



Homes for All

Bold solutions to tackle
the NSW housing crisis

2026 POLICY PLATFORM



**BUSINESS
NSW**



ABOUT THE ALLIANCE

The Housing Now! Alliance is a leading advocacy coalition committed to bold, practical solutions to tackle NSW's housing crisis.

We believe everyone – from essential workers and young people to seniors, families and the most vulnerable – deserves a fair shot at finding a home.

Formed in 2023, the Alliance brings together organisations from across the community, business, union, university and not-for-profit sectors. What unites us is a shared belief that this crisis demands bold action, not business as usual.

Our vision is simple: Homes for All. We advocate for faster, smarter planning, better use of public and

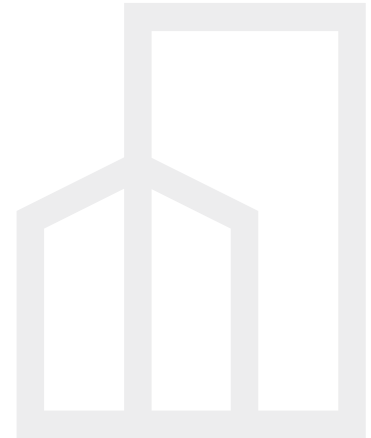
underused land, and a renewed focus on housing that meets people's day-to-day needs – whether that's proximity to jobs, services and community, or simply a safe, secure place to live.

In just over two years, our agenda has helped shape NSW Government policy. This includes key reforms like the Housing Delivery Authority, Transport-Oriented Developments, Low and Mid-Rise Housing and the NSW Pattern Book.

Together, we're shifting the conversation – from NIMBY to YIMBY.



The housing crisis has been holding NSW back. But there is hope on the horizon and finally the prospect of real change.



Across the political spectrum, a new consensus is emerging: we need more homes, in more places – and we need them faster. From planning reform to major rezonings, the NSW Government is stepping up. Crucially, the Opposition is also offering serious, pro-housing alternatives.

The Housing Now! Alliance was founded in 2023 to help drive this shift. Our members are on the frontlines – workers, advocates, universities, service providers and businesses – all united by a single goal: delivering homes for all.

This updated 2026 platform is a bold and practical call to action. It features 12 Big Moves, powerful ideas and places that could unlock over 377,000 new homes across NSW, following the defeat of plans to sell Rosehill Racecourse. It also outlines targeted reforms that can make a difference now – from unlocking church land and fast-tracking student accommodation, to enabling modular housing, supporting essential workers and allowing second homes on farms.

This is an agenda for both cities and regions. We're no longer debating whether to build more housing. The only question is how – and how fast.

Let's keep the pressure on. Let's keep the solutions coming. And let's make sure we deliver homes for all.



A handwritten signature in black ink, appearing to read 'David Borger'.

David Borger

Chair, Housing Now! Alliance

SUMMARY OF RECOMMENDATIONS

The Housing Now! Alliance calls for bold, urgent action to deliver more homes faster across NSW.



12 BIG MOVES

Bold locations and ideas to unlock 377,000+ homes, close to jobs, transport and services.

1. Parramatta CBD
2. Parramatta Road Corridor
3. Camellia
4. Sydney Olympic Park
5. Five Dock
6. Glebe Island & Rozelle Bay
7. Victoria Barracks, Paddington
8. Moore Point (Liverpool)
9. Orchard Hills
10. Leppington
11. North & South West Growth Areas
12. Regional NSW (Relocate High-Quality Modular Housing post Renewable Energy Zones construction phase)



LEGALISE MODULAR HOUSING

Permit high-quality modular and manufactured homes in all residential zones, with clear standards and a Prefab Pattern Book.



SECOND HOMES ON FARMS

Let rural landowners build a second home for family, ageing parents or farm workers.



AFFORDABLE HOUSING, MADE SIMPLE

Create a statewide rulebook to finally standardise definitions, targets and delivery.



REZONE PLACES OF WORSHIP

Enable faith-based organisations to build housing on their own land.



ESSENTIAL WORKER HOUSING

Embed essential worker homes in planning rules and prioritise near key job hubs.



FASTER STUDENT ACCOMMODATION

A streamlined approvals pathway via the Investment Delivery Authority.



CUT RED TAPE FOR SENIORS & BUILD-TO-RENT

Remove unnecessary Independent Planning Commission referral triggers that delay approvals.



SUBDIVIDE DUAL OCCUPANCIES

Enable homes like duplexes to be split and sold separately – still blocked by some councils.



FRONTLOAD PAYMENTS TO STATES

Reform federal housing payments to reward early action and build homes and infrastructure faster.



TWELVE BIG MOVES

To Unlock 377,000+ Homes

NSW needs to build 377,000 homes in five years. The defeat of the Rosehill Racecourse proposal was a setback, but underscored the need for multiple bold plans moving together. Here are 12 big moves – Plan Bs with bite – to help tackle the housing crisis head-on.

