

# Housing Policy

Applies to projects approved from 1 July 2021 onwards and other selected projects

20 December 2023

**Issued for:** Landcom

**Issue date:** 20 December 2023

**Distribution only:** External

**Issued and authorised by:** Chief Executive Officer

**Version:** 3.1

## Contents

Purpose.....	3
Application .....	3
Guiding Principles.....	3
Objectives and Commitments .....	4
Affordable Housing .....	6
Diverse Housing .....	7
Universal Design .....	8
Design Quality .....	9
Demonstration.....	10
Advocacy and Advice .....	10
Document Control Table.....	12

## List of figures

Figure 1   Housing Policy commitments.....	5
--	---

## Purpose

Safe, secure and affordable housing is essential to the wellbeing of individuals, the vibrancy of our communities and the productivity of the NSW economy.

Meeting the housing needs of the NSW population is a vitally important but complex task. People's housing needs are dynamic, shifting throughout their lives as demographics, preferences, and circumstances change. Supplying housing to meet these varied and changing needs requires a broad spectrum of housing tenures and types that suit a range of budgets.

Landcom has an important role to play in addressing the chronic undersupply of housing in NSW and improving the quality, diversity, affordability and sustainability of new housing in NSW. We are a State Owned Corporation and, as such, we are required to be a successful business. We develop land to achieve both public outcomes and financial benefits for the NSW Government and the people of NSW.

This Housing Policy (**Policy**) describes how Landcom will contribute to meeting NSW's housing needs. It identifies our commitments to ensure that we demonstrate leadership, showcase innovation, and deliver access to more affordable, diverse and sustainable housing.

## Application

The Policy applies to all new Landcom projects approved **from 1 July 2021 onwards and some other selected projects**. Projects that are not subject to the Policy are encouraged to meet the commitments in this Policy where it is feasible and reasonable to do so. Some projects that commenced before 1 July 2021 are also subject to commitments in Landcom's previous Housing Affordability and Diversity Policy.

Landcom's role under this Policy is limited to promoting housing design and affordable housing outcomes in Landcom's projects. Other than in construction and building works that are delivered directly by Landcom, Landcom does not review nor influence the standard and quality of any construction and building works, nor does Landcom's role extend to contracting, arranging for, facilitating or otherwise causing (whether directly or indirectly) any construction or building work to be carried out, nor choosing which building products or how they are used in any construction or building works.

Details of the application of the Policy are found in the related Landcom Housing Procedure.

