supporting the connectivity of communities.

The NSW Government has a critical role in the planning system to support new housing opportunities, providing clear guidance on where and when housing can be developed. Reforms to deliver a faster and more transparent planning system have been introduced. The reforms improve assessment time frames, reduce red tape, improve coordination and provide transparency and certainty to the sector and communities. Reforms have also been introduced to improve conditions for people who live in private rental.

Further outcomes will be achieved through:

- considering additional changes in the planning system, for example the exploration of mechanisms to facilitate short-term housing options to support outcomes for people experiencing homelessness
- considering changes to taxation arising from the recommendations of the Productivity Commission's Productivity Green Paper. This could, for example, include consideration of a review of Transfer Duty (stamp duty), as a broader-base land tax could facilitate greater access to the property market for a range of people.
- introducing new ways of encouraging more universally designed housing to use good planning, design and construction to ensure dwellings can be used by any person, irrespective of their age, level of mobility or condition of health.

Action

2.1 Explore further changes to existing NSW Government policies and guidelines to support better housing and improved planning outcomes for communities























Changes will emphasise:







- upfront strategic planning, better linking new housing supply with employment growth and critical infrastructure
- improved applicability and relevance to metropolitan and regional NSW
- wider public benefits alongside housing including open space, tree canopy provision and residential and community amenity, good design and local character.

	Expected completion	Responsibility	Alignment to pillars
2.1.1 Complete an independent review of the Aboriginal Lands State Environmental Planning Policy (SEPP) to expand opportunities for more Local Aboriginal Land Councils to prepare development delivery plans, secure opportunities for economic independence and support wider biodiversity and social outcomes through land.	2021	DPIE – Planning and Assessment branch	S D RN
2.1.2 Finalise the Housing SEPP to consolidate and update NSW Government's housing-related policies (the Seniors SEPP and Affordable Rental Housing SEPP). It is proposed that a SEPP will introduce new land use terms to facilitate new housing, including build-to-rent, student housing and co-living.	2021	DPIE – Planning and Assessment branch	S D RN
2.1.3 Finalise the Design and Place SEPP to provide clarity of direction, certainty and flexibility for industry to ensure housing is delivered in appropriate places, with good design outcomes. The SEPP will establish central principles for design and place to encourage innovation. The drafting process will include a review and amendment to existing guides, frameworks and tools.	2021	DPIE – Government Architect NSW	S D R RN

Action

	Expected completion	Responsibility	Alignment to pillars
2.1.4 Develop a simplified and coordinated planning framework that addresses alternative housing solutions and includes new definitions and controls, and simplified planning approval processes for caravan parks and manufactured home estates, including tiny homes.	2022	DPIE – Planning and Assessment branch	S D A R RN
2.1.5 Investigate development of new sources of sustainable funding for affordable housing. With a focus on delivering increased affordable housing supply, solutions similar to a Homes for Homes model could be established within the tender process for new government-led developments or projects on government-owned land, including all joint venture projects.	2022	DPIE – Housing and Property branch	S A RN
2.1.6 Undertake a review of key worker housing provision across NSW to ensure access and delivery of secure, quality housing for NSW Government frontline workers. A review of the key worker housing model, with a focus on regional and remote NSW, is required to ensure more effective provision of safe, secure and quality housing for professional staff, in the right locations.	2021	DPIE – Housing and Property branch	S A RN
2.2 Continue to implement reforms to the planning system to ensure faster planning assessments			
2.2.1 Deliver the Accelerated Assessment Programs to improve performance of the planning system and reduce assessment timeframes for rezonings by 33%, regionally significant development applications by 25% and state-significant projects by 17%. These significant time-saving benchmarks will help stimulate the economy through providing stronger investment conditions while also providing more transparency for the community.	2021-23 with demonstrated timeframe improvement each year	DPIE – Planning and Assessment branch DPIE – Place, Design and Public Spaces branch	S A RN
2.2.2 Deliver the Council Accelerated Assessment Program along with the Public Spaces Legacy Program , for councils to accelerate planning assessments to help stimulate local and regional economic activity. Participating councils who are able to commit to assessment timeframe improvements will also have access to funding for public and open space.	2021	DPIE – Planning and Assessment branch DPIE – Place, Design and Public Spaces branch	S A RN
2.2.3 Accelerate whole-of-government precinct coordination to speed up delivery of homes, critical infrastructure, public and open space, and commercial and employment centres in the right place, at the right time. This will be achieved through partnerships across the department, councils, state agencies (including the Greater Sydney Commission (GSC)) and communities. It will be facilitated by the creation of the Precincts Steering Committee and the delivery of State-led Rezoning.	2022	DPIE – Planning and Assessment branch	S A RN
2.2.4 Provide additional resources for the Land and Environment Court and a new appeal process for rezonings to clear the backlog and provide a circuit-breaker for applications stuck in the system.	2022	DPIE – Planning and Assessment branch	S A
2.2.5 Overhaul concurrences and referrals to eliminate bureaucratic road-blocks by reducing the number of applications that need concurrences and referrals and introducing benchmark time frames for key assessment and planning functions.	2023	DPIE – Planning and Assessment branch	S A