1. PARRAMATTA CBD

Expand Parramatta's vibrant core north, south and east. Reimagine Auto Alley along Church Street and unlock hidden housing potential to ignite new patronage and life around the light rail – turning Parramatta into a 24/7 city.

2. PARRAMATTA ROAD CORRIDOR

Transform one of Sydney's most notorious stretches into a grand, green boulevard – lined with homes, shops and light rail. A place to live, not just drive through.

3. CAMELLIA

A prime riverside canvas with light rail and Metro potential – ready to blossom into a thriving new community once the clean-up is complete.

4. SYDNEY OLYMPIC PARK

From hosting the “best ever” Games to becoming one of Sydney's most dynamic neighbourhoods. Homes, parks and shops will create a community with soul and spirit.

5. FIVE DOCK

Seize a major opportunity to grow housing around the Five Dock Metro West station – mirroring the ambitious vision for Burwood North, with homes close to transport and vibrant local amenities.

6. GLEBE ISLAND AND ROZELLE BAY

Just steps from The Bays Metro stop and right on Sydney's doorstep, this precinct offers a unique blend of working port, new homes and public spaces – where industry, housing and lifestyle thrive.

7. VICTORIA BARRACKS, PADDINGTON

Unlock a rare gem of defence land in the heart of the east – breathing new life into Oxford Street with homes, greenery and seamless access to jobs, transport and the city's pulse.

8. MOORE POINT

The “Barangaroo of Liverpool”, perched on the Georges River – injecting fresh energy, homes and people into Sydney's next major CBD, linked by inviting parks and walkways.

9. ORCHARD HILLS

A sleeping giant on the Western Sydney Airport Metro. Orchard Hills has the land, links and leverage to become a housing powerhouse – delivering a ready-made workforce for the city of Bradfield.

10. LEPPINGTON

A terminus with untapped potential. Sitting idle on a heavy rail line, Leppington deserves homes, town centres and new life. The infrastructure's there, all it needs is ambition.

11. NORTH & SOUTH WEST GROWTH AREAS

From Marsden Park to Rossmore, Oran Park North and Appin, these outer areas are primed for housing action. Accelerating key Metro and rail will let Sydney grow with confidence, not congestion.

12. REGIONAL RENEWABLES HOUSING

Build high-quality modular housing for workers during the Renewable Energy Zones construction phase, then relocate it to regional towns and centres – delivering thousands of affordable homes, ready to go.





REZONE PLACES OF WORSHIP

Answering our housing prayers

Places of worship often sit on land with strong community ties and support services that could help ease the housing crisis. Yet outdated planning laws impede many faith-based organisations that are willing to deliver social and affordable homes. It's time to remove unnecessary red tape and unlock this potential.

NSW SHOULD:

- ▶ **Expand the Housing SEPP (State Environmental Planning Policy) provisions** to explicitly allow housing on SP2 (Place of Public Worship) land as a "relevant zone" where Social and Affordable Housing provisions apply.
- ▶ **Amend the Standard Instrument LEP (Local Environmental Plan)** to permit residential uses in SP2 zones, giving councils and landowners long-term flexibility to deliver housing.
- ▶ **Direct and resource councils to fast-track adoption** of the updated LEP during local reviews, ensuring consistent rules across NSW.



FASTER STUDENT ACCOMMODATION

A solution that helps everyone

Student accommodation plays a vital role in easing pressure on the broader rental market, especially around university precincts. Despite strong demand, many projects face long planning delays and rising construction costs that increase rental stress in nearby suburbs.

NSW SHOULD:

- ▶ **Amend Investment Delivery Authority** guidelines to fast-track student accommodation projects valued at \$200 million or more. Mirroring the threshold already in place for hotels, this would boost supply and help keep NSW globally competitive in higher education.
- ▶ **Formally recognise Student Housing as a separate asset class**, distinct from Affordable Housing, to provide policy clarity and investor confidence.



SUBDIVIDE DUAL OCCUPANCIES

Let families split homes

Dual occupancy homes are a proven, low-impact way to add housing in established suburbs. They involve two dwellings on one block – like a duplex. Yet some Sydney councils, including The Hills, Lane Cove and Woollahra, still block subdivision and separate sale of these properties. This stops families downsizing or staying close, discourages small developers and keeps good housing locked up.

NSW SHOULD:

- ▶ **Amend the Housing SEPP** to allow subdivision of both existing and future dual occupancies in all R2 Low Density Residential zones, where each home meets minimum lot-size and access requirements.
- ▶ **Enforce the removal of any specific LEP clauses prohibiting subdivision** and provide councils with model LEP clauses to adopt, ensuring clear, consistent rules statewide.
- ▶ **Fast-track subdivision approvals** in areas with existing infrastructure, reducing costs and delays for families and small developers.



