

Circular to Councils

Subject/title	Council- Led Affordable Housing on Operational Land in NSW
Circular Details	Circular No 26-03 / 18 February 2026 / A886828
Who should read this	Councillors / General Managers / Planning staff
Contact	Policy Team 02 4428 4100 / olg@olg.nsw.gov.au
Action required	Information for Council to Implement

What's new or changing?

- The Office of Local Government (OLG) has released the Guide for Council-Led Affordable Housing on Operational Land in NSW (the Guide).

What will this mean for council?

- The Guide provides councils with the knowledge and resources necessary to consider the use of identified surplus operational land to meet affordable housing demand in their local government area.

Key points

- The NSW Government recognises the challenges faced by councils including the scarcity of suitable land which is a significant obstacle to affordable housing delivery.
- NSW councils have a critical role to play in supporting affordable housing.
- The Guide provides clear and practical guidance to councils embarking on affordable housing projects utilising operational land and aims to contribute to expanding affordable housing options.
- The Guide has been developed in response to requests from councils for additional information in using government land for housing.
- The Guide aligns with the National Housing Accord and the shared objectives of many councils to enhance housing supply and affordability at the local level.
- It has been developed by OLG in consultation with key stakeholders across NSW Government agencies, local government and the community housing sector.

Where to go for further information

A copy of the Council-Led Affordable Housing on Operational Land in NSW Guide is available on the OLG website at <https://www.olg.nsw.gov.au/councils/policy-and-legislation/guidelines-and-policy-information-resources-for-councils/guidelines-codes-and-practice-notes/>

For further information, contact OLG's Sector Policy and Frameworks Team on (02) 4428 4100 or by emailing olg@olg.nsw.gov.au.

A handwritten signature in blue ink, appearing to read "Brett Whitworth".

Brett Whitworth
Deputy Secretary, Office of Local Government