

6th December 2022

Chris Minns' Bradfield Oration lays out a solid platform for the delivery of Housing Supply

Urban Taskforce CEO, Tom Forrest, today welcomed the Leader of the NSW Opposition Chris Minns' first serious foray into the housing supply and affordability debate in NSW.

Today's Bradfield Oration speech shows that Chris Minns gets the critical link between housing supply and infrastructure.

He has identified the planning system and its multiple agencies and masters as a critical blockage.

Minns has also identified the inequity associated with the housing targets, which push all Sydney's growth to the west while leaving the Sydney's north and east barely touched.

The address calls out the negligence of Government over the last four years which has seen planning bureaucracy flourish while the welcome investment in Metros has been wasted in the eastern and northern suburbs.

The wheels have fallen off the strategic planning bandwagon with the Greater Cities Commission unable to attract Departmental leaders to their key meetings on infrastructure planning.

If Dominic Perrottet is to have any chance of winning a new mandate in March next year, their legacy of housing approvals and supply failure must be explicitly abandoned.

The housing supply and affordability crisis will get worse in 2023. Rental vacancies are at record lows. Rent stress is now the leading cause of homelessness. This will be the biggest policy issue at the 2023 State election.

Opposition leader Chris Minns has made it clear that in the spirit of Bradfield, infrastructure investment must drive housing supply. It is too valuable to waste. Minns is spot on.

The burden of growth must be shared fairly across Sydney without a government caveat that planners need to appease for Teal NIMBYs on the prowl for safe Liberal seats.

Vacant government land exists across Sydney and only now is starting to be considered for development with a focus on affordable housing. Finally TAHE has found itself a quasi-legitimate role – to develop unused railway land for the purpose of providing a decent mix of housing with a focus on affordable housing. Minns has identified the potential here and this is critical to solving the housing supply crisis.

Urban Taskforce has been highlighting the slowness and the complexity of planning responsibility for years. No-one is in charge. The bureaucrats are confused, let alone the property development sector. Chris Minns is right to say he'll put a broom through it.

Today's Bradfield Oration speech by Chris Minns is a considered, measured speech which nails the core problems associated with the NSW Planning system and its manifest failure when it comes to housing supply and affordability.

The Premier and Planning Minister Roberts have belatedly sought to address the housing supply crisis and while welcome, their announcement to take on the rezonings in nine precincts around Sydney (announced yesterday) won't deliver housing supply till well past 2027.

The rezonings will not even be complete until 2024. Then Development Applications must be lodged, infrastructure agencies consulted, infrastructure contributions debated, Construction Certificates obtained - all before construction starts. There is much to be done and the electorate is waiting.

It is ironic that it is the Leader of the Opposition who has laid out a plan for growth, but the challenge has been set for Premier Perrottet to respond.

end

The comments and analysis above can be attributed to Tom Forrest, CEO, Urban Taskforce.

The **Urban Taskforce Australia** is a property development industry group, representing Australia's most prominent property developers and equity financiers.

Media Enquires: Tom Forrest, Chief Executive Officer: 0429 460 863

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