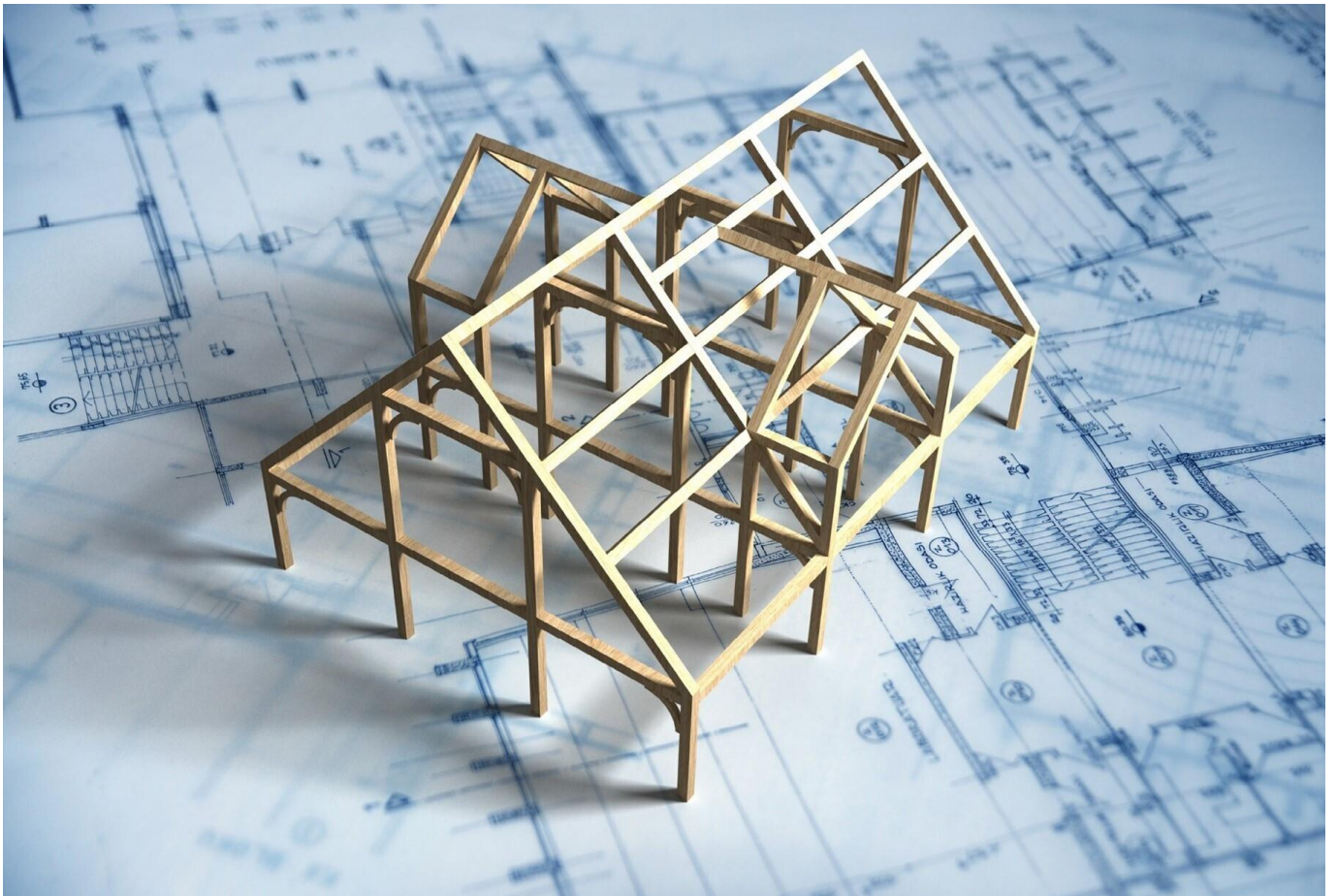


National Planning Reform Blueprint

New South Wales progress report

March 2025





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Published by NSW Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

National Planning Reform Blueprint

First published: 2025

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Background

In August 2023, National Cabinet agreed to a [National Planning Reform Blueprint](#) to outline planning, zoning, land release and other reform measures to improve housing supply and affordability. The Blueprint's measures include:

- updating state, regional, and local strategic plans to reflect housing supply targets
- promoting medium and high-density housing in well-located areas close to existing public transport connections, amenities and employment
- streamlining approval pathways.

