

BUILDING THE HOMES NSW NEEDS

2027 State Election Platform



 **HOUSING
NOW!**

ABOUT THE ALLIANCE

The Housing Now! Alliance is a coalition of community, business, union, university and not-for-profit organisations united by one goal: building the homes NSW needs.

Formed in 2023, the Alliance brings together organisations that see the housing crisis from different perspectives – from essential workers struggling with rising costs, to students, families, older Australians, migrants and the most vulnerable members of our community.

We believe housing is about more than numbers. It is about whether people can live close to jobs, education and services, young people can build a future, workers can afford to live in the communities they serve; and ensuring every person has the security of a safe and stable home.

We advocate for practical reforms that unlock more housing in the right places, make better use of land and infrastructure, and ensure NSW delivers the diverse range of homes our communities need.

Since its formation, the Alliance has helped shape the housing conversation in NSW, supporting reforms including Transport-Oriented Developments, Low and Mid-Rise Housing, the Housing Delivery Authority and the NSW Pattern Book.

Ahead of the 2027 NSW Election, the Alliance is calling for ambitious, practical action to ensure housing becomes a shared priority across the political spectrum.



**BUSINESS
NSW**

**Committee
for
Sydney**

sda
at work with you

**SYDNEY
YIMBY**

HSU
NSW•ACT•QLD

ssi

UNIONS NSW
Since 1871

**NSW
VICE-CHANCELLORS'
COMMITTEE**

**FAITH
HOUSING
AUSTRALIA**

**NSW
NURSES &
MIDWIVES'
ASSOCIATION**

OUR FIVE ELECTION PLEDGES

1 Zone More To Build More

Zone for excess capacity

- 20 new Transport Oriented Developments
- Townhouses Everywhere to 30km of Sydney CBD
- Build the Boulevards
- Unlock faith-owned and community land

2 Fix Affordable Housing

Define it, target it, deliver it

- Define affordable housing
- Create an Affordable Housing Register
- Set clear social and affordable housing targets backed by long-term funding

3 Make Housing Feasible

Reduce upfront costs, deliver infrastructure

- Defer developer infrastructure contributions until completion
- Create a \$5 billion infrastructure financing facility
- Remove unnecessary minimum parking requirements near public transport

4 Treat Student Housing As Housing

Make NSW Australia's Student Accommodation Capital

- Fast-track student accommodation projects worth more than \$200 million
- Establish a national student accommodation target
- Expand government-supported homestay programs

5 Make Modular Mainstream

Build modular homes in NSW, not just deliver them

- Create a long-term pipeline of government-backed modular housing projects
- Expand the NSW Pattern Book to modular housing
- Unlock underutilised land through modern construction

FOREWORD

A Challenge for the 2027 NSW Election

The challenge before Chris Minns, Kellie Sloane and all political leaders is clear: can we build the homes NSW needs – in the places people want to live, close to jobs, education, transport and opportunity?

When the Housing Now! Alliance was formed in 2023, we brought together organisations from across business, community, unions, universities and the not-for-profit sector because the housing challenge was too important for any one group to solve alone.

Three years on, the pressure has only grown. Housing is not just about numbers on a page. It is about people's lives. It is about whether a young person can study close to their university, an essential worker can afford to live near their job, families can remain connected to their communities, and NSW can continue to attract the talent that drives our economy.

It is also about having an honest conversation about who we are. NSW has always been strengthened by people from different backgrounds who contribute to our communities, our workforce and our economy. Often, it is migrants and their skills that help build the homes, businesses and communities that allow our state to thrive.

This 2027 Election Platform is a challenge to both sides of politics: can housing become an area where NSW competes on ideas, ambition and delivery – or will it become a debate about blame rather than solutions?

Our five key pledges set out positive, practical steps to build the homes NSW needs:

1. **Zone More to Build More** by creating excess zoning capacity around transport, townhouse opportunities and transforming underused corridors.
2. **Fix Affordable Housing** by defining it properly, setting targets and ensuring homes reach the people who need them most.
3. **Make Housing Feasible** by reducing upfront barriers to delivering essential infrastructure and removing unnecessary costs like minimum parking requirements.
4. **Treat Student Housing as Housing** by recognising the role of purpose-built student accommodation in easing pressure on the wider rental market.
5. **Make Modular Mainstream** by building a local industry that can deliver homes faster, create skilled jobs and unlock new opportunities on underused land.

