

Please see below the NSW government's response to these supplementary questions.

Question	Government Response
<p>1. What consideration is given to housing for workers when the Government plans major employment-generating developments, like new hospitals? Does the Government scope out and attempt to accommodate the impact of these developments on local housing markets?</p>	<p>Every significant state project, including those led by the government, is subject to a social impact assessment (SIA). The SIA must be targeted and proportionate to the likely project impacts and the project's context. This can include how an influx of workers might impact the community and their way of life, directly and indirectly.</p> <p>When Homes NSW is aware of a major infrastructure project, it considers how these projects may support opportunities for more social and affordable housing over time and how increased overall demand for housing may affect local housing markets. Where possible, Homes NSW will look at how it can supply more social homes in line with priority social housing demand. For example, Homes NSW has recently delivered more new social homes in Moruya, ahead of work, starting with the planned new hospital there.</p>
<p>2. Can you elaborate on the progress of the government-owned land audit? What percentage of affordable housing are you requiring from developers when selling this land?</p>	<p>The NSW Government is conducting an audit of NSW Government-owned land to support the inter-jurisdictional Housing Accord and deliver on its commitment of delivering housing on surplus public land.</p> <p>The audit is jointly led by the Cabinet Office and Property and Development NSW (PDNSW), with representatives from NSW Treasury, the Department of Planning, Housing and Infrastructure, Homes NSW and Landcom.</p> <p>Homes NSW and Landcom have the first and second choices, respectively, of these sites to deliver social, affordable, and market housing. Other sites will be developed into housing in partnership with the private sector.</p> <p>The proportion of social and affordable housing on each site will be determined on a case-by-case basis. Planning instruments also dictate the quantum of affordable dwellings needing to be developed on sites.</p>
<p>3. Is it possible to sell Crown land below market value to assist developers to build more essential worker housing?</p>	<p>The sale of Crown land to private developers is unlikely due to the nature of the Crown estate and the multitude of public interests and benefits derived from public lands.</p> <p>Crown Lands has a Guideline in relation to land sale (here).</p>

	<p>Crown land that is surplus to requirements is not required for government use, nor community benefit or strategic purposes can progress through the Government Property Framework for disposal and sale on the market. If this occurs, it is a requirement under Treasury Direction 92.2, that the sale of land is at current market value. Any proposal for sale at the below market value requires the approval of the Treasurer.</p> <p>Crown Lands' contribution to essential worker housing has been through government delivery to date. Specifically, Homes NSW is utilising its acquisition powers to compulsorily acquire Crown Land for the purpose of housing, with those developments incorporating a proportion of essential worker housing. Homes NSW's acquisition of Crown land is also required at market value, with any proposal at below market value requiring the approval of the Treasurer.</p>
<p>4. Could zoning on land close to schools or hospitals be amended to permit the development of essential worker housing adjacent to major infrastructure?</p>	<p>Land use zoning that applies to some major infrastructure sites, such as hospitals, can already permit ancillary facilities, such as accommodation for healthcare workers and visitors.</p> <p>The Department of Planning, Housing, and Infrastructure is aware of the limitations on other sites, such as land-zoned SP1 Special Activities and SP2 Infrastructure. Rezoning non-residential land to a zone that permits residential uses involves preparing a planning proposal.</p> <p>In late 2024, the NSW Government introduced a new rezoning pathway for social and affordable housing. This pathway provides a faster, simplified rezoning process for the state's housing agencies (Homes NSW and Landcom) to speed up the delivery of social and affordable housing.</p> <p>Where a private developer initiates a rezoning, it is through engagement and submission to the local council. The council will assess the proposal based on its site-specific and strategic merit.</p>
<p>5. Some stakeholders have suggested that Crown land be offered to developers on 99-year leases so that essential workers can purchase properties without the additional cost of land. Would this model be viable in NSW, and is it something the Government has considered?</p>	<p>The <i>Crown Land Management Act 2016</i> includes provisions for the grant of leases for up to 100 years. The lease term that can be offered is subject to delegation, with a 100-year term delegation at the Secretary level.</p> <p>Notwithstanding the legislative provisions that enable the grant of a lease for up to 100 years, the same market return obligations that apply to a sale also apply to a lease under Treasury Direction 92.2, with any proposal for a lease grant at below market value requiring the Treasurer's approval.</p> <p>Leasing Crown land for housing has not been the subject of substantive investigation at this stage for a number of reasons:</p>