This is the third report for New South Wales summarising progress against Measures 2 through 6 of the National Planning Reform Blueprint from October 2024 to March 2025. Previous reports cover progress up to September 2024.

More information on the National Housing Accord can be found at: <https://treasury.gov.au/housing-policy/accord>

Measure 2

Planning Ministers will report to National Cabinet on state, regional and local strategic plans before 1 March 2024 that reflect their jurisdiction's share of housing supply targets agreed by National Cabinet and links with infrastructure pipelines.

Housing supply targets

In progress

NSW released 5-year LGA housing completion targets in May 2024 for each of the 43 Local Government Areas across Greater Sydney, Illawarra-Shoalhaven, Central Coast and Greater Newcastle regions, and one target for regional NSW.

The Urban Development Program (UDP) is the NSW Government's program for monitoring and coordinating housing supply and infrastructure pipelines. The UDP and its committees provide a central forum for NSW Government agencies, councils, utility providers and industry to align plans for housing development and infrastructure delivery, to share data and information, and to resolve critical issues and delays to delivery.

Measure 3

Planning Ministers will undertake planning, zoning, land release and other reforms, such as increasing density, to meet their jurisdiction share of housing supply targets agreed by National Cabinet.

Summary of planning, zoning and land release reforms

Transport Oriented Development Program: Accelerated Precincts

Completed November 2024

Masterplans and rezonings for seven Transport Oriented Development (TOD) Accelerated Precincts – Bankstown, Bella Vista and Kellyville, Crows Nest, Homebush, Hornsby and Macquarie Park - were finalised in November 2024. Public exhibition for the eighth TOD Accelerated Precinct in Bays West is expected to occur in mid-2025.

The masterplans establish a minimum three per cent affordable housing base rate, with homes to be held as affordable housing in perpetuity across all sites, and higher affordable housing rates of up to 18 per cent across key sites within the Precincts. To encourage faster development, new provisions offer a streamlined planning assessment pathway, and State Significant Development pathway, excluding certain low-risk Development Application requirements and design competitions exemption.

To support the transformation of seven TOD Precincts, the NSW and Commonwealth Governments are investing in new public open space to enhance liveability in growing communities. \$520 million is committed to support the precinct transformations from the NSW Government's Housing and Productivity Contribution Fund including a \$228 million contribution from the Commonwealth Government.

New public open space will be delivered under the NSW Government's Parks for People program with Bankstown, Bella Vista and Kellyville the first three identified out of seven to be delivered across key high growth areas over three successive phases.

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/transport-oriented-development-program/accelerated-precincts>

Transport Oriented Development Program: New planning controls

In progress

The first stage of the TOD planning controls was implemented through an amendment to the State Environmental Planning Policy (Housing) in April 2024. Amended planning controls are being applied progressively to additional precincts, with all precincts to be finalised by late 2025. The reforms generally apply to land within 400 metres of 37 station precincts across 13 Local Government Areas to deliver more affordable, well-designed and well-located homes. By 31 March 2025, controls applied to 29 stations, with 6 of these commencing since October 2024.

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/transport-oriented-development-program/transport-oriented-development>

Low and Mid-Rise Housing Policy

Completed February 2025

Stage two of the Low and Mid-Rise Housing Policy commenced on 28 February 2025. It introduced new planning controls to encourage more dual occupancies, terraces, townhouses, apartments and shop top housing to be built within 800 metres walking distance of 171 nominated town centres and train stations across metropolitan Sydney, the Central Coast, Illawarra-Shoalhaven and Hunter regions.

A set of criteria was developed based on evidence and public feedback to identify suitable areas, that considered a wide range of frequently needed goods and services, frequent public transport, and infrastructure.

Over the years, the choice of housing available across NSW has reduced. The low and mid-rise policy ensures there are diverse housing options available to the whole community.

