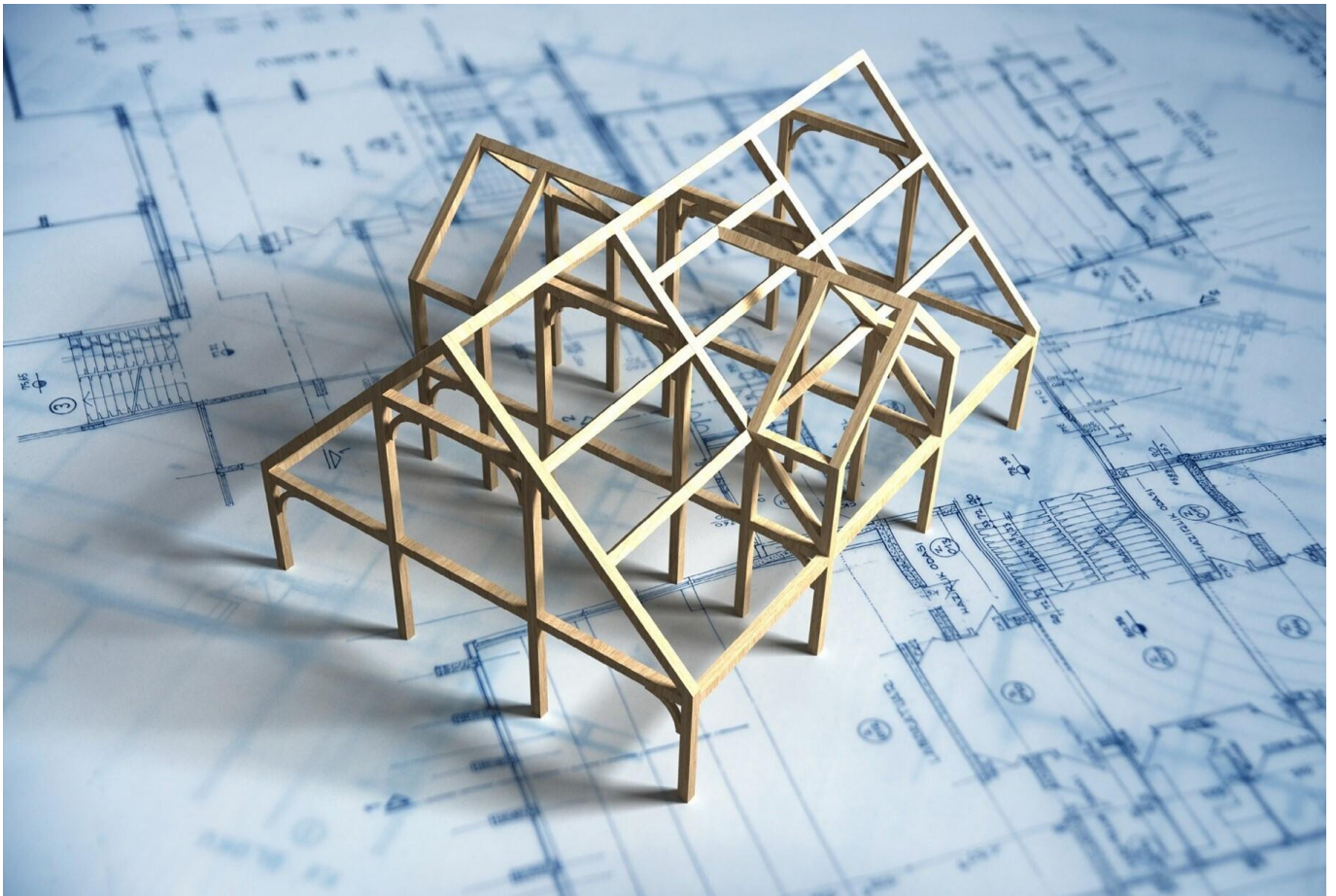




National Planning Reform Blueprint

New South Wales progress report

September 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.