Action				
	Expected completion	Responsibility	Alignment to pillars	
2.2.6 Onboard all councils onto ePlanning Digital Services to provide a more transparent and streamlined experience for local planning processes and make it easier for the public, councils and government agencies to interact with each other and the planning system.	2021	DPIE – Planning and Assessment branch	  	
2.3 Continue to review and improve housing legislation to support tenants and homeowners				
2.3.1 Monitor and update occupancy laws to ensure there are appropriate rights for tenants and landlords as more households rent and do so for longer. The government is continuing to monitor the impact of COVID-19 on the sector to inform its response.	Ongoing	Department of Customer Service	  	
2.3.2 Implement recommendations of the review of the Boarding Houses Act 2012 , which sought to determine if the Act continued to work as intended and identify any necessary changes required to reflect the needs of the community into the future. The changes will significantly broaden protections for people living in shared accommodation.	2022/23	Department of Customer Service	 	
2.3.3 Review the laws governing residential land lease communities to ensure that the laws are fit for purpose and provide adequate protection to residents while ensuring the viability of the sector. The Act requires that it be reviewed in 2020-21.	2021 and beyond	Department of Customer Service	  	
2.3.4 Review the laws governing strata schemes in NSW , following the complete rewrite of strata laws in 2015.	2021 and beyond	Department of Customer Service	  	
2.3.5 Implement changes to community schemes laws to align them with the major strata reforms of 2015, providing improved accountability and transparency, better democratic and flexible self-governance of schemes and other modernisation of the laws.	2021	Department of Customer Service	  	
2.3.6 Work towards the establishment of a rights framework for people in specialist disability accommodation (SDA). Residents in SDA currently have very limited statutory protections as their accommodation models are not within the scope of existing legislation. A legislative framework for SDA residents with recourse through the NSW Civil and Administrative Tribunal (NCAT) would provide rights for this vulnerable group of people where currently there are none.	2022	Department of Communities and Justice – Strategy, Policy and Commissioning	  	
2.4 Respond to environmental hazards and support communities impacted by natural hazards				
<ul style="list-style-type: none"> • Appropriate controls are needed to reduce the risk or impact of natural hazards/disaster events. • Recovery support and guidance will need to be available beyond the immediate disaster response. 				
2.4.1 Finalise a NSW Natural Hazard Policy that will embed early and strategic consideration of natural hazard risk in land use planning across NSW, comprising guiding principles and a toolkit of resources to support local councils and other planning authorities in adopting a risk-based approach to plan-making in order to build long-term resilience in our communities.	2021	DPIE – Planning and Assessment branch	 	