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/low-and-mid-rise-housing-policy>

Development of a pattern book of endorsed designs for low-rise and mid-rise buildings

In progress

Following the announcement of 5 competition winning designs in November 2024, a second tranche of low and mid-rise designs was announced in February 2025. This includes:

- six designs for terraces, semi-detached dual occupancy and manor houses or low-rise apartment buildings
- six mid-rise residential flat buildings
- one landscape design practice that will develop design guidance for both private and shared open spaces.

The first stage of the pattern book, the low-rise patterns, will be available for use in mid-2025, with the mid-rise patterns as a second tranche in late 2025.

Users of the NSW Housing Pattern Book's designs will have access to an accelerated approval pathway. This will allow builders to get on site faster, build more efficiently and move people into homes sooner. The pre-endorsed designs will be a valuable resource for developers, architects, planners, builders, councils and the community.

<https://www.planning.nsw.gov.au/government-architect-nsw/housing-design/nsw-housing-pattern-book>

In-fill affordable housing bonus scheme

Completed December 2023

In December 2023, planning reforms were implemented to strengthen the in-fill affordable housing bonus scheme, which operates to incentivise developers to deliver affordable housing alongside market housing. The scheme provides a floor space ratio bonus of 20–30% and a height bonus of 20–30% for projects that include at least 10-15% of gross floor area as affordable housing. Affordable housing must remain affordable for 15 years and be managed by a registered community housing provider.

The scheme is available in accessible locations, which constitutes land within a nominated walking distance of certain public transport modes in metropolitan areas and land within a nominated walking distance of business zones in regional areas.

A state significant development pathway for in-fill affordable housing projects was also introduced alongside the introduction of the new planning controls. There have been 9 affordable housing projects determined since 1 July 2024, which once constructed will deliver 2,010 homes, including 536 affordable homes. A further 29 projects are under assessment.

See Measure 6 for further details on the policy.

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-sepp/in-fill-affordable-housing>

New Housing Delivery Authority established

Established January 2025

The NSW Government established the Housing Delivery Authority to help accelerate the delivery of homes across the state. It offers a clear planning pathway for large residential and mixed-use developments to be assessed as State Significant Development

The new State Significant Development approval pathway is available for new housing developments above an estimated development cost of \$60 million in Greater Sydney and approximately \$30 million in regional NSW. New processes enable the concurrent assessment of rezonings and a planning proposal, enabling a State Significant Development with , proposed changes to densities or land use permissibility to be assessed and determined efficiently.

This new assessment pathway reduces the number of large complex Development Applications councils are required to assess each year, freeing up resources for councils to assess less complex Development Applications faster.

Since the Expressions of Interest (EOI) process opened on 8 January 2025 to 31 March 2025, 317 EOIs have been received and 64 proposals declared as State Significant Development, representing approximately 27,800 potential new homes.

The EOI process will remain open with proposals submitted to be reviewed as required, giving industry ongoing opportunities to have their proposals considered.

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

Housing Taskforce created to improve planning system efficiency

Established September 2024

The NSW Government reorganised state agency staff and resources to establish the NSW Housing Taskforce in September 2024.

The Housing Taskforce is focused on making sure housing moves efficiently through the planning system by:

- coordinating state agency advice and approvals (integrated development, concurrences and referrals)
- identifying and working to resolve post-consent delays to housing construction and completion, covering consents issued under local and state significant development pathways
- identifying broader system improvements to support housing approvals and completions.

The Housing Taskforce has been instrumental in fast-tracking Development Applications that require agency advice or approval. In its first 6 months, this collaborative, whole-of-Government effort facilitated the progress of applications for over 30,000 new homes.

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

Leveraging well-located surplus government land for housing

In progress

Under the Building Homes for NSW program, the NSW Government is supporting the delivery of up to 30,000 new well-located homes, close to infrastructure and transport. This includes 8,400 new social homes.

Since October 2024, 19 further sites across metropolitan and regional NSW have been identified as surplus land that is no longer required by Government, which can be made available for housing.

In November 2024, a Registration of Interest campaign was launched calling on property developers to nominate which sites, identified through the property audit, they have an interest in acquiring, and propose how they would deliver low, medium and high-density market housing at sites across Sydney and regional NSW. As of February 2025, 14 sites have been marketed to the private sector, via auction and expression of interest campaigns.