These are ambitious ideas, but they are also practical ones. They require leadership, collaboration and a willingness to think differently about how NSW grows.

The next government – whoever forms it – will have a responsibility to keep housing at the centre of the state's future. The Housing Now! Alliance will continue working with all sides of politics to deliver solutions.

Together, we can build the homes NSW needs.



David Borger

Chair,
Housing Now!
Alliance



Policy Recommendation 1

ZONE MORE TO BUILD MORE

Zone for excess capacity

Zoning capacity is not the same thing as housing delivery. Not every site that is zoned or approved will be built. Feasibility constraints, landowner decisions, market conditions and financing all influence whether housing proceeds to construction. Meeting the National Housing Accord targets requires NSW to have a much larger pipeline of development opportunities. NSW should plan for at least twice the zoned capacity required to meet its housing targets, recognising that not all approved capacity will translate into completed homes. This additional capacity should be created through four complementary reforms:



20 MORE TODS

Identify 20 additional Transport Oriented Development precincts around high-frequency public transport and local centres. Planning controls should be tailored to the characteristics of each precinct while ensuring every location delivers a meaningful increase in housing capacity.



TOWNHOUSES EVERYWHERE

Introduce a Townhouse SEPP (State Environmental Planning Policy) that permits three-storey townhouses on residential land within 30 kilometres of the Sydney CBD. This could establish consistent development standards, including a minimum lot size of 150 square metres, a Floor Space Ratio of 1.2:1 and reduced front and side setbacks, overriding inconsistent local planning controls.



BUILD THE BOULEVARDS

Identify 10 of Sydney's signature boulevards ready for a new chapter. These are some of the city's most underutilised opportunities - connected corridors close to transport, jobs, shops and services. Through well-planned clusters of housing around transport, shops and key destinations, these boulevards can support greener streets, stronger pedestrian connections and more vibrant places to live, work and visit.



FAITH-OWNED AND COMMUNITY LAND

Expand planning pathways to enable appropriate housing outcomes on underutilised faith-owned and community land, including reforms to facilitate housing on SP1 and SP2-zoned sites where appropriate.

BUILDING THE SYDNEY OF TOMORROW

Twenty TODs. Ten Boulevards. One Future.

Orchard Hills

Sleeping giant on the Airport Metro, poised for take-off

Leppington

Rail terminus yearning for jobs, homes and identity

Kingsford

More homes where students, workers and light rail intersect

Kensington

Student accommodation powerhouse on UNSW's doorstep

Fairfield

Bringing dreams and destiny to a great multicultural centre

Glenfield

More than an interchange, the South West's new meeting place

Riverwood

Connected centre shaped by wetlands and new homes

Campbelltown

Where jobs, industry and housing work in harmony

East Maitland

Regional growth story ready for greater housing choice

Coniston

Unlocking homes near Wollongong's jobs, services and lifestyle

Wollongong CBD

Modern city living in heart of Illawarra

Erina

Retail behemoth with bus links and potential to evolve

Summer Hill

European-style urban village of cafes, character and connection

Granville

Already full of personality and a short hop to Parramatta

Waverton

Harbour views and one stop from North Sydney

Artarmon

At the heart of Sydney's emerging innovation corridor

West Ryde

Close to Ryde, yet deserving a future all its own

Unanderra

New housing in Wollongong's industrial heartland

Revesby

Gateway to Georges River, reimagined for future generations

Pennant Hills

Professional urban living with trees and civic pride

Parramatta Road

Sydney's historic spine awaits new lease on life

Fifteenth Avenue

Linear city from Hoxton Road connecting Liverpool and Bradfield

Northern Beaches B-Line

Higher density peninsula living connected by rapid transit

Auto Alley (Church Street)

