Attachment B

**Housing for all discussion paper –
Interim implementation plan**

CITY OF SYDNEY

Housing for all discussion paper – Interim implementation plan



Interim implementation plan
August 2026

The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

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Introduction

Purpose of this interim plan

This Housing for All Interim Implementation Plan (interim plan) sets out the City of Sydney's (City) short term (0 – 2 years) to medium term (3 – 5 years) planning and advocacy actions to address housing supply, affordability and diversity in the local area. It supplements and does not replace the City's current local housing strategy.

The City will start working on the actions in this plan. The actions are also expected to be incorporated into forthcoming update of the City's local strategic planning statement (LSPS) and local housing strategy.

What has informed this interim plan?

The Sydney Plan

The NSW Government released the Sydney Plan in August 2026 to guide Sydney's growth. It sets out a regional approach to deliver on 7 statewide priorities for land use planning, including, Aboriginal Outcomes, Housed, Prosperous, Connected, Resilient, Liveable, and Coordinated.

The Sydney Plan mandates 5-year housing targets for all Sydney councils with 18,900 dwellings to be delivered in the City of Sydney council area by 2029 — one of the highest targets in the region. It also requires all Sydney councils to maintain 30-years of feasible housing capacity in its planning controls at all times.

To meet both the 5-year target and the 30-year feasible capacity requirement, the Sydney Plan directs the City to rezone areas identified in the discussion paper and to undertake additional planning for further housing growth.

On 1 July 2026, the Minister for Planning and Public Spaces issued an updated "Statement of Expectations Order". The Order is considered when the Minister is exercising powers to appoint a planning administrator for a council and includes new expectations relating to updating planning statements, maintaining feasible housing capacity and reviewing industrial lands.

The forthcoming update to the LSPS and local housing strategy must address the relevant actions from the Sydney Plan.

Housing for All Discussion Paper and Engagement Report

The City's Housing for All Discussion Paper (discussion paper) set out ideas for where and how more housing could be provided in our local area and the types of housing that is needed.

The purpose of the discussion paper was to seek feedback from the community, industry and government to help shape our planning for housing.

The feedback from the public consultation is summarised in the Housing for All Engagement Report (engagement report). It has informed this interim plan and will inform further planning actions and the update of the City's LSPS and local housing strategy.

The discussion paper and engagement report are available on the City's website.

Action 1. Strategically plan for growth

Our discussion paper promoted a strategic approach to planning for more housing that has shown to deliver liveable, high-density neighbourhoods with good access to parks, community facilities, entertainment and services.

The aim of this action is to continue this strategic approach guided by good planning principles and community and stakeholder input and coordinating infrastructure delivery.

Housing with purpose

Our discussion paper set out 6 planning principles to guide strategic planning for more homes and advocate to government for better and fairer housing outcomes.

The principles are:

- **Inclusive and diverse:** support new housing that reflects and strengthens our diverse community
- **Resilient and future-ready:** ensure new housing is resilient to a changing climate and supports a net-zero future
- **Well-located and connected:** prioritise new housing in areas that support everyday life and reduce car dependency
- **Place-led and community-focused:** ensure new housing enhances local character and neighbourhood quality
- **Deliverable and realistic:** focus on new housing opportunities that are feasible and ready to deliver
- **Protecting jobs and services:** ensure economic needs and services are met.

Consulting with the community and stakeholders

Engagement on the Housing for All Discussion Paper provided important insights that will inform our ongoing approach to planning for more housing, including:

- **Engagement on the Housing for All Discussion Paper attracted a high level of interest and participation:** people and organisations engaged with the ideas in detail and shared a wide range of views about where and how more housing should be delivered. The feedback also highlighted the issues people want considered alongside growth.
- **We heard from a broad range of community members and industry stakeholders:** this provided different perspectives on the opportunities and challenges associated with delivering more housing. It also helped us understand where there was support, where concerns were raised and what people considered important when planning for growth.
- **The feedback received will inform how we carry out the actions identified in this plan:** this includes considering the issues and opportunities raised as we undertake further investigations for where to locate more housing. It will help ensure this work responds to what we heard through consultation.

- **Consultation with the community and other stakeholders will continue as our planning work progresses:** the community and stakeholders will have further opportunities to provide feedback as individual projects progress. This will allow more detailed and location-specific issues to be considered at the appropriate stage.

Infrastructure to support housing

Providing infrastructure to support housing was one of the most common and important issues raised in response to our discussion paper. Infrastructure is critical to support communities in dense urban neighbourhoods.

This includes infrastructure provided by the NSW Government, such as public transport, schools, social housing and health facilities, and local infrastructure, such as parks, footpaths and bike paths and community facilities.