In December 2024, the NSW Government also adopted the Government Property Framework, a policy for assessing NSW Government-owned land and property to make sure it directly supports the Government's priorities, specifically land for housing.

<https://www.nsw.gov.au/departments-and-agencies/homes-nsw/building-homes-for-nsw>

<https://www.nsw.gov.au/departments-and-agencies/property-and-development-nsw/what-we-do/strategy-analytics-and-policy/government-property-framework>

Measure 4

Planning Ministers will identify well-located 'development ready' land before 1 March 2024, having appropriate regard to the protection of land with key attributes e.g. environmental or economic.

Identify well-located 'development ready' land

Leveraging well-located surplus Government land for housing

In progress

As outlined in Measure 3, Property and Development NSW continues its property audit to identify surplus land that is no longer required by government in priority housing areas where there is a community need for housing.

As part of the audit process, Property and Development NSW undertakes initial due diligence (an appraisal process) on nominated sites using the Government's land use evaluation tool, Land iQ, before more detailed due diligence takes place.

Homes NSW and Landcom, the Government's developers, have the first choice of these sites for the delivery of social, affordable, essential worker and market housing. The identified sites that Homes NSW and Landcom do not require will be prioritised for divestment to the private sector to deliver market housing.

All sites identified through the property audit will be subject to agency assessments and local planning approvals, which will determine the final number of homes.

The propriety audit is ongoing.

<https://www.nsw.gov.au/departments-and-agencies/property-and-development-nsw/what-we-do/strategy-analytics-and-policy/nsw-government-property-audit-for-housing>

Urban Development Program

In progress

The Urban Development Program (UDP) is the NSW Government's program for monitoring and coordinating housing supply and infrastructure delivery. The program is data driven and provides access to up-to-date data on development activity and future housing supply, providing a strong evidence base for monitoring and informing land use planning and infrastructure investment. UDP committees operate in Greater Sydney, Illawarra-Shoalhaven, Central Coast, Lower Hunter and Greater Newcastle, and other high growth regional areas.

In Greater Sydney, a greenfield dashboard highlights housing activity and the lot development pipeline data in greenfield growth areas and precincts. In UDP regions outside of greater Sydney, the Department of Planning, Housing and Infrastructure is coordinating audits of the housing supply pipeline to identify 'development ready' lots in greenfield settings and major infill release areas. Development ready land is defined as areas where land is zoned, infrastructure is enabled, land is bio-certified and subdivision is approved or awaiting development consent.

<https://www.planning.nsw.gov.au/data-and-insights/urban-development-program>

Industrial Lands Action Plan

Announced January 2025

The Industrial Lands Action Plan is focused on opening up more land zoned for industrial or similar purposes, such as depots, distribution centres, factories and warehouses. These services are crucial to the economic viability of our cities and towns because they not only create valuable ongoing jobs but are also critical for the production and delivery of construction materials required for building more homes.

The Industrial Lands Action Plan outlines initiatives to boost the supply of industrial lands. This includes:

- delivering a statewide categorisation policy and approach for the supply pipeline of industrial lands to replace the Retain, Review and Plan and Manage policies
- making planning policy amendments to increase flexibility on land zoned for industrial purposes
- implementing an Employment Land Development Program to coordinate infrastructure investment for the supply of industrial land over the next two decades.

The Industrial Lands Action Plan will also provide industry, council and developers the opportunity to see where there is underutilised or isolated industrial lands which could be transitioned into alternative uses to align with NSW Government key priorities, such as alternative employment uses or housing.

<https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/employment-lands>

Measure 5

Planning Ministers will streamline approval pathways and prioritise planning control amendments to support diverse housing across a range of areas, including promoting medium and high-density housing in well-located areas close to existing public transport infrastructure connections, amenities and employment.

Zoning, planning and other amendments to support dense, well-located housing

State-led strategic planning and rezoning to deliver additional housing in well-located areas already serviced by major infrastructure

In progress

The Department of Planning, Housing and Infrastructure is progressing rezoning for 22 state-led rezonings and state-assessed rezoning proposals and 6 state-assessed planning proposals. At 31 March 2025, these State Rezoning projects have the potential to enable 42,585 new homes, including more than 1,000 affordable housing dwellings through active projects.

