Landcom

Landcom Housing Policy

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01 Purpose

The Landcom Housing Policy (Policy) sets out Landcom's principles for housing supply and diversity as well as specific targets for Affordable Rental Housing and Universal Housing.

This Policy aligns with the principal objectives defined by the Landcom Corporation Act 2001 (NSW) and the Statement of Priorities, issued by Landcom's Portfolio Minister and Shareholding Ministers.

02 Application

This Policy applies to all Landcom projects. Landcom's role under this Policy is limited to promoting excellence in housing design and affordable housing outcomes in Landcom's projects.

03 Guiding Principles

3.1 Housing supply, design quality, density done well and diversity

Landcom is committed to providing the optimal volume of housing for each project location. Volume is contingent on feasibility and the requirements of individual communities including, but not limited to, high quality open and recreational spaces, heritage and First Nations input, high amenity, suitability, sustainability and design excellence. This includes seeking diverse housing opportunities that suit each specific place, bearing in mind that not all types of density suit all sites.

Diverse housing includes:

(i) Differing lot sizes and built form, including:

- Compact apartments with shared spaces
- Manor homes
- Courtyard villas
- Terrace housing
- Garden apartments; and
- Dual key apartments

(ii) Different types of homes to suit specific resident needs, including:

- Live/work homes suited to combined residential living and small business
- Seniors living
- Multi-generational housing
- Student housing
- Family friendly apartments
- Co-living housing

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Density, housing diversity and design quality

Meet the community's future need for housing.

Landcom seeks to:

- Optimise housing density to suit each place.
- Facilitate diverse and innovative housing to meet varied household needs.
- Demonstrate design excellence in housing and urban design

Affordable Housing target

10% Affordable Rental Housing across Landcom's portfolio of projects.

- Support housing affordability, for example, by enabling innovative housing delivery of compact housing forms and designing homes with reduced running costs.

Universal Housing

Encourage Universal Housing on all projects.

- For high density homes in apartment buildings of 4 storeys or more, at least **50%** of dwellings should meet or exceed Livable Housing Australia's Silver Level Certification standards where reasonably achievable.

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(iii) Different tenure or occupancy arrangements including alternatives to traditional ownership and rental, including:

- Affordable Housing
- Build-to-Rent housing
- Social Housing
- Community Housing
- Essential worker housing
- Cooperative Housing
- Shared equity.

Housing diversity for each project is determined by a combination of current and future projected households, the suitability of current housing stock and guidance on local housing needs in Local Government Area housing strategies and financial feasibility.

A summary of these principles and targets is provided in the 'Landcom Housing Policy-on-a-page'.

04 Targets and Definitions

4.1 Affordable Housing

Affordable Rental Housing is sub-market rental housing for a mix of very low, low or moderate-income households. Rent is discounted to enable residents to meet other basic living c osts. These include food, clothing, transport, medical care and education.

Landcom's Affordable Housing targets have been established to:

(i) assist individuals on very low to moderate income levels to live in the communities where they have social, work and family connections;.

(ii) provide alternatives to social housing waitlists and opportunities to transition out of social housing; and

(iii) increase the supply of rental accommodation and create pathways to home ownership.

As part of the Australian Government National Housing Accord, Landcom's Affordable Housing target is 1,800 dwellings by June 2029. This target forms part of the NSW and Commonwealth Government's Affordable Housing commitment.

Councils and other parts of Government have a range of definitions for Affordable Housing. Landcom meets whichever targets are applicable as well as the targets in this Housing Policy, whichever is higher.

4.2 Affordable Rental Housing Target

A minimum 10% of new homes on all projects across Landcom's portfolio will be Affordable Rental Housing.

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.

It should be of high-quality design and not distinguishable from other housing. 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.

Landcom Management may endorse projects that do not meet the 10% Affordable Rental Housing Target, provided the project achieves 'other benefits and objectives' and the 10% is distributed across Landcom's portfolio.

In addition to Affordable Rental Housing, Landcom supports a diversity of housing options to meet a range of household budgets and improve overall housing affordability, including through compact housing forms, innovative housing delivery, and reduced household running costs.

4.3 Universal Design Housing Target

For high density homes in apartment buildings of 4 storeys or more, at least 50% of dwellings should meet or exceed Livable Housing Australia's Silver Level Certification standards where reasonably achievable.

Universal Design is a housing product that is certified as meeting or exceeding Livable Housing Australia's Silver Level Certification requirements (or 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.

If homes meet Gold or Platinum Livable certification, accessible, adaptable or higher levels of accessibility, these also count toward the Universal Design Housing Target.

Landcom encourages maximising Universal Design on all projects, to ensure:

- all dwellings are fit for purpose for all individuals, regardless of age, mobility or health condition; and
- dwellings can be readily adapted to meet changing needs, support ageing in place, or accommodate people with disability.

[1] *Livable Housing Design Guidelines, available at Livable Housing Australia and the Access Housing Institute; https://accessinstitute.com.au/livable-housing-design/ as of October 2026.*

05 Document Control Table

Document information	
Document approver	Chief Executive Officer
Document owner name	EGM Development
Document delegate name/s	Director Design and Place Housing Policy and Design Manager
Document version number	4.0
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Document review cycle	Every three years
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Linked artefacts	
Linked documents	Ministerial Statement of Priorities Ministerial Statement of Expectations Housing Procedure Sustainable Places Strategy
Linked legislation	Landcom Corporation Act 2001 Environmental Planning and Assessment Act 1979
Linked risks	Reputational, Commercial

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.
4.0	15/10/2026	Director Design & Place	Updated housing targets with clarified definition of Affordable Rental Housing, increased Universal Housing target. Design quality, diverse housing and housing supply and density overarching principles included.