

National Housing Accord – implementation schedules

Table 1: Operation of the schedule	
Parties	Commonwealth and all states and territories.
Duration	This Schedule is expected to expire on 30 June 2029.
Purpose	This Schedule will support the delivery of the National Housing Accord.

Table 2: New South Wales – as at June 2023

New South Wales commitments/ outputs	Delivery mechanisms	Timeframes
States and territories to deliver up to 10,000 affordable homes – NSW allocation of 3,100 affordable homes.	<p>NSW Government has already identified a pipeline of projects to deliver 2,100 of the 3,100 affordable housing dwellings that NSW commits to deliver under the Accord. Most of these dwellings will be delivered on Landcom and Transport Asset Holding Entity (TAHE) owned sites.</p> <p>NSW Government is also undertaking assessment of additional potential sites that we envisage will deliver the remaining 1,000 affordable homes that will mean NSW will deliver the 3,100 affordable dwellings as their state share under the Accord.</p> <p>Following this further assessment of potential sites, NSW will provide information on the likely timing for the proposed delivery of 3,100 dwellings across the 2024 to 2029 years. NSW will have descriptions/details that will clearly identify the new affordable dwellings completed over those years.</p>	<p>5 years from 2024</p> <p>States and territories will provide quarterly reports on the number of affordable homes supported.</p>
Definition of well located homes and measures of progress.	<p>NSW considers the location of housing important in providing access to: large numbers of jobs, social infrastructure (schools, hospitals etc), and other amenities (household goods and services, green space etc).</p> <p>Desirable thresholds for ‘convenient access’ are 30 minutes’ commute to jobs, and 15/20 minutes’ walk or cycle to other amenities, recognising these are aspirational and location dependent in some cases and regional aspects also need consideration. The focus on specific amenities can be slightly different for social housing, with eligibility for high demand areas based on specific health and wellbeing needs of applicant households (<u>‘direct benefit’</u>; eg close to essential medical services).</p>	<p>Completed</p>

<p>Undertake expedited zoning, planning and land release to deliver the joint commitment on social and affordable housing in well located areas.</p>	<p>NSW Government is progressing planning reforms to support delivery of social and affordable dwelling projects funded under the Accord/HAFF including:</p> <ul style="list-style-type: none"> a) implement a new State Significant Development (SSD) pathway for residential developments with a Capital Investment Value of over \$75 million that allocate a minimum of 15% of the total Gross Floor Area to affordable housing. All developments with a minimum of 15% affordable housing will also gain access to a 30% floor space ratio boost, and a height bonus of 30% above local environment plans. b) provide NSW Land and Housing Corporation (LAHC) and the Aboriginal Housing Office (AHO) with an expanded SSD approval pathway for projects with more than 75 homes or more than \$30 million capital investment. Landcom will also have an SSD pathway for developments of over 75 homes that includes at least 50% is affordable housing. c) extend LAHC and AHO self-assessment powers for residential developments from 60 dwellings and 2 stories to 75 dwellings and 3 stories. d) provide Landcom the same self-assessment powers as LAHC for affordable housing developments of up to 75 dwellings. e) reduce the minimum lot size to 400m² for dual occupancies being delivered as complying development by LAHC, AHO and Community Housing Providers and Aboriginal Community Housing Providers. This effectively means creating more space for more homes. f) exempt social and affordable housing (provided in accordance with the Housing SEPP provisions) from attracting a State infrastructure contribution. g) Consolidate all provisions in <i>State Environmental Planning Policy (Housing) 2021</i> relating to social and affordable housing into a standalone chapter to ensure provisions are easy to find for community stakeholders and local councils. 	<p>As soon as possible</p>
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	<p>The NSW Government is also:</p> <ul style="list-style-type: none"> - prioritising the assessment of social and affordable housing sites for accelerated State-led rezoning, including sites identified for delivery under the Accord and HAFF - expanding planning support services to social and affordable housing projects prioritised under the Accord and HAFF (including case management and concierge support). <p>In addition to the above, the NSW Government is also investigating further planning reforms, including identifying and implementing by October 2023 streamlined approval pathways and other supports for CHPs to ensure the NSW share of HAFF program housing targets are delivered in an efficient and timely way.</p> <p>The NSW Government is also progressing investigations and implementation of additional planning reforms that support diverse, well-located housing supply, including accelerated precinct planning close to transport hubs and amendments to the Housing SEPP to support medium-density infill and increased diversity.</p> <p>NSW looks forward to participating in the joint work of all Planning Ministers to develop a proposal for National Cabinet outlining reforms to increase housing supply and affordability, working with the Australian Local Government Association.</p>	<p>By October 2023</p> <p>By December 2023</p>
<p>Work with Local Governments to deliver planning and land-use reforms that will make housing supply more responsive to demand over time, subject to further work agreed under the Accord.</p>	<p>NSW is considering a consolidated package of planning reforms, developed with local government, to support NSW's Accord commitments to make housing supply more responsive to demand over time.</p> <p>NSW looks forward to participating in the joint work of all Planning Ministers to develop a proposal for National Cabinet outlining reforms to increase housing supply and affordability, working with the Australian Local Government Association.</p>	<p>By December 2023</p>