Six State-Led rezonings have been completed between October 2024 and 31 March 2025 through the Transport Oriented Development program, enabling 58,100 dwellings within dedicated transport precincts.

- Hornsby TOD Precinct, 6,000 dwellings enabled
- Bankstown TOD Precinct, 14,000 dwellings enabled
- Crows Nest TOD Precinct, 5,900 dwellings enabled
- Kellyville Bella Vista TOD Precinct, 4,600 dwellings enabled
- Homebush TOD Precinct, 18,000 dwellings enabled
- Macquarie Park TOD, 9,600 dwellings enabled

Three state-assessed planning proposals have been completed between October 2024 to 31 March 2025 providing 3,500 new homes of which 885 are proposed to be affordable, social or build-to-rent tenure types.

- Railway Terrace, Schofields providing up to 1,700 homes of which 30% are proposed to be affordable and build-to-rent tenure types.
- Tolland Estate, Wagga Wagga providing approximately 500 new mixed tenure homes. Approximately 180 will be new social housing dwellings.
- Cowper Street, Warrawong providing approximately 1,300 new homes, including 15% dedicated to affordable rental housing for a minimum of 15 years.

<https://www.planning.nsw.gov.au/plans-for-your-area/state-significant-rezoning-policy>

New State Significant Rezoning Policy

Announced October 2024

The State Significant Rezoning Policy is aimed at identifying land to address the housing and employment needs of the growing population in NSW. It will also streamline planning efforts of local councils and the NSW Department of Planning, Housing and Infrastructure, cutting rezoning timeframes by up to 200 working days.

While the planning system already allows for the state to undertake rezonings, the policy sets two distinct pathways for rezoning:

- state-led rezoning for large-scale areas or precincts
- state-assessed rezoning proposals for sites of state planning significance, or proposals that have been unreasonably delayed in the planning system.

<https://www.planning.nsw.gov.au/plans-for-your-area/state-significant-rezoning-policy>

Regional Housing Strategic Planning Fund Round 3

Announced October 2024

All NSW councils outside Greater Sydney are eligible for a share of \$3 million for projects to speed up new housing strategies, prepare infrastructure and servicing plans and make local planning amendments for the delivery of more diverse and affordable housing supply. Councils can receive between \$20,000 and \$250,000 for individual projects.

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/regional-housing/regional-housing-strategic-planning-fund>

Infrastructure funding that supports new housing and employment lands

Announced November 2024

\$55.1 million in funding was awarded in November 2024 under round 4 of the State Voluntary Planning Agreement program to support delivery of up to 28,100 new homes over five years to 2029.

Transport for NSW and seven local councils (Wollongong City Council, Cessnock City Council, Lake Macquarie City Council, Maitland City Council, The Hills Shire Council, Camden Council, Wollondilly Shire Council) received funding for 21 projects across five regions.

Successful projects include the design and construction of a new multipurpose amenities building identified in the Thirlmere Memorial Park and Sportsground Master Plan in the Wollondilly LGA, new road and intersection upgrades in the Lower Hunter region and funding towards Stage 2 of the Darkes Sporting and Community Hub, including development of an integrated community centre and sporting amenities, district-level playground, associated landscaping and car parking in Wollongong.

<https://www.planning.nsw.gov.au/plans-for-your-area/infrastructure-funding/state-voluntary-planning-agreements>

\$75 million to deliver infrastructure for Western Sydney homes

Announced October 2024

Round 6 of the Special Infrastructure Contribution (SIC) grant funding provides \$75 million to support more than 42,000 new homes across Western Sydney. The SIC funds critical supporting infrastructure for homes such as roads, schools, emergency services and health.

Applications were open from October to December 2024 to councils in specific Western Sydney Growth Centres LGAs including Blacktown, Camden, Campbelltown, Hawkesbury, The Hills Shire and Liverpool. It was also open to NSW Government agencies.

Under the grant program, all planning and design projects must be delivered by 30 June 2028. All land acquisition and construction projects must be completed by 30 June 2029. Successful applicants will be announced in mid 2025.