Sub-actions

#	Sub-action	Action type	Timeframe	
			Short term	Medium term
1.1	Prepare a new local strategic planning statement and local housing strategy, in accordance with NSW Government direction.	Direct action and advocacy	X	X
1.2	Apply the planning principles in: • development of housing policy, including the upcoming review of the City's local strategic planning statement and local housing strategy • the preparation of planning proposals to increase housing supply, affordability and diversity • responding to State Significant Development proposals being assessed by the NSW Government • responding and advocating to other levels of government for policy and action on housing supply, affordability and diversity.	Direct action and advocacy	X	X
1.3	Consult and respond to the community and other stakeholders when planning for housing.	Direct action, collaboration and advocacy	X	X
1.4	Work with and advocate to NSW Government infrastructure providers to identify infrastructure needs, secure commitments where possible and coordinate the timely delivery of state and regional infrastructure to support planned growth.	Advocacy and collaboration	X	X

#	Sub-action	Action type	Timeframe	
			Short term	Medium term
1.5	Prepare a new contributions plan to replace the City of Sydney Development Contributions Plan 2015, to ensure housing growth is supported by new and improved local infrastructure.	Direct action	X	

Action 2. Create opportunities for housing

Our discussion paper explored ideas for zoning changes and increased densities or heights to provide more opportunities for more homes.

This action sets out the next steps for those ideas that have the support of the community.

The opportunities and concerns that the community, industry and government told us about in the discussion paper consultation will be considered in the preparation of planning proposals.

Sub-actions

#	Sub-action	Timeframe	
		Short term	Medium term
2.1	Prepare a planning proposal for Ultimo Pyrmont - Stage 2 for Council's consideration.	X	
2.2	Prepare a planning proposal for North Green Square for Council's consideration.	X	
2.3	Prepare a planning proposal for Prince Alfred Park Edges for Council's consideration.	X	
2.4	Prepare a planning proposal for the Broadway Precinct for Council's consideration.		X
2.5	Prepare a planning proposal for the Parramatta Road sites for Council's consideration.	X	
2.6a	Prepare a High Streets Design Typologies and Opportunities Study to identify high streets with potential to accommodate additional housing while maintaining the function and feel of a high-street for Council's consideration and community consultation.	X	
2.6b	Subject to Council's consideration of the High Streets Design Typologies and Opportunities Study, prepare a planning proposal/s for suitable high streets for Council's consideration.		X
2.7a	Prepare a Small Lot Housing Study to investigate precedents, design criteria and opportunities for Council's consideration and community consultation.	X	
2.7b	Subject to Council's consideration of the Small Lot Housing Study, prepare draft planning controls for Council's consideration.	X	
2.8a	Prepare a Park-side Suitability Study to identify suitable housing locations and options for Council's consideration and community consultation.	X	

#	Sub-action	Timeframe	
		Short term	Medium term
2.8b	Subject to Council's consideration of the Park-side Suitability Study, prepare planning proposal/s for suitable park-side locations.		X

Action 3. Advocate for direct action by the NSW Government on its own land

The NSW Government is one of the largest landowners in the area responsible for delivering essential infrastructure such as public transport, schools, hospitals and social housing. The NSW Government can take immediate direct action to increase housing supply on its land.

This action sets out the City's focus when advocating to the NSW Government to provide housing on its land.

Fast-track planned sites

Our discussion paper estimated that up to 7,800 homes, over 40% of the 5-year housing target for the local area, could be delivered on NSW Government owned land that is already planned for housing, but is not being delivered.

We heard widespread support for the NSW Government to develop the sites where there is immediate opportunity. Some expressed a view that it was the responsibility of government to deliver housing when developers could not, given challenging market conditions.

The sensitive renewal of some social housing estates

Our discussion paper identified some sites that could be master planned by the NSW Government for more housing. We heard significant concern about the renewal of the Erskineville Estate as well as feedback on the NSW Government's general approach to planning for the renewal of social housing estates.

Sub-actions

#	Action	Action type	Timeframe	
			Short term	Medium term
3.1	Advocate to the NSW Government to fast track the delivery of housing on land that is already planned for housing, including prioritising: • Rail sidings next to Prince Alfred Park • Regent Street Sidings, Central Station • Paint Shop, North Eveleigh • Clothing Store, North Eveleigh • East of Redfern Station on Gibbons St, Redfern.	Advocacy	X	X

#	Action	Action type	Timeframe	
			Short term	Medium term
3.2	Advocate to the NSW Government that, where a social housing estate is proposed for renewal, it: • stays in public ownership • delivers more social and affordable housing, as a priority over market housing • is planned in collaboration with existing residents • that existing residents are supported and have a right to return • does not result in a reduction of existing public open space or recreational / community facilities • first explores sustainable renovation of existing housing to minimise disruption to the existing residents, limits the need for relocations and retains community connections.	Advocacy	X	X

Action 4. Advocate for improved housing diversity

Our discussion paper explored the housing we need for our diverse community, so that housing is available for people of all cultural backgrounds, income levels, household formation, lifestyles and stages of life.