Action				
	Expected completion	Responsibility	Alignment to pillars	
2.4.2 Finalise the review of the NSW flood-prone land package to ensure greater consideration of all flood risks in land use planning. A proposed guideline will be prepared that acknowledges that flood-prone land is a valuable resource that should not be sterilised by unnecessarily precluding its development – rather risk should be appropriately managed.	2021	DPIE – Place, Design and Public Spaces branch	 	
2.4.3 Work with the Australian Building Codes Board to review the National Construction Code (NCC) to ensure the code contains appropriate controls that provide for the resilience of buildings to climate change for health and safety.	2021 and beyond	Department of Customer Service DPIE – Place, Design and Public Spaces DPIE – Planning and Assessment Branch		
2.4.4 Continue the implementation of Minderoo Recovery Pod Program in bushfire-affected communities	2022 and beyond	Resilience NSW	 	
2.4.5 Provide ongoing management of the Resilience NSW Disaster Relief Rebuild Grants	2022 and beyond	Resilience NSW	 	
2.4.6 Review and consider the proposed Regulatory Framework for Stand-alone Power Systems. Adoption of this framework will support greater resilience and reliability in the electricity network, reducing the grid's exposure to natural disaster events and reduce the costs of maintaining the existing grid into the future.	2021	DPIE – Environment, Energy and Science branch	 	
2.5 Support housing design that is adaptable and optimises technology to meet changing social and environmental needs				
2.5.1 Develop a unified housing design guide to reduce complexity, introduce common requirements and provide a central source for the design of diverse housing. The guide will include principles and consideration of intergenerational living and universal design.	2022	DPIE – Government Architect NSW	  	
2.5.2 Promote ongoing efficiency plans for owners corporations based on the National Australian Built Environment Rating System (NABERS) common areas tool for apartment buildings to measure and improve the environmental performance of buildings. This may include providing financial incentives to promote adoption of new technologies and products and ongoing efficiency measurement and reporting to improve building efficiency and reduce emissions.	2022	DPIE – Environment, Energy and Science branch	 	
2.5.3 Update BASIX controls to improve the minimum environmental performance standards for housing, improving efficiency of buildings, both for upgrades to existing dwellings and new buildings. The controls and environmental performance standards are to incorporate revisions to reduce barriers in installing sustainability infrastructure in existing buildings.	2022	DPIE – Planning and Assessment branch	 	

Action			
	Expected completion	Responsibility	Alignment to pillars
2.6 Support new housing typologies to meet the needs of individuals and communities.			
2.6.1 Implement proposed changes to grow the build-to-rent sector to improve rental quality and increase housing supply through improved planning controls, guidelines and land tax exemptions.	Ongoing	DPIE – Planning and Assessment branch NSW Treasury	S D A RN
2.6.2 Partner with local governments, the community housing sector and developers, to trial ways of facilitating temporary supportive accommodation options for people experiencing homelessness. This could include unlocking the development potential of land or buildings as they are waiting for their intended long-term use by facilitating short-term housing options on a case-by-case basis. These trials may allow the expansion of such approaches in the future.	2021	DPIE – Housing and Property branch	S D A RN
2.7 Start driving change in the application of universal design across the housing sector			
2.7.1 Consider the proposed changes to the National Construction Code to increase the accessibility of housing for all people. The NSW Government will continue to work with the Australian Building Codes Board, which is currently undertaking a Regulatory Impact Analysis to consider the feasibility of mandating minimum accessibility requirements for all new dwellings. Should the proposed changes be progressed, it is expected these will be included in the 2022 edition of the code.	Ongoing	Department of Customer Service in partnership with other relevant NSW Government agencies	D
2.7.2 Undertake further research to assess the cost-benefit of introducing, potentially, mandatory universal design requirements in NSW. Universal design has the potential to improve and support the housing experience for more people. Existing voluntary controls/standards have not sustainably increased the provision of universally designed housing due to sector feasibility concerns. Further research and evidence are required to address this.	2021	DPIE – Housing and Property branch	D A RN
2.7.3 Prepare new universal design guidance to ensure NSW Government takes the lead, delivering best-practice universal design in new and upgraded housing stock. Initially this would include providing information in the Disability Inclusion Action Plan guidelines to support local governments.	2021	DPIE – Housing and Property branch Department of Communities and Justice	D RN