<https://www.nsw.gov.au/grants-and-funding/western-sydney-growth-areas-special-infrastructure-contributions-funding-round-6>

More green space to support better communities

Announced February 2025

34 councils in Greater Sydney and the Central Coast are eligible for the 2024-25 round of funding for the Metropolitan Greenspace Program. A total of \$4 million in grants will be provided to build more parks, playgrounds, walking tracks and restore local bushlands, as well as open space strategies and master plans for future works. Applications closed in March 2025 and successful applicants will be announced in June 2025.

<https://www.planning.nsw.gov.au/plans-for-your-area/infrastructure-funding/metropolitan-greenspace-program>

Construction worker housing in regional NSW

Completed December 2024

A new planning pathway has been established to fast-track housing for construction workers on major infrastructure projects in Renewable Energy Zones. This will help deliver more homes in regional NSW, speed-up renewable energy project development, support councils to manage flow of construction workers, and ease pressure on local rental markets. Streamlined approvals provide councils greater clarity on their housing supply pipeline, and greater certainty for renewable energy developers on how worker accommodation will be managed during and after the construction of a project.

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/regional-housing/regional-housing-taskforce/construction-workers-accommodation>

Build-to-rent program expansion

Announced February 2025

Landcom will transform the former WestConnex dive site in Camperdown with well-designed and well-located mixed-use development. This is being funded through the \$450 million investment in the Key Worker Build-to-Rent Program to deliver more than 400 build-to-rent homes for essential workers in metropolitan Sydney. This project will deliver:

- at least 200 build-to-rent units offered to essential workers like health workers, paramedics, teachers, police officers and firefighters at a discount to market rent, through a separate subsidy

- approximately 300 additional units, including private units and a proportion of affordable rental housing
- ground-floor retail or commercial, landscaped outdoor spaces and new pedestrian links.

Construction is expected to begin in 2026, pending approvals, with the first essential workers moving in around 2028. The Camperdown site is the first secured by Landcom as part of the NSW Government's build-to-rent essential worker housing program, with Landcom investigating additional sites.

Progress continues on Landcom's existing build-to-rent projects. Construction on 60 homes in the South Coast (Bomaderry) started in March 2025 and 50 homes in the Northern Rivers (East Lismore) have received development consent. For each site, at least 20% is for affordable rental housing. Completion is expected in 2026.

<https://www.landcom.com.au/about/housing/buildtorent>

Key worker accommodation for rural and regional NSW

Complete

Delivery of the NSW Government's \$45.3 million investment in accommodation for key healthcare workers is complete. All accommodation units are complete and operational in the Murrumbidgee Region (West Wyalong, Narrandera, Finely and Leeton) and Southern NSW Region (Cooma). Accommodation units at Balranald in Far Western Region are also complete and operational; while units at Broken Hill are complete and anticipated to commence operations in April.

In progress

The additional \$200.1 million investment announced in June 2024 supports more than 20 projects and will help deliver approximately 120 dwellings across regional NSW including building new accommodation, refurbishing existing ones and purchasing suitable properties such as residential units. It supports recruitment and retention of more than 500 health workers and their families by providing a range of accommodation options.

Projects announced since December 2024 include:

- \$34.2 million in Lismore, Tweed and Grafton
- \$24.7 million in Bathurst, Dubbo and Orange
- \$24.0 million in Eurobodalla, Bega and Crookwell
- \$23.0 million in Griffith, Deniliquin and Lake Cargelligo
- \$21.0 million in Nowra
- \$7.0 million in Wyong
- \$5.5 million in Coffs Harbor
- \$5.1 million in Broken Hill, Tibooburra, Wentworth, Buronga and Dareton
- \$6.0 million in Armidale
- \$2.0 million in Albury
- \$10.0 million in regional NSW for NSW Ambulance, including Dungog, Kyogle and Deniliquin.

Additional locations for health workers and NSW Ambulance will be selected on greatest need and announced once finalised.

<https://www.hinfra.health.nsw.gov.au/projects/project-search/key-worker-accommodation>

<https://www.nsw.gov.au/media-releases/2001-million-boost-to-rural-health-worker-accommodation>

Reforms to non-planning barriers preventing a diversity of housing

Water sector action plan to improve approval processes for housing

Announced February 2025

The Housing Approval Reform Action Plan is a collaboration between the NSW Department of Climate Change, Energy, the Environment and Water, Sydney Water and WaterNSW to support the NSW Government to meet its housing targets. The Action Plan will speed up the water-related approvals required for housing developments and address industry concerns by reducing turnaround times, updating policies and regulation, and improving the information available to stakeholders.