The City will continue to support housing diversity through its planning controls, grants from the Affordable and Diverse Housing Fund, our work with organisations who provide diverse housing and advocate for better housing regulation from the NSW Government.

Affordable rental housing

In our local area, the market is not delivering housing that is affordable for lower income households. Affordable rental housing is a subsidised housing type rented off-market to lower income households. It helps fill the gap that the market cannot.

Our discussion paper raised particular concern about affordable housing that is time-limited and rented at a discount to market won't deliver the long-term solutions we need to address the housing affordability crisis. It called for ideas on how the supply of long-term affordable rental housing can be increased and sustained.

Aboriginal private home ownership and Aboriginal controlled social, affordable, elders and aged housing

The Gadigal of the Eora Nation are the traditional custodians of our local area. Our area has great significance to Aboriginal and Torres Strait Islander culture and communities, in particular Redfern, which is historically known as the epicentre of Indigenous activism and self-determination. Locally, the ongoing loss and redevelopment of social housing estates has had a particularly strong impact on Aboriginal and Torres Strait Islander communities, causing cultural dislocation

Our discussion paper recognised that more social and affordable housing is needed for Aboriginal and Torres Strait Islander households, noting is essential this housing is owned and managed by Aboriginal community-controlled organisations. It sought feedback on actions that governments can take to support Aboriginal landowners and housing organisations to deliver more homes for Aboriginal and Torres Strait Islander households.

Naturally occurring low-cost market housing

'Naturally occurring' low-cost market housing, such as older apartments, boarding houses and other forms of low-cost housing ensure housing is available in the local area at different price points. Other forms of housing, including some forms of non-private housing such as student housing and co-living housing, may not be low cost themselves, but reduce pressure at the low-cost end of the housing market.

Our discussion paper talks about the loss our traditional boarding houses and other low-cost housing and its impacts on housing diversity in the local area. It also raised concerns about the exclusion on non-private housing from the NSW Government's housing targets.

Housing for renters

Our area has one of the highest renting populations in NSW, with almost two thirds of households renting their home.

Our discussion paper highlights growing pressures on renters, including rising rents, low vacancy rates and limited housing security, in an area where most households rent their home. It raises concerns about the impact of short-term rental accommodation on the availability of homes for long-term residents.

Housing for people who need more support

Housing for older people, crisis and emergency accommodation, housing for people who are experiencing homelessness and housing for people with a disability is essential for housing diversity.

Rather than land use planning barriers, our discussion paper identified feasibility challenges, limited government funding, land availability and value and complexity in delivery as key implements to delivering supported housing in our local area.

Sub-actions

#	Action	Action type	Timeframe	
			Short term	Medium term
4.1	Advocate to the NSW Government to: • ensure planning uplift achieved under the Housing Delivery Authority makes appropriate and commensurate contribution to affordable housing in accordance with the City's affordable housing program • develop a monetary contribution approach where on-site affordable housing provision is impractical or unfeasible • review NSW Government affordable housing policies to facilitate the delivery of affordable housing in perpetuity, rented at an income-based rent.	Advocacy	X	X
4.2	Work with Aboriginal landowners and housing providers to support opportunities for new housing on Aboriginal-owned land and strategically build capacity to develop and deliver complex housing projects.	Advocacy	X	X

#	Action	Action type	Timeframe	
			Short term	Medium term
4.3	Advocate to the NSW Government to strengthen provisions that support the retention of low-rental housing, including traditional boarding houses, and improve outcomes for residents displaced by their closure or redevelopment.	Advocacy	X	X
4.4	Advocate to the NSW Government: • to publicly release the outcomes of its 2024 review of the short-term rental accommodation framework and any supporting evidence used to inform policy decisions • for a STRA regulatory framework that recognises the differing impacts of principal places of residence, hosted accommodation and commercial STRA operations • to strengthen monitoring, compliance and enforcement of the existing STRA regulatory framework.	Advocacy	X	X
4.5	Advocate to the NSW Government to establish a publicly accessible platform for the identification of dwellings constructed to meet accessible design standards, including those approved as adaptable apartments, to enable visibility of suitable housing for people who require it.	Advocacy	X	

CITY OF SYDNEY

Appendix A

City of Sydney strategies, plans and programs

Council's strategic plans guide how we manage long-term growth and change in the local area and this interim plan does not repeat any relevant actions. The plans are described in Appendix A.