Priority Area

3

Maximising the impact of NSW Government-owned land, investment or assets and government-led development projects or funding to achieve the housing vision

The NSW Government is committed to working with the community and private sector partners to deliver housing projects on government-owned assets or land that achieve excellence and value. The NSW Government is focused on housing projects that provide exemplars that exceed industry standards or benchmarks across:

- affordable housing
- social housing
- universal design
- smart homes
- net-zero homes
- wider public benefits.

The NSW Government has the potential to achieve this through the important role of:

- Landcom, the NSW Government’s land and property development organisation
- the Land and Housing Corporation and Aboriginal Housing Office, through the social housing portfolio
- other land-owning and developing agencies through the redevelopment of sites.

In particular, the NSW Government has implemented a range of measures to grow, maintain and change the social housing portfolio to meet the needs of vulnerable people and families across the state. Through the implementation of Future Directions for Social Housing, we have increased supply with over 2,600 new and replacement homes planned for the Communities Plus program. This leverages land

values to renew and grow social housing in mixed-tenure neighbourhoods. We have also supported growth in the community housing sector with 14,000 social housing management transfers. The NSW Government will continue to grow and change social housing across NSW so we can house more vulnerable people and families in better-quality modern homes. We will investigate ways to use social housing land more wisely to build more homes where they are needed and better matched to tenant needs. The NSW Government will work with people living in social housing and local communities when we are changing and renewing social homes that are too old or not fit for modern use.

Partnerships are central to success in growing and changing social housing. New opportunities and partnerships will be expanded to deliver more new homes and deconcentrate social housing estates. The partnerships will contribute to the diversity of homes in NSW and support the range of living arrangements needed at different times in people’s lives.

To ensure housing responds to the need to establish places that people are proud to live in, NSW Government will ensure culture is embedded within new housing initiatives. Future NSW planning, property and construction sectors will be more responsive to the cultural understanding and use of land through the development and delivery of ‘Designing with Country’ tools to assist Aboriginal and non-Aboriginal communities share knowledge about Aboriginal places and places of shared cultural and heritage significance.

Action			
	Expected completion	Responsibility	Alignment to pillars
3.1 Continue to invest in renewing and growing social housing in the right locations, and enabling the community housing sector			
<ul style="list-style-type: none"> • The NSW Government is committed to identifying and using new opportunities and partnerships to fund, finance and deliver more new social homes and deconcentrate social housing. • Opportunities to partner with community housing providers on new supply developments that support growth of the social housing and community housing sector. • Building new social housing that is adaptable and reflects the profile of people currently seeking assistance and existing tenants seeking to down-size to more appropriate homes to meet their needs. 			
3.1.1 Support the ongoing growth of the community housing industry through new supply development partnerships that attract low-cost finance, and a new policy to enable community housing provider-led redevelopment of Land and Housing Corporation-owned land through long-term leases.	Ongoing	DPIE – Land and Housing Corporation	S A R RN
3.1.2 Explore opportunities to expand self-assessment powers for the Land and Housing Corporation under the new Housing SEPP to fast-track the delivery of better quality social housing so more vulnerable people can be housed.	2021	DPIE – Land and Housing Corporation	S A R

