

Social and affordable housing reforms

About the reforms

The NSW Government is tackling the housing crisis by enabling more social and affordable housing for low-income households and essential workers.

The reforms have been introduced after months of consultation with councils, industry, government agencies and community housing providers.

They mean that new social and affordable housing, and more housing overall, can be built in places where people want to live, close to jobs, services and transport.

What is social and affordable housing?

Social housing is secure and affordable rental housing for people on very low to moderate incomes with housing needs. It includes public, community and Aboriginal housing.

Affordable housing is rental housing for very low to moderate income households, particularly essential workers such as teachers, emergency services and healthcare workers.

What is changing

Encouraging more affordable housing

The reforms allow developers to build taller and larger buildings if they include a portion of affordable housing.

Residential developments with at least 10% to 15% affordable housing will be eligible for height and floor space ratio bonuses ranging from 20% to 30%.

State significant development for affordable housing

Residential development valued over \$75 million in Greater Sydney, and \$30 million outside Greater Sydney, that includes affordable housing delivered under the state policy.

State significant development is assessed by the department rather than councils, providing more certainty for developers.

Changes for government housing agencies

The reforms also allow state-owned housing agencies to build more social and affordable housing without needing council approvals. These agencies will be able to self-assess developments that have fewer than 75 homes.

New SSD pathways will enable the Land and Housing Corporation, Aboriginal Housing Office and Landcom to deliver residential developments of over 75 homes more easily.

Seniors housing, boarding housing and build-to-rent housing

We have also made changes to:

- updated building standards and design advice for seniors housing
- provide bonuses to encourage more boarding houses
- make it easier to deliver build-to-rent housing as part of a mixed development.

What is NOT changing

The reforms don't change where housing is permitted, and height bonuses only apply to residential flat buildings and shop-top housing in areas where councils already permit higher-density.

Other development standards, planning controls and design guidance requirements continue to apply.

Consultation with councils and communities on development applications will occur before any development can begin.