From car yards to a new sense of arrival in Parramatta's south

Victoria Road

Villages, cafes and boutiques linked by express bus

Princes Highway

M6 provides opportunity to renew Sydney's southern gateway

Canterbury Road

Worn inner corridor turns vibrant hip avenue

Great Western Highway

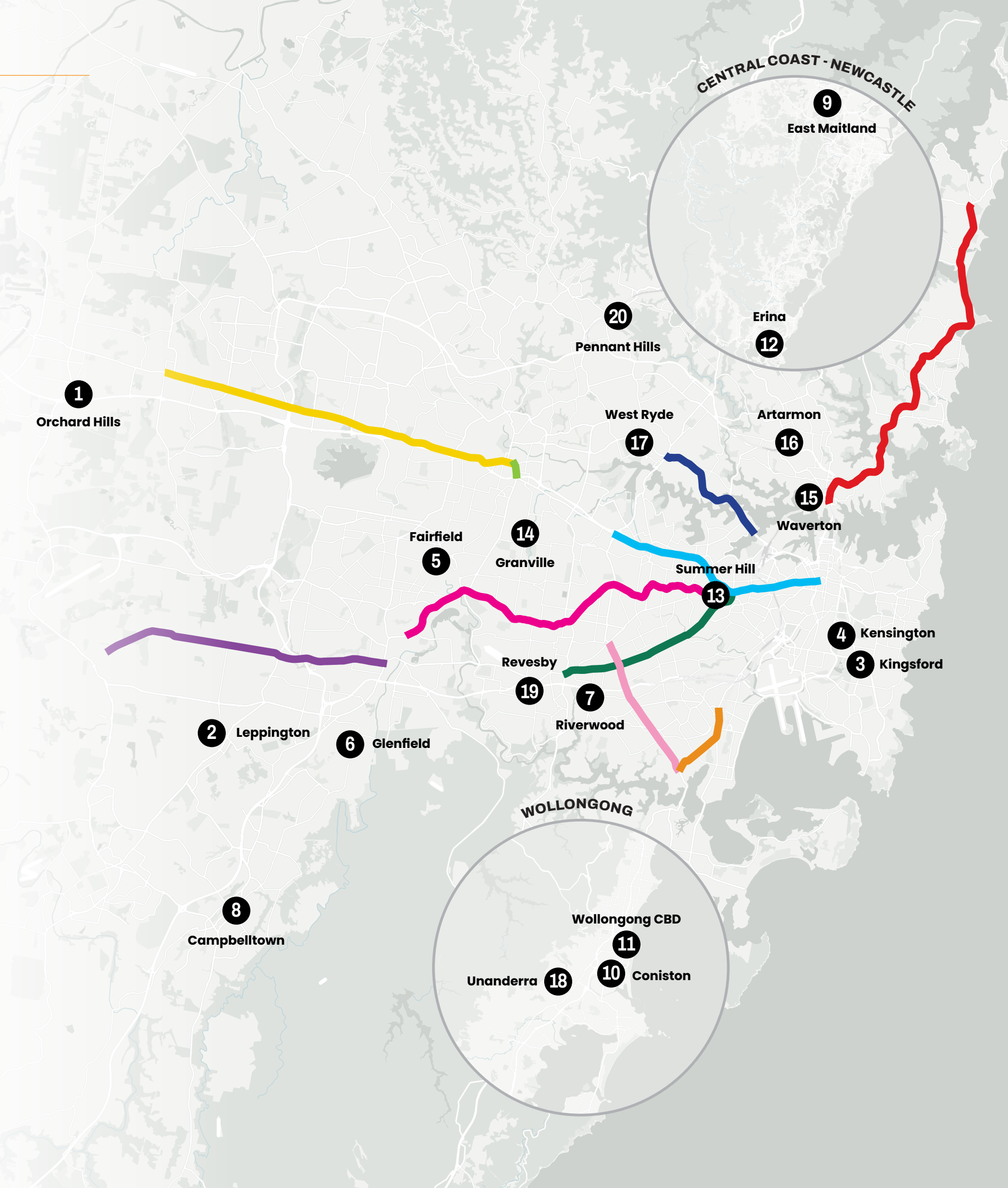
Historic artery able to do more than just suburbia

Liverpool Road

Multicultural promenade where communities and commerce meet

King Georges Road

Bustling southern corridor ready for a glow-up



FIX AFFORDABLE HOUSING

Define it, target it, deliver it

There is widespread confusion about what qualifies as “affordable housing”, with some homes described as affordable remaining out of reach for many essential workers. While recent NSW Government investment has accelerated social housing delivery, affordable housing risks losing its purpose without a clear definition, transparent reporting and measurable targets.