Action				
	Expected completion	Responsibility	Alignment to pillars	
3.1.3	Expand the Land and Housing Corporation medium-density pilot to construct new fit-for-purpose social housing more efficiently. The pilot uses the complying development certificate approval pathway through the Low-Rise Housing Diversity Code and will increase the diversity of the NSW social housing portfolio.	2022	DPIE - Land and Housing Corporation	S D A R
3.1.4	Continue the place-based, mixed-housing tenure redevelopment approach at the Airds-Bradbury and Claymore housing estates to deliver renewed, fit-for-purpose social housing and mixed communities.	2020 and beyond	DPIE - Land and Housing Corporation	S D A R
3.2 Enable people living in social housing to more easily transition into private rental or home ownership				
3.2.1	Refresh the Land and Housing Corporation's Sales to Tenants policy to better strengthen and support the pathways to home ownership	2021	DPIE - Land and Housing Corporation	A RN
3.2.2	Explore opportunities to diversify the availability of social housing assistance aimed at diverting individuals and families from requiring social housing or entering homelessness. This includes one-off supports to medium-term rental subsidies to help clients access housing in the private rental market such as Rent Choice, Advance Rent and Rentstart Bond Loan.	Ongoing	Department of Communities and Justice DPIE - Land and Housing Corporation DPIE - Aboriginal Housing Office	D A R RN
3.3 Provide better housing assistance for those in crisis				
<ul style="list-style-type: none"> This includes the delivery of an integrated, person-centred homelessness service system through the NSW Homelessness Strategy. 				
3.3.1	Continue to invest in programs that assist people escaping domestic and family violence to secure safe housing , including through Start Safely, specialist homelessness services, Staying Home Leaving Violence, and the Integrated Domestic and Family Violence Services program.	2022	Department of Communities and Justice	A RN
3.3.2	Partner with non-government organisations to develop practical solutions to reduce homelessness. The NSW Government has committed to reducing street homelessness by 50% across NSW by 2025. The provision of alternative and affordable housing arrangements for people at risk of homelessness can reduce a person's risk of experiencing street homelessness.	2022 and beyond	Department of Communities and Justice DPIE - Housing and Property branch	D A RN
3.3.3	Complete delivery of social and affordable housing dwellings under the Social and Affordable Housing Fund (SAHF). The SAHF provides access to social and affordable homes, together with coordinated access to tailored support services that empower people to improve their lives and achieve greater security and independence.	2022 and beyond	Department of Communities and Justice	S D A RN
3.3.4	Support the fastest growing cohort of homeless people, older women to find strong support networks in a safe, affordable, secure and stable environment. This will include targeted SAHF housing for older people and a smaller unit trial to accommodate older women facing financial hardship.	2022 and beyond	Department of Communities and Justice	D A RN

Action				
	Expected completion	Responsibility	Alignment to pillars	
3.3.5	Continue to provide housing and essential support services to people experiencing homelessness through the Together Home Program. Homes secured through the private market will be provided with client access services to maintain their tenancy, improve their health and wellbeing, and move towards training and employment.	2022 and beyond	Department of Communities and Justice	S A RN
3.3.6	Continue to headlease private market dwellings for social housing. In instances where there is insufficient public housing stock, where the properties available are not suitable for a particular tenant's needs, or where existing public housing is planned for redevelopment, the government will lease properties or support community housing providers to lease properties for social housing tenants.	Ongoing	Department of Communities and Justice	S A RN
3.4 Support better outcomes for Aboriginal people and communities and foster collaboration between mainstream community housing and Aboriginal community housing providers on housing renewal projects on Land and Housing Corporation-owned land				
3.4.1	Introduce improved practices and processes that recognise and support Aboriginal interests in Crown land. Increased resources are required to better recognise and negotiate with Aboriginal people to realise the potential of their land rights and native title interests. This will provide Aboriginal people with greater access and certainty regarding available land assets, which can be used to improve housing outcomes for communities.	2021 and beyond	DPIE - Housing and Property branch	D A R RN
3.4.2	Continue to provide tenant purchase schemes for Aboriginal Housing Office tenants to increase homeownership opportunities for Aboriginal communities. Eligible tenants are supported to be able to buy their homes at market rates.	Ongoing	DPIE - Aboriginal Housing Office	A RN
3.4.3	Deliver and expand the Roads to Home program to provide infrastructure upgrades to enable municipal services of appropriate quality and standards in discreet Aboriginal communities. Increasing the connectivity of Aboriginal communities leads to improved quality of life, better social and economic connections, reduced health hazards and increased access to medical and emergency services.	2021 and beyond	DPIE - Housing and Property branch	S D A R RN
3.4.4	Support the growth of the Aboriginal community housing sector through property transfers and partnerships between the Land and Housing Corporation and the Aboriginal Housing Office so more Aboriginal people can be supported by an Aboriginal organisation. The partnership will seek to develop new supply or renew existing social housing stock.	2022	DPIE - Land and Housing Corporation DPIE - Aboriginal Housing Office	D A RN
3.4.5	Continue to provide support to increase the capacity of Aboriginal housing providers and investigate system responses that reduce regulatory burden. Considerable changes have been introduced to the Aboriginal community housing sector over several years to improve both housing and client outcomes. This has increased the expectation and workload of Aboriginal community housing providers to gain and maintain registration, as well as demonstrate ongoing compliance.	Ongoing	DPIE - Aboriginal Housing Office	D A RN