## Guiding Principles

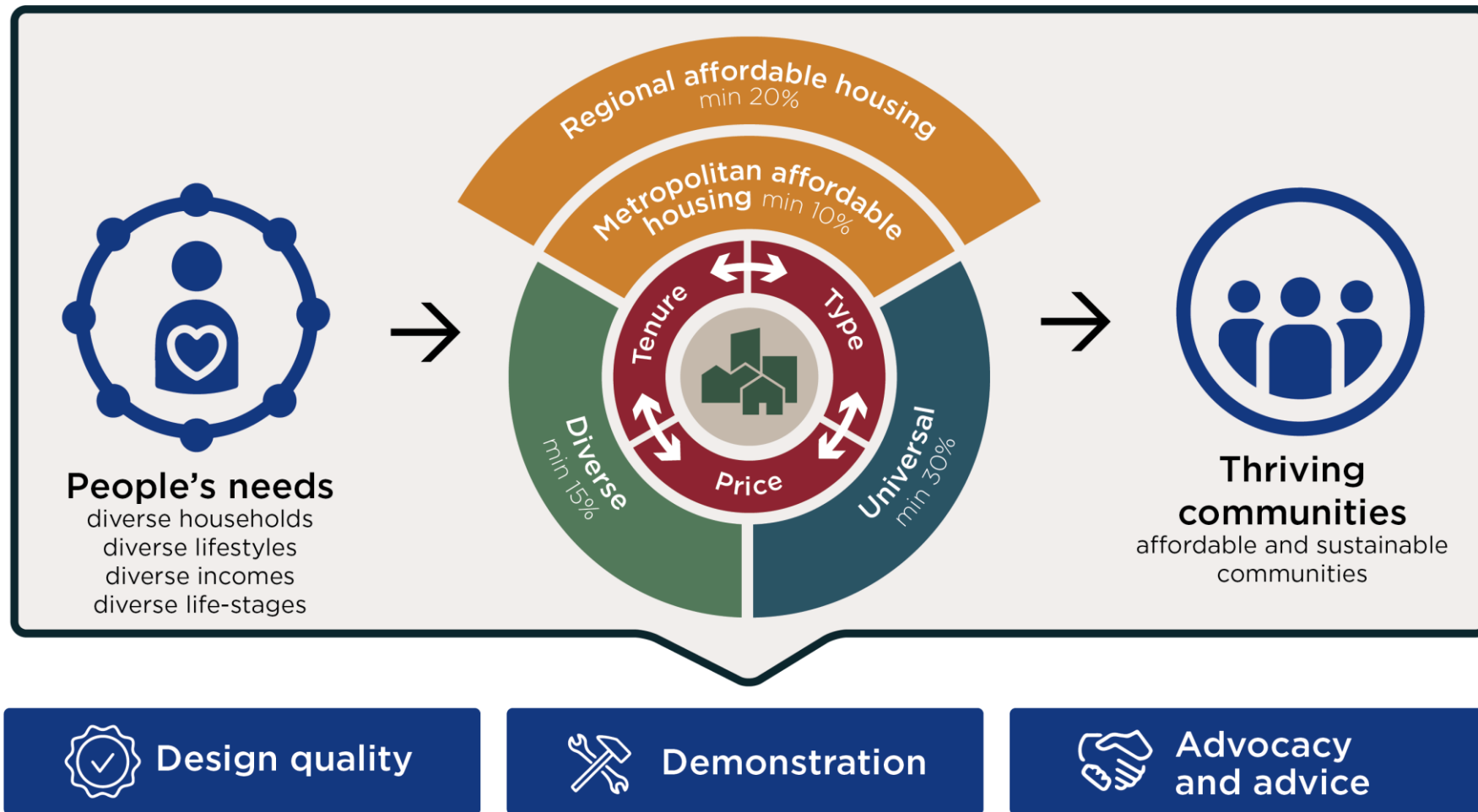
The Policy aligns with the principal objectives defined by the *Landcom Corporation Act 2001* and the Statement of Priorities, issued by Landcom's Portfolio Minister, the Minister for Planning, and the Statement of Expectations, issued by Landcom's Shareholding Ministers, in August and November 2023, respectively.

## **Objectives and Commitments**

The Policy sets objectives and specific targets across three focus areas: Affordable Housing; Diverse Housing; and Universal Housing. It also outlines expectations and commitments about Landcom's activities in regard to Design Quality; Demonstration; and Advocacy and Advice.

A summary of these targets and commitments is provided in the following figure.

Figure 1 | Housing Policy commitments



## Affordable Housing

### Objectives

Landcom sets targets for Affordable Housing to help ensure that:

- People can afford to live in the communities where they have social, work and family connections;
- People on low to moderate income levels, including key workers, can live closer to where they work, which also benefits local businesses and communities;
- People avoid needing to join the social housing waitlist or can transition out of social housing if their financial circumstances change; and
- People can transition from rental accommodation to home ownership, or vice versa.

### Target

Across Landcom's portfolio of projects:

- At least 10% of new homes in metropolitan projects will meet Landcom's definition of Affordable Housing; and
- At least 20% of new homes in regional projects will meet Landcom's definition of Affordable Housing.

To ensure projects are delivering housing that is affordable to more households across the housing spectrum and remain affordable for a significant time period, a minimum of 5% of the housing in metropolitan projects and 10% in regional projects must be Affordable Rental Housing. The remainder of the dwellings required to meet the Affordable Housing target may be Affordable Ownership Housing, Other Affordable Housing or more Affordable Rental Housing (or a combination of these).

Landcom projects will contribute towards the NSW Government's Affordable Housing commitments and individual projects may be subject to targets that exceed the Housing Policy targets above.

### Definitions

**Affordable Housing** is housing that falls under any of the definitions of Affordable Rental Housing, Affordable Ownership Housing, and Other Affordable Housing, as outlined below.

**Affordable Rental Housing** is sub-market rental housing for a mix of very low, low or moderate-income households. Rent is discounted so that residents are able to meet other basic living costs, such as food, clothing, transport, medical care and education.

To meet Landcom's target, Affordable Rental Housing must be managed:

- By a Community Housing Provider registered under the National Regulatory System for Community Housing; and
- In accordance with the rent setting provisions of the NSW Affordable Housing Ministerial Guidelines.