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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 fourth report for New South Wales summarising progress against Measures 2 through 6 of the National Planning Reform Blueprint as at 30 September 2025.

Previous reports can be found at: <https://treasury.gov.au/policy-topics/housing/blueprint>

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.

Planning for future housing

Housing Supply Targets

Completed | First reported September 2024

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

The 5-year housing targets set the minimum expected growth for each of the 43 LGAs and sets the trajectory for NSW to meet its commitment of delivering 377,000 new homes by 2029 under the National Housing Accord.

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

Regional Housing Strategic Planning Fund

In progress | First reported March 2025 | Updated September 2025

The Regional Housing Strategic Planning fund is a competitive grants program that provides funding to regional councils to help them address local housing issues and decide where, what, and how development should happen.

Under the program, all NSW councils outside of Greater Sydney can apply for grants of between \$20,000 and \$250,000 for individual projects. Eligible projects speed up new housing strategies or support the delivery of more diverse and affordable housing supply, such as preparing infrastructure and servicing plans or making local planning amendments.

In May 2025, Round 3 recipients were announced, with 24 councils to receive nearly \$4.4 million to unlock housing supply through strategic planning initiatives. A fourth round is planned for late 2025 with up to \$3 million available for councils. Successful recipients are expected to be announced in April 2026.

As at September 2025, a total of \$15.4 million has been committed to the fund across four grant rounds (\$11.3 million from the Department of Planning, Housing and Infrastructure and \$4.1 million in council co-contributions). This has enabled 49 regional councils to undertake 60 successful projects expected to support over 163,658 homes in regional NSW.

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

<https://www.nsw.gov.au/ministerial-releases/minns-government-delivers-44-million-to-fast-track-almost-100000-new-homes-across-regional-nsw>

Coordinated infrastructure pipeline

Urban Development Program

In progress | First reported March 2024 | Updated March 2025

The Urban Development Program (UDP) is the NSW Government's evidence-based framework 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.

The program supports the delivery of the state's five-year housing targets by aligning planning, rezoning, infrastructure servicing, and construction efforts across agencies, councils, and industry.

UDP committees operate in Greater Sydney, Illawarra-Shoalhaven, Central Coast, Lower Hunter and Greater Newcastle, and other high growth regional areas.

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

Measure 3

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

Planning system reforms

NSW Planning System Reforms Bill 2025

In progress | New, September 2025

The NSW Planning System Reforms Bill 2025 (the Bill) is designed to streamline decision-making, reduce red tape, and make the planning system more responsive to contemporary challenges. The Bill was introduced to NSW Parliament on 17 September 2025. The reforms support Blueprint Measures 3, 5 and 6.

Major reform measures include:

- establishment of the Development Coordination Authority to serve as a single advisory body for development applications across NSW Government agencies
- legislative enshrinement of the Housing Delivery Authority, ensuring a sustained Government role in housing delivery
- expansion of Complying Development provisions, allowing councils 10–20 days to approve small variations, after which they will be deemed approved
- introduction of a Targeted Assessment Pathway for developments that have undergone strategic planning and community consultation
- amendments to the EP&A Act's objects to include housing delivery, climate resilience and proportionality for the first time
- standardised conditions to provide more certainty and speed up construction once approvals are granted
- removing unnecessary duplication, including regional planning panels and outdated assessment pathways
- replacing more than 100 consultation plans with a single, state-wide Community Participation Plan.

The Bill complements amendments to the *Environmental Planning and Assessment Act 1979* from May 2025 to streamline the planning system and support the delivery of housing projects, including:

- removal of the requirement for Independent Planning Commission advice for certain State Significant Development (SSD) declarations, with the Housing Delivery Authority now providing recommendations
- reduced timing of public exhibition periods for SSD housing projects
- clear rules on how public submissions are counted and considered, enhancing transparency and confidence in the planning process
- a more consistent strategic planning framework.

<https://www.nsw.gov.au/ministerial-releases/planning-system-reform-to-help-build-nsws-future>

<https://www.planning.nsw.gov.au/policy-and-legislation/environmental-planning-and-assessment-act-1979/recent-act-changes>

Zoning and land use reforms

Transport Oriented Development Program: Accelerated Precincts

Completed November 2024 | First reported March 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.