Actions include:

- expanding risk-based triaging for all referrals to ensure homes that are ready can be connected without delay
- streamlining the process for the removal of groundwater on building sites to ensure construction can commence quickly and safely.
- revising key performance indicators to mitigate inefficiencies
- supporting developers and Water Servicing Coordinators to get their applications right from the start
- facilitating early engagement for smoother applications
- strengthening planning approvals, advice coordination and responsibilities for strategic and statutory water matters.

<https://water.dpie.nsw.gov.au/our-work/plans-and-strategies/housing-approval-reform-action-plan>

New Building Commissioner and priorities

Announced December 2024

In December 2024, Mr James Sherrard commenced as the new NSW Building Commissioner, leading more than 450 staff. The Building Commissioner's priorities are to:

- develop and introduce building reforms to support strong regulation, industry productivity, and consumer protection
- increase construction compliance and building quality to support the 2029 National Accord housing target
- support further education on how quality construction can save practitioners time and money
- set clear expectations of 'what good looks like' through industry education, and examples of rated developers and good standard projects.

<https://www.nsw.gov.au/departments-and-agencies/building-commission>

NSW Skills Plan to rebuild VET sector and skills workforce pipeline

Announced November 2024

The NSW Skills Plan will guide Vocational Education and Training (VET) transformation, tackling skills gaps including construction and addressing severe skills and labour shortages in regional and remote areas. It boosts skilled worker recruitment, enhances teacher capacity in high-demand fields like STEM, and modernises TAFE.

A priority action is to prioritise the development of industry, workforce and place-based skilling responses for Critical Skills Areas in construction (housing and infrastructure).

It works alongside a new State Migration Plan to attract overseas skilled workers and address shortages. It is part of the staged response to the VET review and aligns with the Federal National Skills Agreement and VET qualification reforms.

<https://education.nsw.gov.au/about-us/strategies-and-reports/nsw-skills-plan-2024-2028--building-skills-and-shaping-success>

Measure 6

Planning Ministers will create accelerated development pathways and streamline approval processes for eligible development types, particularly in well-located areas, including to support the rapid delivery of social and affordable housing.

Reforms to social and affordable housing approval pathways

State significant development and affordable housing

In progress

Take-up of the State Significant Development pathway continues for residential development which includes at least 10 per cent affordable housing, and has a capital investment value of over \$75 million in Greater Sydney, or \$30 million outside Greater Sydney. This pathway was introduced alongside the in-fill affordable housing reforms in December 2023 and makes it faster and easier to build more affordable housing.

As an example, 135 affordable homes were approved in October 2024 for Landcom's development at Macquarie Park. Landcom selected Link Wentworth to provide the affordable housing, with Link Wentworth beginning work in 2026, and residents are expected to be able to move in from 2028.

Since October 2024, Secretary Environmental Assessment Requirements were issued for 95 State significant projects under in-fill affordable housing reforms, with the potential to deliver 19,947 market and 6,277 affordable homes. Of these, 29 have lodged an Environmental Impact Statement (EIS) and 9 have been determined, with the potential to deliver 2,010 homes, including 536 affordable homes.

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-sepp/in-fill-affordable-housing>

Social and affordable housing rezoning pathway

In progress

Three proposals facilitating up to 1,048 dwellings, and including up to 320 affordable homes, have progressed through the state-assessed rezoning pathway introduced in May 2024 to accelerate rezoning proposals from Homes NSW and Landcom.

<https://www.planning.nsw.gov.au/plans-for-your-area/rezoning-pathways-program/rezoning-pathway-for-social-and-affordable-housing>

Community Housing Concierge pilot program

In progress

The Community Housing Concierge pilot, which commenced in May 2024, has assisted 20 Community Housing Providers in managing a portfolio of 64 projects with around 3,100 dwellings. Assistance has included end-to-end project support, policy and planning system navigation and case management for stalled planning projects.