	<ul style="list-style-type: none"> • Most Crown land has numerous interests, including statutory interests via Aboriginal Land Claims and Native Title. Leases cannot be established without these interests being resolved. The withdrawal of these statutory interests would likely require the provision of compensation, which would be another cost element to a housing proposal, therefore impacting its financial viability. • Crown land is public land for the benefit of all the people of NSW, and the issue of public vs. private benefit would need to be resolved. <p>The Crown land estate is diverse in nature and sporadic in location, with the amount of Crown land suitable for housing development only a very small proportion of land that might be suitable for housing purposes.</p>
<p>6. What efforts are being made to renew Homes NSW and NSW Health-managed housing stock to maximise its availability and utility as housing for essential workers?</p>	<p>Through the Key Worker Housing program, managed by Homes NSW, 271 teacher and police homes are being delivered over four years. At the end of January 2025, 150 new homes were delivered. As part of the program, 46 homes (16 Teacher and 30 Police) have been identified for extensive refurbishment and renewal, where the homes are brought up to standard and returned to the Key Worker portfolios for tenancy.</p> <p>Well-located homes that are nearing the end of their useful life can be demolished and redeveloped to make way for new key worker homes. For example, the Key Worker Housing program has identified four homes that will be redeveloped to provide seven new Key Worker homes.</p> <p>In addition to the properties in the Key Worker Housing Program,</p> <ul style="list-style-type: none"> • the Department of Education has provided \$10M to fund the refurbishment of 40 school residences on or near their school grounds. The Department owns these properties but is managed by Teacher and Police Housing at Homes NSW. • With \$10M funding from Resilience NSW, as part of the Northern Rivers Flood Recovery Program, Teacher and Police Housing at Homes NSW was tasked with repairing and bringing 26 police residences back into circulation. • Major refurbishment programs form part of core maintenance activities rolled out annually across the Teacher and Police Housing portfolios. These programs aim to renew properties that have fallen below an acceptable standard to maintain essential worker housing capacity in areas of greatest

	<p>need. In 2024/25, \$3M was allocated for a major refurbishment of Teacher homes (funded by rental income), while \$0.6M was allocated to the major refurbishment of Police homes (funded by the annual NSW Police Force Service Fee).</p> <p>As part of the 2024/25 NSW Budget, the NSW Government committed an additional \$200.1 million to increase key health worker accommodation across rural and regional areas of the state. This program involves the refurbishment of existing living quarters where appropriate, to improve availability and utilisation.</p> <p>NSW Health identifies accommodations that may be underutilised or surplus from within its Strategic Asset Management Plans and Asset Management Plans.</p> <p>NSW Health collaborates with Property and Development NSW, Homes NSW, and Housing Delivery Agencies on the future use of surplus or underutilised land for housing, subject to the suitability assessment for key health worker accommodation and other health initiatives.</p>
<p>7. Has the NSW Government included Transport for NSW owned land as part of its land audit? Would the Government consider ‘meanwhile’ and/or long-term use of these sites as housing for essential workers?</p>	<p>Transport for NSW-owned land is included in the land audit, which considers all NSW government-owned land with the potential for housing delivery.</p> <p>In December 2024, the NSW Government introduced changes to the planning system to make it quicker and easier to facilitate the ‘meanwhile use’ of existing residential, tourist, and visitor buildings that are fit for purpose to provide temporary housing. The changes allow relevant agencies and social housing providers (including community housing providers) to use an existing building to provide temporary housing for up to five years, subject to certain criteria and controls. The NSW Government properties are considered for use in delivering housing where agencies do not require them to meet current or future operational requirements. If they are surplus to operational requirements, they should be developed to provide housing on a permanent basis rather than a ‘meanwhile’ basis.</p> <p>On 10 February 2025, the NSW Government announced that the redevelopment of the former WestConnex site at Camperdown will include at least 200 built-to-rent units for essential workers such as health workers, paramedics, teachers, police officers, and firefighters.</p>