The masterplans establish a minimum 3 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 competition exemptions.

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

<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 | First reported March 2024 | Updated September 2025

Transport Oriented Development (TOD) planning controls were introduced through an amendment to the State Environmental Planning Policy (Housing) 2021 in April 2024 and commenced on 13 May 2024.

The reforms will apply new planning controls around identified stations to increase housing supply. The controls generally apply to land within 400 metres of identified station precincts across 13 Local Government Areas to deliver more affordable, well-designed and well-located homes.

Over the next 15 years, the new planning controls are estimated to deliver more than 170,000 new homes in mid-rise dwellings to create vibrant communities close to transport, services and jobs.

As of 30 September 2025, new planning controls have been adopted for 30 of the 37 identified stations.

The NSW Government is reviewing alternative schemes proposed by Canterbury Bankstown Council, Ku-ring-gai Council, Wollongong City Council, Lake Macquarie City Council, and Penrith City Council that exceed the number of homes that would be facilitated under the TOD controls. A master plan prepared by Burwood Council is also under assessment. Alternative schemes will be implemented through updates to the relevant local environmental plan, in place of TOD provisions.

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

<https://www.nsw.gov.au/ministerial-releases/new-homes-on-horizon-for-north-wollongong-cockle-creek-and-st-marys>

Low and Mid-Rise Housing Policy

Completed February 2025 | First reported March 2024

The Low and Mid-Rise Housing Policy commenced on 28 February 2025. It introduced new planning controls to encourage more dual occupancies in low-density zones statewide, as well as terraces, townhouses, apartments and shop top housing in well-located residential areas that have shops, amenities and good public transport. Over the next 5 years, the Low and Mid-Rise Housing Policy is estimated to deliver more than 112,000 new homes.

The reforms mandate permissibility and introduce non-discretionary development standards, including floor space ratio, heights, and lot sizes. The policy does not apply to sites that are affected by certain hazards and constraints such as bushfire prone land and some flood prone lands.

The low and mid-rise controls apply within 800 metres walking distance of 171 nominated town centres and train stations across Greater Sydney, the Central Coast, Illawarra-Shoalhaven, Lower Hunter and Newcastle regions. These low and mid-rise housing areas have a wide range of frequently needed goods and services, frequent public transport, and infrastructure.

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

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

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

NSW Government property audit

In progress | First reported September 2024 | Updated September 2025

Property and Development NSW continues to audit Government-owned land to identify surplus sites in priority housing areas where there is a community need for housing. Homes NSW and Landcom, the Government's housing delivery agencies, have the first choice of these sites for the delivery of social, affordable, key worker and market housing. The identified sites they do not acquire will be prioritised for divestment to the private sector to deliver market housing.

The audit will support the delivery of up to 30,000 new, well-located homes under the Building Homes for NSW program.

As at September 2025, 53 sites have been announced with the potential to deliver over 9,900 dwellings. A total of 17 sites have been sold to Homes NSW, Landcom or the private sector, unlocking the delivery of up to 1,019 new homes. Around 31 additional sites are earmarked for inclusion in the Building Homes for NSW Program over the next 6 months.

<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/nsw-government-property-audit-for-housing>

Land iQ data platform

Completed March 2025 | First reported March 2025 | Updated September 2025

Land iQ, 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.

The platform provides a consistent, whole-of-Government way of identifying sites. The tool allows users to understand planning context and find sites with acceptable environmental risks when delivering residential development.

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.

Land iQ provides a consistent way for government and the planning and property sectors to:

- identify areas of priority for housing development (and type of housing)
- assess site and local government area resilience
- do preliminary site due diligence
- display how the delivery of critical infrastructure aligns with developing new homes
- understand built form and environmental impacts

- combine relevant data, strategic plans, state environmental planning policies and analytics to assess development applications or rezoning proposals.