Action			
	Expected completion	Responsibility	Alignment to pillars
3.4.6 Continue capacity building programs to increase Local Aboriginal Land Councils' planning and development skills. The Introduction to the NSW planning system training package enables access to planning tools and support to facilitate economic self-determination of Aboriginal communities by using available land assets, including for housing.	Ongoing	DPIE - Planning and Assessment branch	S D R RN
3.4.7 Test and pilot the Connecting with Country draft framework to enhance the understanding of the value of Aboriginal knowledge in the design and planning of places. The framework for developing connections with Country will inform the planning, design and delivery of built environment projects in NSW. The framework, when it is finalised, will ensure housing developments of the future respond to changes and new directions relating to Aboriginal culture and heritage, as well as place-led design approaches. The draft framework will be piloted over 12 months with learnings and further consultation with Aboriginal communities informing the development of a final framework.	2021	DPIE - Government Architect NSW	D R RN
3.5 Partner with industry and community organisations to test new housing typologies on government land			
3.5.1 Demonstrate innovation through market-leading pilot projects on government land that showcase sustainability, design quality and diversity of housing types, tenures and delivery models. Government developments are to exceed market benchmarks for delivering greater social, economic and environmental benefit.	Ongoing	DPIE - Land and Housing Corporation DPIE/Landcom DPIE - Aboriginal Housing Office	S D A R RN
3.5.2 Trial Smart and sustainable technologies in government-housing in locations that may include the Western Parklands City and Regional NSW. The trial will embed technologies into homes to capture data and convey real-time insights on water, energy and waste usage. These insights would be presented on a dashboard for householders to monitor, helping households to make informed decisions on how to reduce the cost and environmental impact of household operations. The trial seeks to assess behavioural assumptions and regulatory and non-regulatory barriers to delivering Smart Sustainable Homes.	2022	DPIE - Strategy and Innovation branch DPIE - Housing and Property branch DPIE - Land and Housing Corporation	R RN
3.6 Improve government-led residential development outcomes and processes			
<ul style="list-style-type: none"> Leverage government-led residential development to achieve increases in social and affordable housing, open and public space provision, higher environmental sustainability performance and place and design outcomes. 			
3.6.1 Establish a process for private developers or the community sector to submit proposals for the use of government-owned land for housing. A variety of sites will be identified that may be appropriate for different types of residential development in a variety of areas. Stakeholders will be encouraged to submit proposals for the use of NSW Government-owned land for housing.	2021	DPIE - Housing and Property branch	S D A R RN
3.6.2 Develop a new NSW Government-led residential development policy to guide improved housing outcomes in government projects. NSW Government will report on these positive residential development outcomes.	2022	DPIE - Housing and Property branch	S D A R RN

Action			
	Expected completion	Responsibility	Alignment to pillars
3.6.3 Explore opportunities to prioritise NSW Government-led projects to secure faster development outcomes by leveraging existing or proposed planning pathways and processes and amending business practices to ensure faster decision-making.	2022	DPIE - Planning and Assessment branch	S R RN
3.6.4 Investigate barriers to and opportunities for innovative financing arrangements to support first home buyers. Emerging models for investigation include fractional ownership through shared equity and shared-ownership schemes, rent-to-buy, and first home buyers' right of first purchase.	2022	DPIE - Housing and property branch	S D A R RN

Priority Area

4

Establishing a research agenda that invests in best practice and new ways of building and living

The NSW Government will build evidence for innovation, gathering valuable lessons on typologies, design and construction of new housing. The collation of research will help to test different delivery models in order to continually improve the way in which housing in NSW is designed and delivered, and encourage community and private sector uptake.

