

> Achieving Good Growth for Sydney and NSW

The Good Growth Alliance has **6 PROPOSALS** for the NSW Government and the Opposition which it believes will create a better Sydney and a stronger New South Wales.



1 Increase housing supply

- Increase housing supply by setting minimum housing targets for each local government area across New South Wales through regional plans, including measurable targets for affordable and diverse housing.
- The NSW Government must work with local councils to meet targets, such as by providing infrastructure grants to incentivise delivery.
- A Housing Supply Council should be established to oversee delivery and intervene to address delays if targets are not met.

2 Increase social and affordable housing

- Increase social housing to 10% of the total housing stock by 2050.
- Work with all levels of government to increase diverse and affordable housing to 20% of the total housing stock by 2050. This includes build-to-rent, student housing, affordable rental housing, shared equity, retirement living, and new-generation boarding houses.
- Establish a 4-year \$3 billion Social and Affordable Housing Fund to supplement funding from the Housing Australia Future Fund.
- Develop mechanisms to ensure that funding allocated to affordable housing is well administered and monitored.
- Resume title transfers to community housing providers to provide additional opportunities to leverage supply.
- Implement incentives for private developers to create more affordable rental housing units across all parts of NSW, including density bonuses.
- Investigate the feasibility of a state-based affordable rental scheme that encourages large-scale investment in affordable housing through either direct financial support, tax incentives or in-kind contributions, including the provision of rental subsidies to support the expansion of affordable housing within build-to-rent developments.

3 Maximise government investment in infrastructure

- Require regional plans to target delivery of at least half of new dwellings within walking distance of transport hubs across New South Wales.

4 Leverage government-owned land for better community outcomes

- Deliver a program that actively identifies and releases a pipeline of government-owned sites for new housing supply.
- Make it a condition of rezoning or when disposing of government-owned land that at least 30% of any residential component in the development is designated social and affordable housing.
- Reform the financial return requirements governing the disposal, lease or reuse of government land to enable it to be provided at discount for the purposes of developing social and affordable housing.

5 Ensure the planning system encourages 'good growth'

- Direct planning resources and funding to expedite the processing of major developments and rezoning applications over 1,000 dwellings to support local council delivery of critical projects.
- Introduce an accelerated approvals pathway for projects that meet minimum requirements for affordable housing.

6 Build community resilience and improve the quality of existing homes

- Encourage and support NSW to enhance appropriate access to existing and new dwellings to ensure that more people, particularly people with disability, can enjoy better amenity.
- Establish a scheme to drive all-electric refits and improve the energy efficiency of existing homes. This could be co-funded with the Federal Government. Priority should be given to upgrading low-performing social housing properties to improve outcomes for vulnerable households and build capacity within the retrofit industry.
- Deliver financial and planning incentives that encourage higher environmental performance in the built environment. This could include rates and charges relief, density bonuses or priority approval processes for high-performing developments.
- Commit \$500 million over 4 years for a 'repairs, maintenance and improvement' fund to extend the life of ageing social housing properties.

HELPS PEOPLE LEAD BETTER LIVES

Good growth benefits all community members. It enables people to participate fully in the social, cultural and economic life of their communities by providing timely, equitable and affordable access to infrastructure, housing, and jobs. It improves health and well-being by addressing community needs and delivering well-designed places that support a sense of belonging.

PROVIDES HOUSING OPPORTUNITIES ACROSS THE FULL CONTINUUM

Good growth reduces homelessness, supports those in crisis and increases social and affordable housing, private rental and home ownership. It is not just about increasing total supply but ensuring diversity within that supply to meet the full spectrum of housing needs.



RESULTS FROM INTEGRATED PLANNING AND COORDINATED INFRASTRUCTURE

An efficient planning system enables good growth. It is unlocked by infrastructure that provides timely and convenient access to transport, jobs and community infrastructure that meets the different needs of the community.

SUPPORTS RESILIENT COMMUNITIES

From climate change to social isolation and economic productivity, good growth plays a critical role in creating more climate-resilient, inclusive and liveable communities and supports lower-income households to cope with rising energy costs.

RELIES ON GOVERNMENT, INDUSTRY, INVESTORS AND COMMUNITY WORKING TOGETHER

Housing supply and diversity are multifaceted issues. They require a collaborative approach that utilises the combined expertise of a wide range of stakeholder groups to leverage opportunities and create enduring and effective solutions.