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

Protect land with key attributes

Industrial Lands Action Plan

In progress | First reported March 2025

Released in 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 create valuable ongoing jobs and are 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 the NSW Government's key priorities, such as alternative employment uses or housing.

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

Prioritise infrastructure to support housing

Infrastructure funding that supports new housing

In progress | First reported September 2024 | Updated September 2025

The NSW Government is funding the infrastructure needed to support the continued delivery of new homes across NSW, representing an investment of \$81 million per day.

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

Housing and Productivity Contribution

The Housing and Productivity Contribution (HPC) is a broad-based charge on development within the state's high-growth areas that will help fund the delivery of state and regional infrastructure. The HPC came into effect on 1 October 2023.

Under the scheme, proponents of new developments can either make a monetary contribution or deliver infrastructure directly, known as works-in-kind.

A draft HPC Scheme Works-in-Kind Guideline was released for public exhibition in mid-2025, outlining how works-in-kind proposals will be assessed and prioritised.

<https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/housing-and-productivity-contribution>

<https://pp.planningportal.nsw.gov.au/draftplans/under-consideration/housing-and-productivity-contribution-scheme-works-kind-guideline>

State Voluntary Planning Agreements

State Voluntary Planning Agreements (SVPAs) help cover the cost of delivering infrastructure needed to support new businesses, communities and homes. The development contributions system operates under the *Environmental Planning and Assessment Act 1979*. Planning agreements can deliver or fund:

- public amenities and services
- affordable housing
- transport or other infrastructure
- conservation or enhancement of the natural environment.

Round 4 of the SVPA program was finalised in November 2024 and awarded \$55.1 million in funding to 21 projects to support delivery of up to 28,100 new homes over the five years to 2029.

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

Special Infrastructure Contributions

Special Infrastructure Contributions (SICs) ensure funding is available for key state and regional infrastructure required to support growing communities, allowing priority infrastructure to be delivered at the same time as development.

Round 6 of the SIC funding program was finalised in October 2024 and allocated \$63.2 million to help fund 9 projects across Western Sydney. These infrastructure projects will support around 125,000 new homes across Sydney's North West and South West Growth Areas, with infrastructure completion expected by 30 June 2029. The total value of the 9 projects is \$123.2 million.

<https://www.planning.nsw.gov.au/plans-for-your-area/infrastructure-funding/special-infrastructure-contributions/western-sydney-growth-area-sic>

Metropolitan Greenspace Program

The Metropolitan Greenspace Program provides funding for projects that create high-quality green spaces – connecting town centres, transport hubs, and homes. It is open to eligible projects in 34 councils across Greater Sydney and the Central Coast.

In August 2025, almost \$4 million was awarded to 14 councils for 15 projects to build more parks, playgrounds and walking tracks, restore local bushlands, and fund open space strategies and master plans for future works.

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

Better Open Spaces Program

The 2025-26 NSW Budget announced a \$41.6 million Better Open Spaces Grant Program to deliver more inclusive, accessible, and high-quality public spaces across the state.

Program guidelines are currently under development.

<https://www.nsw.gov.au/ministerial-releases/building-better-communities-for-nsw>

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.

Deliver state significant rezonings

State-led strategic planning and rezoning

In progress | First reported March 2024 | Updated September 2025

The NSW Government continues to deliver large-scale rezonings that enable the delivery of housing, jobs and infrastructure.

In the six months to September 2025, 8 new rezonings have been finalised to provide capacity for an additional 11,360 homes. An additional 29 state-led rezonings (SLRs) and state-assessed rezoning proposals (SARPs) are in progress, and 4 additional social and affordable housing rezonings (SAFH) are in progress.

Further information on the state-led rezoning pathways are detailed in the section below.