Initially, this will focus on research and delivery of:

- smart homes
- diverse housing types
- net-zero homes

Action

4.1 Drive a research agenda to promote innovation and delivery of effective housing solutions, specifically addressing:

- the promotion and development of smart home design. Housing construction methods, design, materials, digital connectivity and ongoing maintenance are evolving as new technologies are made more widely available. To achieve the best outcome, smart processes and products need to be more widely adopted in new housing
- providing education materials to the community and industry, which is an important step to encourage the update and provision of high-quality diverse housing to meet needs of all cohorts across NSW.

	Expected completion	Responsibility	Alignment to pillars
4.1.1 Develop and release case studies aimed to promote the delivery of greater diversity of housing that meets the needs of all cohorts. Further information will be shared to allow for collective redevelopment, short-term rental accommodation, collaborative housing and community land trusts	2021	DPIE – Government Architect NSW	S D R RN
4.1.2 Use the Smart Places Acceleration Fund to partner with stakeholders to develop pilots for smart and connected homes, innovative technology approaches, and environmental sustainability. The Smart Places Acceleration Fund seeks to pilot innovative, smart technology solutions, including those to address housing challenges now and into the future.	2022 and beyond	DPIE – Strategy and Innovation branch	S D A R RN
4.2 Promote sustainable and energy-efficient homes			
4.2.1 Deliver the Solar for Low Income Households Trial to help people on low incomes reduce their electricity bills. The trial will install three-kilowatt solar systems free of charge to up to 3,000 eligible homes, providing renewable energy technologies to households that may otherwise have been unable to afford the upfront expense. The program will add 9 megawatt hours of renewable energy into the NSW energy system, helping reduce energy costs for all users across the network.	Ongoing	DPIE – Environment, Energy and Science branch	R RN

Action

	Expected completion	Responsibility	Alignment to pillars
4.2.2 Deliver the Empowering Homes Program to help households with a combined annual income below \$180,000 a year to gain greater control over their energy usage, reduce their energy bills and increase their energy security. The program is a NSW Government election commitment that aims to support up to 300,000 households to access the benefit of solar-battery solutions, adding 3,000MWh of storage to the NSW electricity distribution network by July 2029. As a result, the program will help to increase the amount of renewable energy the network can support, put downward pressure on energy costs for all users, and establish a robust smart energy sector in NSW.	2022 and beyond	DPIE – Environment, Energy and Science branch	R RN
4.2.3 Partner with the Australian Government to support the voluntary uptake of a national energy efficiency ratings scheme for existing homes under the Nationwide Home Energy Ratings Scheme (NatHERS). The majority of NSW housing is existing homes of varied environmental performance. The rating system will allow a more informed understanding of the environmental performance of the built environment. The NSW Government will then review the application of the framework in the NSW context and develop a plan for implementation.	2022	DPIE – Environment, Energy and Science branch	R
4.2.4 Support the development of a national energy efficiency ratings framework to establish minimum energy efficiency requirements for rental properties, for both houses and apartments, taking into consideration the strata-specific matters that may be encountered in an apartment. Partnering with other Australian jurisdictions, we will help establish the framework. The NSW Government will then review the application of the framework in the NSW context and develop a plan for implementation.	2022 and beyond	DPIE – Environment, Energy and Science branch	R
4.2.5 Implement the Regional Community Energy Program to support renewable energy and storage in regional NSW. The program will improve energy affordability, grid security and disaster resilience, while building capacity and capability in regional NSW. As part of the program, the Regional Community Energy Fund is providing grants towards community energy projects that create innovative and/or dispatchable renewable energy capacity that benefits the local community.	2022	DPIE – Environment, Energy and Science branch	R RN