LEGALISE MODULAR HOUSING

Fast, flexible, future-proof

Manufactured and modular housing is banned in most of Sydney, despite proven success overseas and in other cities. Modular homes can be built faster, at lower cost, and with less waste, making them a smart solution to ease housing supply pressures.

NSW SHOULD:

- ▶ **Amend the Housing SEPP** to explicitly allow high-quality modular and manufactured homes in all residential zones, with clear design and safety standards.
- ▶ **Develop a Prefab Pattern Book** – a fast-track approval process for certified modular designs, cutting delays and costs for developers and community housing providers.
- ▶ **Update building codes and planning guidelines** to reflect modern modular methods, including panelised and hybrid systems.



SECOND HOMES ON FARMS

Making one worth two in the bush

Many farmers want a second home on their property, for grown-up kids, ageing parents or on-site workers. However, current rules often block them. LEPs restrict additional dwellings on rural land, limiting family options, workforce availability and the future of farming communities.

NSW SHOULD:

- ▶ **Update the planning guidelines for rural zones to allow one extra dwelling** on rural lots over a certain size (eg. 2 hectares), subject to environmental and infrastructure checks.
- ▶ **Allow non-subdividable secondary homes** for family or workforce use, with clear rules to prevent misuse.
- ▶ **Work with councils** to replace blanket bans on second rural homes with sensible, performance-based assessments.



AFFORDABLE HOUSING, MADE SIMPLE

One clear rulebook for NSW

NSW's Affordable Housing rules vary widely between councils, creating confusion for industry and community providers. This leaves vulnerable groups – low-income families, essential workers, people with disabilities, migrants and refugees – missing out and slows the delivery of much-needed homes. The NSW Government has further capacity to support the sector through measures such as its Social Housing Fund.

NSW SHOULD:

- ▶ **Create a single, statewide policy** to standardise Affordable Housing definitions, targets, delivery methods and monitoring.
- ▶ **Set statewide targets** aiming for at least 10–20% of new homes to be deemed Affordable Housing, with at least 5% Social Housing, supported where needed by greater height, density and public investment to close the feasibility gap.
- ▶ **Give industry certainty** on Affordable Housing requirements in Transport Oriented Developments with a scaling target of up to 10%, supported where needed by greater height, density and public investment to close the feasibility gap.



ESSENTIAL WORKER HOUSING

Back homes close to jobs

Too many essential workers fall into the housing gap – earning too much for social housing but unable to afford market rents near work. This forces long commutes or pushes them out of the workforce, impacting communities and vital services like schools, hospitals and aged care. The state needs a clear strategy to embed Essential Worker Housing in planning, as recommended by the recent Parliamentary Inquiry led by MP Alex Greenwich.

NSW SHOULD:

- ▶ **Define Essential Worker Housing** in line with the Inquiry's recommendations.
- ▶ **Update the Affordable Housing Ministerial Guidelines** to explicitly include Essential Worker Housing as part of Affordable Housing.
- ▶ **Require or incentivise a share of Essential Worker Housing** in developments near major job hubs, without cutting into Social and Affordable Housing targets.
- ▶ **Fast-track approvals** for projects that deliver 50% or more Essential Worker Housing, on public or private land.
- ▶ **Make Essential Worker Housing standard** in all new social infrastructure projects that will require essential workers to operate.



CUT RED TAPE FOR SENIORS AND BUILD-TO-RENT

Remove Unfair IPC Referral Triggers

In NSW, State Significant Development applications (SSDAs) for Seniors Housing and Build-to-Rent projects are automatically referred to the Independent Planning Commission (IPC), unlike infill Affordable Housing projects. This extra step causes unnecessary delays and makes it harder to meet the government's target of approving housing within nine months.

NSW SHOULD:

- ▶ **Remove IPC referral triggers** for Seniors Housing and Build-to-Rent SSDAs.
- ▶ **Align planning pathways** across all housing types, regardless of ownership or tenure.



FRONTLOAD PAYMENTS TO STATES

Pay first, build fast

The \$3 billion New Home Bonus under the National Housing Accord rewards states that exceed their share of the 1.2 million homes target. But payments are delayed until homes are completed, making it harder to invest in critical infrastructure like roads, utilities and schools upfront.

COMMONWEALTH SHOULD:

- ▶ **Bring forward National Housing Accord Performance Payments** to 2025–2026, enabling states to fund critical infrastructure before homes are finished.
- ▶ **Shift to milestone-based payments** tied to planning approvals, zoning, infrastructure delivery and construction starts, not just completions.
- ▶ **Reward early, proactive action** by recognising state-led policy reforms, rezoning and infrastructure investments that unlock future housing supply, even if targets haven't yet been met.
- ▶ **Establish a transparent national reporting framework** to track progress and link payments to real, verifiable outcomes.



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