The length of time that Affordable Rental Housing is maintained is determined on a project-by-project basis. Project teams are encouraged to deliver Affordable Rental Housing for the long term.

**Affordable Ownership Housing** is private market housing which is affordable for purchase by moderate or below moderate-income households. Landcom's method for determining the price thresholds for Affordable Ownership Housing is set out in the Housing Procedure.

**Other Affordable Housing** is housing product which improves housing affordability more generally and may include alternative tenures or a pathway to home ownership such as shared equity schemes and rent-to-buy models.

## **Diverse Housing**

### **Objectives**

Landcom sets targets for Diverse Housing to:

- Encourage housing options that provide the level of choice required to meet the diverse needs of households that arise due to shifting preferences, diverse demographic and cultural backgrounds, different life stages and budgets and varying household sizes;
- Support innovation and demonstrate the benefits of doing things differently; and
- Increase the density and therefore the supply of housing.

### **Target**

Across Landcom's portfolio of projects at least 15% of new homes will be Diverse Housing.

### **Definitions**

**Diverse Housing** is housing that increases the mix of housing stock in the area in which it is being delivered, in terms of its:

- Size and built form – it offers an alternative to the predominant type in the area and can incorporate innovative design;
- Specific resident needs – such as student or seniors housing; and/or
- Tenure or occupancy arrangements – it offers an alternative to traditional ownership and rental tenures.

Table 1 provides examples of housing which meet the definition of Diverse Housing. This is not an exhaustive list. The concept of Diverse Housing is intentionally flexible to promote innovation across type, specific resident-need, construction method, tenure or other mechanisms to meet the diverse housing needs of the community in which it is being delivered.

**Table 1: Examples of Diverse Housing**

Compact apartments with shared spaces	Manor homes
Build-to-rent housing	Multi-generational housing
Seniors housing	Student housing
Rural residential lots	Terrace housing
Secondary dwellings including 'Fonzie Flats'	Co-living
Modular prefabricated homes	Dual key apartments
Small lot housing	

The mix of Diverse Housing needs to respond to local context. This can be informed by Local Housing Strategies prepared by Local Government and/or by reference to housing data that compares current and future projected households and the suitability of current housing stock for them.

## Universal Design

### Objectives

Landcom sets targets for Universal Design, also known as Livable Housing, to help ensure:

- That any person can use a dwelling, irrespective of age, level of mobility, or condition of health; and
- Homes can adapt to accommodate changing needs, such as ageing in place, or supporting those with disability.

### Target

Across Landcom's portfolio of projects at least 30% of new medium and high density homes will meet or exceed Livable Housing Australia's Silver Level Certification requirements. Landcom also encourages Universal Design for detached housing.

### Definitions

Universal Design is defined as housing product that is certified as meeting or exceeding Livable Housing Australia's Silver Level Certification requirements (or future equivalent). This certification includes seven design elements:

1. A safe continuous and step free path from the street;
2. At least one step free entrance to the dwelling;
3. Door and corridor widths for unimpeded movement;
4. Stairways designed to enable future adaptation;
5. Ground floor toilet;
6. Step free (hobless) shower access; and
7. Reinforced walls in bathroom to support grab rails at a later date.



## Design Quality

### Objectives

Through Landcom's commitment to design quality in a masterplanning context we strive to create places that people want to be in, which add value to their lives and create wider benefits for the people of NSW.

### Activities

We are committed to embedding good design in how we work, from project commencement through to procurement, design and delivery. The following five principles explain how we will apply our commitment to good design in everything we do.

#### Design Principles

1. **Good design begins with a connection to Country**

**This means:** We endeavour to build direct relationships with Aboriginal communities on Country and to increase awareness and protection of Aboriginal culture and heritage on the lands on which we work.

**Why:** To recognise the significance of Aboriginal peoples' unbroken connection to Country and respond to Aboriginal cultural heritage responsibly, appropriately and respectfully in the places that we create.

2. **Good design delivers sustainable places**

**This means:** We seek to achieve our leadership goals and short-term targets in our Sustainable Places Strategy.

**Why:** To create innovative and productive places that demonstrate global standards of liveability, resilience, inclusion, affordability and environmental quality.

3. **Good design is enabled by likeminded partners**

**This means:** We work with likeminded partners who share our values and recognise the importance of creating innovative and productive places that demonstrate liveability, resilience, inclusion, affordability and environmental quality.