Priority Area

5

Working with local governments and communities to achieve the NSW Government housing objectives

The NSW Government is committed to working in partnership with local governments to support their unique role in the delivery of housing and achieving housing goals for the community. The NSW Government recognises the complex environment in which local government works. It must balance the desires of local communities with regional and state objectives and land-use planning policies. As housing needs shift and environmental challenges emerge, councils, alongside NSW Government agencies, are part of the frontline response.

Local governments also have an important role to play as a landowner in the delivery of public land that is used to benefit the community. The NSW Government intends to support the use of under-utilised council-owned land for the purposes of housing, when it is supported through the views of the local community, as outlined within the community strategic plans.

Through this strategy, the NSW Government will also assist local governments to build on bushfire recovery work underway.

Action

5.1 Work in partnership with local governments to:

- support the development and endorsement of local housing strategies through the sharing of data and strategic knowledge about future trends and demands for housing to better inform the planning, design and delivery of housing in both metropolitan and regional areas of NSW
- better develop social and affordable housing on Land and Housing Corporation land that support local housing strategies
- strengthen opportunities for the redevelopment of under-used land for housing. NSW councils manage and maintain considerable lands that, with appropriate community support, could be used for broader environmental, social and economic outcomes, including the provision of housing
- improve social, economic and environmental benefits for local housing developments through better design.

	Expected completion	Responsibility	Alignment to pillars
5.1.1 Assess and endorse all Greater Sydney council's local housing strategies and support regional councils to establish local housing strategies where required. In Greater Sydney, this will include ensuring councils have identified sufficient capacity in controls to accommodate the delivery of housing and have tested and verified the indicative 6-10 housing ranges identified in GSC's letters of support through the assurance process for local strategic planning statements.	Ongoing	DPIE - Place, Design and Public Spaces branch	
5.1.2 Partner with councils to develop modern, fit-for-purpose social and affordable housing on Land and Housing Corporation land and support implementation of local housing strategies.	Ongoing	DPIE - Land and Housing Corporation	
5.1.3 Support councils to explore potential use of under-utilised operational land for the purposes of housing where this is deemed appropriate by local communities. Relevant guidance will be provided by NSW Government.	Ongoing	DPIE - Office of Local Government	

Action

	Expected completion	Responsibility	Alignment to pillars
5.1.4 Partner with the City of Sydney, interested councils and the Community Housing Industry Association to work together to develop an affordable housing project. This may include identifying opportunities, capacity building, partnership brokerage and planning assistance so that innovative housing models such as co-living, community land trusts and housing cooperatives can be implemented. This could be achieved on NSW Government, council or privately owned land.	2022	DPIE	
5.1.5 Review the NSW Regional Planning Framework in partnership with councils to ensure housing challenges and opportunities are accurately identified and reflected in the next iteration of regional and district plans.	2022 and beyond	DPIE - Planning and Assessment branch DPIE - Place, Design and Public Spaces branch	
5.2 Support local governments in updating their policies <ul style="list-style-type: none"> • As communities continue to face housing affordability challenges, increasing the provision of affordable housing will be imperative to supporting improved housing outcomes across NSW. 			
5.2.1 Encourage all NSW councils to develop an affordable housing contribution scheme and seek changes to their local environment plan to capture affordable housing contributions under SEPP 70.	Ongoing	DPIE - Planning and Assessment branch DPIE - Place, Design and Public Spaces branch	
5.2.2 Encourage and support NSW councils to update their planning controls to improve environmental performance, compliance with code and contribution to community net-zero targets. The NSW Government will investigate inclusion of environmental performance verification within an extended defects and liability period to ensure the handover of quality assets performing as they are designed.	2022	DPIE - Environment, Energy and Science branch	



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