	Ensure the Intergovernmental Agreement between the NSW Government and the NSW Local Government Association identifies the delivery of more housing consistent with the Housing Accord as an agreed responsibility shared by both the State Government and councils.	
Support the distribution of the Housing Australia Future Fund (HAFF).	<p>NSW Government is undertaking a range of expedited, planning, zoning concessions to support delivery of projects funded under the HAFF, as indicated above.</p> <p>NSW Government is also working closely with NHFIC to align where possible and contribute to the NHFIC procurement approach to support effective distribution of HAFF funding to deliver additional social and affordable dwellings.</p> <p>NSW Government is reviewing commercial structures to support Community Housing Providers (CHPs) access to HAFF, linked to a pipeline of HAFF-ready sites for potential development.</p> <p>Recent consultation with CHPs across NSW has indicated that with appropriate resourcing through the HAFF they have potential to deliver and acquire significant new dwellings, that should deliver on a very significant portion of the HAFF dwelling targets for NSW.</p> <p>NSW Government intends to partner with the Commonwealth to ensure HAFF projects in NSW meet the needs of priority tenant cohorts and create a positive long-term legacy for the NSW housing system.</p>	By December 2023
Support building of a strong and sustainable Community Housing Provider sector.	<p>NSW has the largest and most mature community housing sector in the country with more than 175 registered community housing providers (CHPs) in NSW, managing or owning more than 50,000 properties. Notably, 35 per cent of all social housing in NSW is managed or owned by CHPs. Over the past 7 years, 42 Aboriginal Community Housing Providers (ACHPs) have been registered under the NSW Local Scheme. AHO continues to progress capacity building work with the ACHP sector.</p> <p>The community housing sector has grown considerably due to NSW government programs and strategies, including through:</p> <ul style="list-style-type: none"> - property management and title transfers which have strengthened Community Housing Provider's (CHPs) cash flows and balance sheets allowing them to borrow and build additional dwellings. 	Ongoing

	<ul style="list-style-type: none"> - various innovative programs such as the Social and Affordable Housing Fund (SAHF) which disburses returns from invested funds to CHPs and Community Housing Innovation Fund (CHIF), provides upfront grant funding to create significant new social and affordable housing supply, and attracts significant CHP co-contributions. <p>According to the Community Housing Industry Association (NSW), between 2012 and 2021, CHPs in NSW have invested \$1.8 billion in new housing supply. By the end of 2021, 5,292 dwellings were completed with 2,385 in the pipeline.</p> <p>The Community Housing Industry Development Strategy continues to support capacity building initiatives ranging from developing a system for benchmarking CHP performance and managing strategic risk to building effective industry partnerships for the delivery of social and affordable housing as well as providing better services for clients through improved tenant engagement tools.</p> <p>The Community Housing Industry Council brings together relevant government agencies, CHPs and independents focusing on issues relevant to CHP business, growth, and capacity building.</p> <p>NSW Government is engaging with community housing providers and Aboriginal community housing providers to ensure commercial structures and procurement approaches support access to HAFF for diverse providers.</p>	
<p>Ensure achievement of targets for social and affordable housing are met.</p>	<p>NSW will support the achievement of targets for social and affordable housing are met through undertaking all the initiatives and measures outlined above. NSW will monitor progress of the total social and affordable housing to be delivered across NSW under the Accord and HAFF and where needed will consider additional measures to ensure targets are met, particularly if there are challenges in the in approval of social and affordable dwellings in the planning system.</p>	