NSW SHOULD

- **Establish a consistent definition of affordable housing.** The definition should align with the principle that eligible households pay no more than 30% of their income on housing costs. This must be supported by an appropriate funding and subsidy framework for Community Housing Providers, ensuring these homes are financially viable and delivered to those who need them most.
- **Create an Affordable Housing Register.** This would provide greater transparency and accountability for affordable housing delivered across NSW.
- **Establish clear social and affordable housing targets.** These should be backed by long-term funding commitments for Homes NSW and Community Housing Providers to deliver the homes needed by low-income households and essential workers.



MAKE HOUSING FEASIBLE

Reduce upfront costs, deliver infrastructure

Too many homes that NSW needs are not financially feasible to build because of high upfront costs and financing pressures. NSW must close the feasibility gap while ensuring that essential local infrastructure – such as roads, footpaths, parks, drainage and community facilities – is delivered alongside new housing. This requires a smarter approach to developer contributions and planning rules that unnecessarily increase construction costs.

NSW SHOULD

- **Defer developer contributions for large projects from commencement to completion until 2029.** Rather than requiring developers to pay infrastructure contributions before construction begins, NSW should adopt a HECS-style model where government bridges the timing gap, with developers ultimately meeting their obligations when projects are complete. A \$5 billion government loan facility and/or guarantee fund would ensure that infrastructure can continue to be delivered when it is needed, while reducing financial pressure at the point where projects are most vulnerable.
- **Remove minimum parking requirements for developments where public transport provides a genuine alternative to car ownership.** Excessive parking requirements increase construction costs, reduce housing supply and can add more than \$100,000 to the cost of new apartments. Parking requirements should reflect genuine demand, local transport access, and the needs of residents and workers.



TREAT STUDENT HOUSING AS HOUSING

Make NSW Australia's Student Accommodation Capital

Student accommodation is an essential part of the NSW housing system and can help address the current housing crisis. Building more purpose-built student accommodation (PBSA) supports housing supply, strengthens one of the state's largest export industries and frees up existing rental homes for workers and families.

NSW SHOULD

- **Fast-track large-scale purpose-built student accommodation projects through the Investment Delivery Authority.** Projects valued above \$200 million should receive streamlined assessment pathways to accelerate delivery while maintaining high-quality design and amenity outcomes.
- **Establish a dedicated national target for purpose-built student accommodation within the National Housing Accord.** This target should be supported by an agreed methodology that appropriately reflects the contribution of student housing to reducing pressure on the private rental market.
- **Expand government-supported homestay programs for international students.** NSW should work with universities and industry to grow high-quality homestay opportunities that provide safe, well-supported accommodation for participating students and make better use of existing housing capacity, with clear guidelines covering participation, quality standards and appropriate taxation treatment for host households.



MAKE MODULAR MAINSTREAM

Build modular homes in NSW, not just deliver them

Modern methods of construction have the potential to reduce construction costs, accelerate housing delivery and create new advanced manufacturing opportunities across NSW. The NSW Government has laid important foundations through the Housing Pattern Book, regulatory reforms and faster approval pathways.

The next step is to provide manufacturers with the certainty to invest in local capability, technology and skilled jobs. Government should use its purchasing power to create a long-term pipeline of modular housing projects, underwriting initial demand through an early funding commitment.

NSW SHOULD

- **Create a long-term pipeline of government-backed modular housing projects.** The NSW Government should commit to delivering a substantial pipeline of social, affordable and essential worker housing using modern methods of construction, including through the Key Worker Accommodation Program, to provide manufacturers with the confidence to invest in NSW-based production.
- **Expand the NSW Pattern Book to include high-quality modular designs.** Pattern Book designs should be expanded to support modular social, affordable and essential worker housing, accompanied by practical guidance for councils, certifiers and community housing providers.
- **Unlock more housing on underutilised land through modern construction.** A stronger modular housing industry would help unlock underutilised government, community and faith-owned land by making smaller, constrained or difficult-to-develop sites more viable. This would reduce design and approval costs, create skilled manufacturing jobs and accelerate the delivery of much-needed homes.



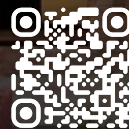


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