Table 1: State Significant Rezonings

Rezoning	Type	Approximate dwellings enabled	Finalised
Blackwattle Bay	State-assessed rezoning proposal	320	May 2025
Broadmeadow	State-led rezoning	3,200	August 2025
Bunnerong Road, Kingsford	Social and affordable housing rezoning	185 (including 50% affordable housing)	July 2025
Central precinct	State-led rezoning	950 (including 30% affordable housing)	August 2025
Narrabri	State-led rezoning	2,100	April 2025
Redmond Place, Orange	Social and affordable housing rezoning	330 (including 20% affordable housing)	April 2025
Riverstone East (Stage 3)	State-led rezoning	3,600	May 2025
Wallarah Rd, Kanwal	State-assessed rezoning proposal	675 (including 15% affordable housing)	July 2025
Total new housing capacity		11,360	

<https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts>

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

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

Streamline rezoning pathways

New State Significant Rezoning Policy

Completed September 2024 | First reported March 2025

A new State Significant Rezoning Policy was established in September 2024, aimed at identifying land to address the housing and employment needs of the growing population in NSW. It will streamline how large-scale rezonings that deliver housing, jobs and infrastructure are assessed. It fast-tracks proposals that are strategically important, complex, or delayed and ensures they are assessed through a transparent, coordinated process.

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

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

These pathways ensure faster, more coordinated planning decisions and reduce rezoning timeframes by up to 200 working days.

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

Social and affordable housing rezoning pathway

Completed May 2024 | First reported March 2025

A new state-led rezoning pathway was introduced in May 2024 to accelerate rezoning proposals from NSW state housing agencies that deliver social and affordable housing, including Homes NSW (NSW Land and Housing Corporation and Aboriginal Housing Office) and Landcom.

A newly dedicated team within the Department of Planning, Housing and Infrastructure will manage the applications from concept review to lodgement, exhibition and final assessment.

Under this new pathway, rezoning timeframes are set to be halved. This also takes pressure off councils and allows them to focus on the assessment of local development applications.

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

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.

New assessment pathways

Housing Delivery Authority pathway for State Significant Development

Completed January 2025 | First reported March 2025 | Updated September 2025

The NSW Government established the Housing Delivery Authority in January 2025 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 (SSD), along with the option for concurrent rezoning.

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.

As at September 2025, 794 EOIs had been received and 261 proposals declared as State Significant Development, representing approximately 91,171 potential new homes.

The EOI process remains open with submitted proposals 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>

Construction worker housing in regional NSW

Completed June 2025 | First reported March 2025

A new planning pathway has been established to fast-track temporary housing for construction workers employed on large-scale development and infrastructure projects related to electricity infrastructure, extractive industries, mining, rail, air transport and roads.

Construction worker housing reduces the demand for temporary accommodation, easing pressure on local rental markets. The new pathway will help deliver more homes in regional NSW, speed-up the delivery of vital infrastructure and support councils to manage the flow of construction workers.

Streamlined approvals provide councils greater clarity on their housing supply pipeline and provide developers with a wider pool of construction workers that can be temporarily accommodated for the duration of the project.

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

Faster assessment processes

Faster assessments for State Significant Development housing applications

In progress | First reported September 2025

The Department of Planning, Housing and Infrastructure works closely with applicants to speed up the assessment of housing applications lodged under State Significant Development (SSD) pathways. The aim is to complete assessments within an average of 275 end-to-end days—from the time an application is lodged, to when a determination is made or referred to the Independent Planning Commission (IPC) or Minister for Planning—including a target average of 90 days for the period the application is in Government hands.

In August 2025, the Guide to Faster Assessments for SSD Housing Applications was updated to include more SSD pathways. The guidelines set clear standards to improve the quality of environmental assessment and reporting, and also encourage greater community participation.

The guide now applies to:

- in-fill affordable housing
- housing development carried out by certain public authorities
- Build-to-rent housing
- seniors housing
- development in Transport Oriented Developments Accelerated Precincts
- Housing Delivery Authority projects (residential development declared State Significant Development under section 4.36(3) of the Environmental Planning and Assessment Act, following advice from the Housing Delivery Authority).

A new Faster Housing Dashboard tracks how long the Department takes to complete its assessments of applicable faster housing SSD applications.