Reforms addressing barriers to the timely issuing of development approvals

Monitoring, reporting and intervention under the Statement of Expectations

In progress

An updated Ministerial Statement of Expectations Order (SoE) came into effect on 1 July 2024 setting new benchmarks for council timeframe performance for development assessment, planning proposals and strategic planning. The expectations require councils to improve their development assessment performance.

A public Council League Table dashboard provides transparent performance monitoring against the SoE. Since monitoring has been in place through the Council League Table (July 2024 to March 2025), cumulative average assessment days for all Development Applications was 102 days, which is an improvement by 13 days compared to the same period last year.

The NSW Department of Planning, Housing and Infrastructure has developed a governance framework to guide the monitoring of council performance relative to the SoE. Criteria has been developed to focus on those councils requiring Government intervention. The Department will use the following criteria to inform action:

- housing target/implied dwelling demand: councils with a housing target and/or implied dwelling demand greater than 500
- council's current Development Application Assessment Performance: councils with gross end-to-end timeframes of 145 days or greater
- council's percentage of applications assessed: councils with 50 per cent or less of their applications meeting the 115 day end to end expectation.

In March 2025, the Minister for Planning and Public Spaces wrote to six councils identified as meeting the above criteria, advising that they will need to develop an action plan within 28 days with this being endorsed by the elected council. Those councils have provided responses, with the Department working with the councils to implement improvements and monitor progress. The criteria may change over time to encourage continuous performance improvement, reflective of the decreasing timeframes within the SoE Order.

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/faster-assessments-program/statement-of-expectations-order>

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/faster-assessments-program/council-league-table>

Artificial Intelligence in NSW Planning

In progress

The NSW Government is progressing its work to explore and apply Artificial Intelligence (AI) technology to speed up assessment timeframes and reduce the administrative burden on planners. The NSW

Government established the AI Solutions Panel in April 2024 which provides identified AI product solutions which respond to the NSW planning system and assist with the early stages of preparing a Development Application. All NSW councils may procure from the AI Solution Panel.

In July 2024, the NSW Department of Planning, Housing and Infrastructure awarded over \$2.7 million of grant funding to eligible councils through the AI Early Adopter Grant Program to trial products from the AI Solutions Panel. The Department is monitoring the council grant projects and benefits realisation of AI for local Development Application workflows. Insights from the grant program are anticipated to be available by June 2025.

<https://www.planning.nsw.gov.au/assess-and-regulate/development-assessment/artificial-intelligence-in-nsw-planning>

Initiatives to share planning data

Agency League Table

Announced March 2025

The State Agency League Table was published in March 2025 to improve transparency and accountability for the performance of each state agency in issuing advice or approvals as part of the Development Application process. These approvals and advice are known as concurrences, integrated development approvals and referrals.

The Agency League Table will be updated monthly with the performance of state agencies, state-owned corporations and key electricity supply authorities in meeting legislated or agreed timeframes for concurrences, integrated development approvals and referrals.

The Agency League Table complements the Council League Table, published since July 2024.

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/nsw-housing-taskforce/agency-league-table>

LandIQ data platform made available to industry

Announced March 2025

LandIQ, an award-winning data platform, brings more than 200 data sources and 75 land-use data types together to allow for faster and smarter strategic evaluations of how land can be used and speed up the pre-planning process.

Land iQ provides a consistent, whole-of-Government way of identifying sites. The tool will allow users to understand planning context and find sites with acceptable environmental risks when delivering residential development. It has already been used to undertake the NSW Government's Property Audit and analyse land suitable for temporary emergency accommodation after the 2022 Northern Rivers floods.

Land iQ has been rolled out across NSW Government agencies and to 128 NSW councils. The platform is now available to other levels of Government, researchers and industry with access through a subscription licence.

This technology will help bolster the in-house capabilities of private sector organisations, ensuring consistency in data and methodologies across the public and private sectors, and support the further digitisation of the planning and property sectors.

Land iQ has been developed by Property and Development NSW in collaboration with other NSW Government agencies and in partnership with technology companies WSP Australia, Giraffe and Aerometrex.

<https://www.nsw.gov.au/departments-and-agencies/property-and-development-nsw/what-we-do/strategy-analytics-and-policy/land-iq>