Sustainable Sydney 2030–2050: Continuing the vision

Our Sustainable Sydney 2030–2050 vision is our community strategic plan. It sets out key directions and actions for housing in local area and a target for 56,000 dwellings to be built in the local area to 2036 (measured from 2016), including an additional 11,000 affordable dwellings and 2,000 social housing dwellings.

Direction 10 - Housing for all of our vision sets out opportunities to improve housing choice and diversity, including homes to rent and buy, at different price points and in a variety of types and tenures.

City Plan 2036: Local Strategic Planning Statement and Housing for All: Local Housing Strategy

Our LSPS was adopted by Council in 2020. It sets out the City's 20-year land use vision, balancing the need for housing and economic activities while protecting and enhancing local character, heritage, public places and spaces. It links state and local strategic plans with our planning controls to guide development.

Our local housing strategy, also adopted by Council in 2020, provides a roadmap for how housing, including social and affordable housing, will be provided in the local area to 2036 (measured from 2016). It sets out actions the City will take, and advocacy actions for the NSW Government, to ensure housing in our local area is well designed, diverse, sustainable and supports the long-term liveability of the local area, including:

- facilitating housing supply where it is located close to infrastructure, jobs, services and reliable public transport
- advocating the delivery of a minimum 25 per cent of floor space as affordable rental housing on all NSW Government sites
- direct action for the increase of affordable housing and diverse housing, including funding support for alternative housing models through our Affordable and Diverse Housing Grant
- advocating for the increase of social and affordable housing that is well designed, sustainable, provide income-based income and provided in perpetuity
- a commitment to work with Aboriginal and Torres Strait Islander communities, housing providers, the NSW government and others to ensure development in Redfern, Waterloo and other areas in the city provides culturally appropriate affordable and social housing for Aboriginal and Torres Strait Islander peoples
- developing planning controls to increase housing that is universally designed to ensure people of all ages, people with disability, and families with children can find suitable housing in the city
- ongoing advocacy for additional support for people who rent in the local area
- Actions for design

The City's LSPS and local housing strategy will be reviewed following direction from the NSW Government, expected 2027.

Access strategy and action plan: Continuing the vision

Our access strategy was adopted by Council in 2023. It provides a long-term framework for managing transport, access and public space to support a growing, sustainable and connected city.

The strategy prioritises walking, cycling and public transport, recognising that these modes are essential to accommodate population growth while improving liveability, reducing emissions and creating more space for people. It includes direct actions the City will take to continue to build infrastructure for people walking and riding. It also includes advocacy actions to the NSW Government that support housing growth in appropriate locations, including for:

- the acceleration of the Metro West extension to give Green Square residents a station at Zetland by 2030
- the transformation of Broadway into a green gateway, complete with a cycleway and light rail
- a light rail connection between Green Square and the city centre
- advocating to the NSW Government for the transformation of major transport corridors such as Broadway and other city gateways into greener, safer and more attractive places
- prioritising safer access for people walking, including lowering speed limits on our streets, with 30km/h maximum in the city centre and high activity areas.

Together, these actions help ensure new housing growth is supported by accessible, liveable and connected neighbourhoods.

Environmental strategy 2025–2030

Our environmental strategy was adopted by council in 2025. It includes directions and actions to ensure homes are energy efficient and climate resilient buildings, including actions for:

- encouraging the uptake of renewable electricity and the electrification of all buildings to reduce reliance on fossil gas
- improved water efficiency
- supporting renters' access to efficient and climate resilient homes.

A city for all: homelessness action plan

Our homelessness plan was adopted by council in 2019. It includes directions and actions to reduce homelessness and improve access to safe and sustainable housing, including strategic priorities and actions for:

- facilitating innovative housing solutions, including housing-first and supported housing models
- increasing access to affordable rental housing and advocating for more supported and social housing
- investing in services that prevent homelessness and support people to maintain housing
- improving the evidence base on homelessness to inform policy and housing responses.

A city for all: towards a socially just and resilient Sydney

Our social sustainability plan was adopted by Council in 2018 and was reviewed in 2024. It includes directions and actions to support inclusive communities and positive social outcomes from growth, including actions for:

- increasing the supply of social, affordable rental and supported housing
- improving housing choice for renters and increasing universally designed housing for people of all ages and abilities

- supporting positive social outcomes through urban development and renewal, including placemaking and social infrastructure.

Inclusion (Disability) Action Plan 2025-2029

Our Inclusion (Disability) Action Plan was adopted by Council in 2025. It includes directions and actions to create more liveable and inclusive communities for people with disability, including actions for:

- supporting more accessible and adaptable housing that meets the needs of people with disability and supports people to age in place
- consulting with people with disability and peak bodies to inform the review of the City's local housing strategy and support diverse and accessible housing
- improving the accessibility of streets, footpaths, parks and open spaces through renewal, upgrades and new projects.