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/faster-assessments-for-state-significant-development-housing-applications>

<https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/rapid-assessment-framework/improving-assessment-guidance>

Housing Taskforce created to improve planning system efficiency

Completed September 2024 | First reported March 2025 | Updated September 2025

The NSW Housing Taskforce was established in September 2024 to fast-track development applications that require agency advice or approval.

The Housing Taskforce is focused on moving housing 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.

As at September 2025, the Taskforce has facilitated the progress of applications for over 61,000 new homes.

Post-consent support is being offered to developers holding development consents. This service allows developers to raise issues or barriers to construction or completion of their projects.

The Planning System Reforms Bill (see Measure 3) proposes to evolve and extend these benefits across the entire planning system, in the form of a new authority, to be known as the Development Coordination Authority (DCA).

The DCA will centrally coordinate state inputs for decision-makers to speed up and improve planning and development outcomes for all users of the planning system. It will have in-house expertise to advise on most planning matters.

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

NSW Housing Pattern Book and new Complying Development pathway

Completed July 2025 | First reported March 2024 | Updated September 2025

The NSW Housing Pattern Book was launched in July 2025. It includes eight terrace, townhouse and manor house designs for families, young people and downsizers. The designs were selected following an international pattern book design competition in 2024.

The designs are available for \$1,000 each, however the Government has significantly subsidised access to these world class designs with each pattern available to everyone for \$1 per pattern for the first six months.

A new ten-day approval pathway has been developed by the NSW Government alongside the Pattern Book to fast-track these high-quality homes. The Complying Development pathway was made available on 30 July 2025.

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

<https://www.nsw.gov.au/departments-and-agencies/homes-nsw/news/new-housing-pattern-book-designs-can-be-approved-ten-days-are-launched>

Statement of Expectations Order

Completed July 2024 | First reported September 2024 | Updated September 2025

An updated Ministerial Statement of Expectations Order 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.

The Council League Table dashboard tracks council performance against the expectations. In the September quarter 2025, the cumulative average assessment time was 84 days, marking a 22-day improvement from 106 days over the same period last year.

Formal monitoring of council performance has commenced, and councils not meeting expectations will be asked to provide an explanation. Depending on the response, the Department of Planning, Housing and Infrastructure may engage an expert planner to identify areas for improvement and recommended actions.

In March 2025, the Minister for Planning and Public Spaces wrote to six councils advising that they will need to develop an action plan to improve assessment times. Action plans have been submitted, and four councils have had an expert planner appointed.

<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>

Faster Assessments Incentive Program

In progress | First reported September 2025

The Faster Assessments Incentive Program provides \$200 million in financial incentives to top performing eligible councils for achieving reduced and consistently low development assessment timeframes.

The program is available to councils in medium and high growth areas across metro and regional NSW.

Program guidelines and assessment criteria were published in September 2025, providing clear and transparent performance standards for eligible councils.

Round 1 rewards councils for their performance during the 2024-25 financial year. The round will provide \$67 million of grant funding for eligible councils to deliver local infrastructure such as roads, open spaces and community facilities.

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

Agency League Table

Completed March 2025 | First reported March 2025 | Updated September 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 (CIR).

The Agency League Table is updated monthly with the performance of state agencies, state-owned corporations and key electricity supply authorities in meeting legislated or agreed timeframes for CIR.

In the six months to September 2025, 94% of concurrences, integrated development approvals and referrals were completed within legislated timeframes.

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

Artificial Intelligence in NSW Planning

Completed July 2024 | First reported September 2024 | Updated September 2025

The NSW Government is investing in understanding how councils can use Artificial Intelligence (AI) technology to speed up assessment timeframes and reduce the administrative burden on planners, particularly in the pre-lodgement phase.

The AI Solutions Panel was created in April 2024. It is a centralised resource of mature and suitable AI products that councils can procure and integrate into their development assessment workflows. All NSW councils may procure from the AI Solutions Panel.

In July 2024, the NSW Government awarded over \$2.7 million to 16 councils through the Early Adopter Grant Program to trial AI in their planning systems.

