



Affordable Housing Application – Eligibility Evidence Documents (NSW)

Please make sure you attach all documents listed on the next page when you submit your application for Affordable Housing.

Some evidence requirements are different depending on whether you are applying for **general** affordable housing, affordable housing with a **location connection** requirement or **key worker** housing.

For government-funded affordable housing, the income limits we set are determined by the [NSW Affordable Housing Ministerial Guidelines](#). Use the tables below to work out if you are applying for a general affordable housing property, a property with a location connection or key worker housing.

Affordable Housing Types

General affordable housing: No additional criteria applied

Location connection required: Applicants applying for these properties will need to demonstrate they have a connection to the area including family, social support, education, training, or work in the area.

Key worker housing: An employee in services that are considered essential to a city's functioning, but who earns low to moderate income. This includes, but is not limited to, those who work in health, education, community or emergency services.

General Affordable Housing		Location Connection	Key Worker
• Bankstown • Bass Hill • Bondi Junction • Campbelltown • Campsie • Carss Park • Cartwright • Castle Hill • Casula • Chippendale • Fairfield • Kirrawee • Leumeah • Liverpool	• Miranda • Moorebank • Newtown • Peakhurst • Petersham • Potts Point • Punchbowl • Redfern • Riverwood • St Leonards • Sutherland • Westmead*	• Canterbury • Marrickville • Randwick • Little Bay • Maroubra • Maroubra Junction • Matraville	• Westmead* • Parramatta • Barangaroo

*Great Western Highway is general affordable housing

Maple Tree Road is key worker housing



Income Eligibility Limits

General affordable housing, affordable housing with a location connection requirement, and key worker housing have the same income eligibility limits except for our Barangaroo properties.

The maximum total household income per year to be eligible is:

(1/05/2026 – 30/04/2027)

Household	General, location requirement and key worker	One Sydney Harbour, Barangaroo
One adult (single)	\$90,700	\$113,375
Two adults (couple)	\$136,100	\$170,125
Three adults	\$181,500	-
1 adult 1 child	\$117,900	\$147,375
1 adult 2 children	\$145,100	\$181,375
1 adult 3 children	\$172,300	-
2 adults 1 child	\$163,300	\$204,125
2 adults 2 children	\$190,500	\$238,125
2 adults 3 children	\$217,700	-
Each additional adult (18 years or over)	Add \$45,400 to the income limit	-
Each additional child (under 18 years)	Add \$27,200 to the income limit	-

Proof of Income

All applicants are required to provide proof of all income sources, including for all household members over the age of 18. For example:

Income evidence documents	Covering
Applicants and household members receiving a Centrelink income, provide an income statement and payment history from Centrelink.	Last 3 months
Applicants and household members earning a salary/wage • If working for the same employer, provide payslips. • If the employer on your group certificate for the last financial year is different to your current employer, provide pay slips for all employers.	Last 3 months
Applicants and household members who are self-employed, provide profit and loss statements.	Last 12 months



Applicants and household members who have not worked or received Centrelink payments for any period in the time shown, provide a statutory declaration regarding your employment and income situation for those periods.	Last 3 months
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Proof of Identity, Australian Citizenship or Residency

To apply, you must show that you're an Australian citizen or permanent resident.

All applicants and household members over the age of 18 must provide at least two forms of ID, and at least one must include a photo.

Examples of accepted documents include:

- Driver licence or government issued ID
- Passport
- Birth certificate
- Centrelink Statement
- Medicare card

Proof of Current Assets and Debts

All applicants and household members over the age of 18 are required to provide proof of all assets and debts, including:

- 3 months of bank statements for all accounts held,
- 3 months of all loan repayments,
- Title documents for property assets.

Proof of Current or Recent Private Rental

If you or any person over the age of 18 in your household is currently renting privately, or has recently rented in the private market, you must provide:

- A copy of the Residential Rental Agreement
- A detailed rent ledger or rent statement that includes the rental provider's full name, address and phone number.

Additional Supporting Documents

- Rental reference
- Personal reference
- Additional Documentation Relating to a Program – e.g., proof of connection to local area where relevant
- If not renting privately with a Residential Tenancy Agreement, a letter from the person you live with, confirming your address and any board or payments you make
- **For Barangaroo applicants**, a signed Conflict of Interest Declaration confirming you are not an employee or immediate family member of SGCH Group or Lendlease Group