**Why:** Working with likeminded partners means that we are more likely to succeed in meeting our commitments.

4. **Good design is enabled by skilled design professionals**

**This means:** We follow procurement practices that place high value on design quality, through a well-defined and appropriate project scope.

**Why:** To bring the right skills, experience, and design expertise to achieve the best results for places, people, and the environment in our communities.

5. **Good design evolves and benefits from review**

**This means:** We proactively seek independent and skilled peer review through Landcom's Design Review Panel.

**Why:** Design review provides opportunity for examining site specific challenges and seeking collaborative and innovative solutions to deliver better design outcomes for people and places.

6. **Good design lives on**

**This means:** We recognise that well-designed and fit-for-purpose places deliver benefits to the community long into the future. We realise the value of good design, at the scale of the home, the street, the precinct and the town or city, and do all in our power to ensure good design is realised in all aspects of the places we help create. We are committed to ensuring that our design processes are examined and evaluated to remain current and deliver on our strategic priorities, sustainability and housing policy targets in the future.

**Why:** To ensure expectations are realised, measured and we continually learn.

---

## **Demonstration**

### **Objectives**

By demonstrating best practice outcomes and approaches to urban development Landcom aims to:

- Assist the NSW Government in achieving its urban management objectives;
- Demonstrate leadership, particularly in the provision of affordable, diverse and sustainable housing;
- Support innovation and demonstrate the benefits of doing things differently; and
- Provide the broader development industry confidence that innovations can be replicated at scale.

### **Activities**

Landcom's commitment to demonstration means that it will look for opportunities across its portfolio of projects to demonstrate best practice and industry leading outcomes and approaches to urban development. This may include promoting Diverse Housing, best practice community consultation, placemaking activities, leading sustainability practices and/or integration of scientific and academic research into practice in Landcom communities.

Learnings and models developed through demonstration initiatives will typically be captured as case studies and shared with government, industry and the community.

## **Advocacy and Advice**

### **Objectives**

Landcom strives to capitalise on its position as a State Owned Corporation by advocating and advising both the development industry and government on the initiatives and reforms required to improve the outcomes delivered by housing in NSW.

By advocating for targeted policy and legislative changes and providing advice to the NSW Government, Landcom aims to

- Assist the NSW Government in achieving its urban management objectives in affordability, sustainability and supply; and
- Help to ensure that policy making is evidence-based and takes into consideration the impact that policy decisions will have on the development industry and housing outcomes for the people of NSW.

### **Activities**

Landcom will, from time-to-time, advise NSW Government by making representations on proposed policy and legislation, as relevant to the organisation. The NSW Government may also ask Landcom for advice on particular matters.

Landcom's commitment to Advocacy and Advice means that Landcom staff and management stay informed about the NSW Government's urban management objectives and share information

and ideas about what practical changes can be made to policy and legislation to advance these objectives.

To help meet this commitment, Landcom encourages staff to attend development industry events and participate in industry and government committees and working groups. Landcom may also conduct research on relevant topics to inform policy development or legislative changes.

## Document Control Table

Document information	
Document approver	Chief Executive Officer
Document owner name	EGM Communications & Strategy
Document delegate name/s	Director Policy & Strategy Housing Policy and Design Manager
Document version number	3.1
Document version date	20 December 2023
Document review cycle	Every three years
Next document review date	February 2026
Document location	External use
Document level	2 = CEO approved document

Linked artefacts	
Linked documents	Ministerial Statement of Priorities Ministerial Statement of Expectations Housing Procedure Sustainable Places Strategy
Linked legislation	Landcom Corporation Act 2001 <i>Environmental Planning and Assessment Act 1979</i>
Linked risks	Reputational Operational Financial

Revision history			
Version	Approval date	Author	Description
2.0	08/06/2021	Director Policy & Strategy	Revised targets for Affordability, Choice and Universal housing additional commitments for Quality, Demonstration and Advocacy & Advice.
2.1	16/09/2021	Director Policy & Strategy	Minor corrections and edits for clarification.
3.0	15/02/2023	Director Policy & Strategy	Revised target for Affordable Housing in Regional NSW, removal of procedural content into internal procedure, new design principles, removal of outdated statistics and wording changes for clarification.
3.1	22/11/2023	Director Policy & Strategy	Minor revision to align with new Ministerial Statement of Priorities.