As of 30 September 2025, two grant recipient councils (Wingecarribee Shire Council and Cumberland City Council) have publicly launched their selected AI product. Feedback from grant councils present an optimistic outlook on the potential of AI to help navigate planning complexity.

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

Water sector action plan to improve approval processes for housing

In progress | First reported March 2025

The Housing Approval Reform Action Plan announced in February 2025 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 completed or in progress 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>

Enable more diverse and affordable housing

In-fill affordable housing bonus scheme

Completed December 2023 | First reported March 2024 | Updated September 2025

The NSW Government's in-fill affordable housing reforms encourage private developers to boost affordable housing and deliver more market housing in well-located areas.

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.

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

State significant development and affordable housing

In progress | First reported March 2025 | Updated September 2025

The NSW Government offers a State Significant Development pathway 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 at September 2025, 132 projects have accessed the pathway (Secretary Environmental Assessment Requirements have been issued) with the potential to deliver 29,986 homes including 7,387 affordable homes. Of these, 73 projects have been lodged and 26 have been determined, with the potential to deliver 6,640 homes, including 2,147 affordable homes.

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

Community Housing Concierge

Completed | First reported September 2024 | Updated September 2025

The Community Housing Concierge assists participating Community Housing Providers (CHPs) in navigating the planning system, helping to remove barriers and speed up the supply of social and affordable homes in NSW so that more people have access to a safe place to live.

The service, initially run as a pilot, has been permanently integrated as part of the Department's Planning Concierge function. Services include end-to-end project support, guidance through regulatory and planning approvals, and policy advice to align projects with state priorities and national housing targets.

During the pilot, the program supported 20 Community Housing Providers with 67 projects, representing an estimated \$1.8 billion in development value and approximately 3,231 dwellings.

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

Other reforms

The NSW Government is delivering additional reforms outside of the planning system to facilitate housing supply within the National Housing Accord period. These are summarised below.

Measure	Description	Status	Further information
Pre-sale Finance Guarantee program	<p>\$1 billion in pre-sales finance available to off-the-plan dwellings in approved housing projects.</p> <p>The program will shorten the time between approval and construction and also reduce risk in the residential construction finance sector, giving lenders and homebuyers greater certainty.</p>	In progress First reported September 2025	<p>https://www.planning.nsw.gov.au/policy-and-legislation/housing/pre-sale-finance-guarantee</p> <p>https://www.planning.nsw.gov.au/news/1-billion-pre-sale-finance-guarantee-open-business</p>
Accelerating Building Certification and Trades Licensing	<p>\$9.3 million to increase the number of building certifiers and speeding up the licensing of building tradespeople.</p> <p>The program will make it easier for existing certifiers to stay in, and new certifiers to enter the industry through flexible registration options and faster processing of applications.</p>	In progress First reported September 2025	https://www.nsw.gov.au/ministerial-releases/minns-labor-government-injects-92-million-to-accelerate-building-certification-and-trades-licensing-approvals
Construction Workforce Package	<p>Fee-free apprenticeships and traineeships to fund an additional 23,000 construction apprenticeships.</p> <p>\$7 million for 800 existing workers and skilled migrants to gain formal trade qualifications.</p> <p>\$4.8 million to support 4,000 existing workers to upskill or transition into trades, move into higher-skilled construction roles or retrain in new technologies and methods.</p> <p>\$2 million for careers fairs, industry school partnerships and try-a-trade opportunities, through programs including Tiny Homes and Girls Can Too.</p>	In progress First reported September 2025	https://www.nsw.gov.au/ministerial-releases/equipping-workforce-to-build-nsw-homes-record-investment-tafe-and-skills

Measure	Description	Status	Further information
Modern Methods of Construction for social housing	<p>NSW Government investment to explore and trial the use of modular housing to deliver faster quality social housing in NSW.</p> <p>A Modern Methods of Construction (MMC) Taskforce was established in 2024 to provide advice, take feedback and facilitate dialogue about MMC.</p> <p>In 2025-26, the NSW Government will deliver 90 modular homes on 40 sites across Greater Sydney and regional NSW.</p> <p>As at September 2025, the first three homes in Wollongong were completed in June 2025. Other sites in Shellharbour and Lake Macquarie are under construction.</p>	In progress First reported September 2025	<p>https://www.nsw.gov.au/departments-and-agencies/homes-nsw/housing-reforms-and-initiatives/mmc-for-social-housing</p> <p>https://www.nsw.gov.au/departments-and-agencies/homes-nsw/news/first-tenants-call-public-modular-housing-home</p>
Tax concessions for Build-to-Rent housing	<p>Key tax concessions extended in the NSW 2025-26 Budget for build-to-rent developments to give investors long-term certainty and encourage more rental housing supply.</p> <p>Owners of eligible new build-to-rent developments will be able to access a land tax concession of a 50 per cent reduction in assessed land value indefinitely—rather than the previous 2039 end date.</p> <p>This measure improves the feasibility of build-to-rent developments, helping to unlock a steady pipeline of secure, high-quality rental homes across NSW.</p>	Complete First reported September 2025	https://www.revenue.nsw.gov.au/taxes-duties-levies-royalties/land-tax/surcharge-land-tax/build-to-rent-exemption
New social homes	Funding committed in the NSW 2025-26 Budget to deliver 8,400 new and replacement social homes by 2031, with at least half of the new homes going to women and children escaping domestic and family violence.	In progress First reported September 2025	https://www.nsw.gov.au/departments-and-agencies/homes-nsw/building-homes-for-nsw

Measure	Description	Status	Further information
Build-to-rent program	<p>Landcom leads the NSW Government’s build-to-rent program for renters in regional NSW and essential workers in metropolitan Sydney. Build-to-rent housing is designed and built to provide long-term rental homes, providing people with secure tenure and stable rents.</p> <p>Construction has commenced on two regional build-to-rent projects:</p> <ul style="list-style-type: none"> • 60 homes in the South Coast (Bomaderry) • 50 homes in the Northern Rivers (East Lismore). <p>Through a \$450 million NSW Government investment, Landcom is also delivering 400 build-to-rent apartments for essential workers in Sydney, including:</p> <ul style="list-style-type: none"> • 220 built-to-rent units as part of 577 dwellings in Annandale • 180 build-to-rent units as part of 1,500 dwellings in Chatswood. 	In progress First reported March 2024 Updated September 2025	<p>https://www.landcom.com.au/about/housing/buildtorent/</p> <p>https://www.nsw.gov.au/media-releases/new-homes-closer-to-jobs-and-services-for-essential-workers-sydney</p> <p>https://www.nsw.gov.au/ministerial-releases/build-to-rent-homes-for-essential-workers-sydney-take-off</p>
Key worker accommodation for rural and regional NSW	<p>The Key Worker Accommodation Program delivers short and long-term housing accommodation to health workers, teachers and members of the police in regional and rural areas across NSW.</p> <p>The first stage of the program has delivered accommodation for health workers in Murrumbidgee, Southern NSW and Far Western Local Health Districts.</p> <p>The NSW Government has committed an additional \$200.1 million to deliver 120 dwellings for health workers across regional NSW, including building new accommodation, refurbishing existing living quarters and purchasing suitable properties such as residential units. In addition, NSW Government will invest \$174 million over 4 years to June 2026 to deliver 271 homes for teachers and police.</p> <p>As at September 2025, 30 dwellings for health workers in 5 regional communities and 178 homes for teachers and police across 53 regional and remote communities have been delivered.</p>	In progress First reported March 2025 Updated September 2025	<p>https://www.nsw.gov.au/health-and-wellbeing/health-infrastructure-projects/key-worker-accommodation-program</p> <p>https://www.nsw.gov.au/media-releases/2001-million-boost-to-rural-health-worker-accommodation</p> <p>https://www.nsw.gov.au/departments-and-agencies/homes-nsw/news/26-million-to-boost-police-housing-coonamble</p>