

## MEDIA RELEASE

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### Urban Taskforce's 7 Point Plan to immediately boost housing supply

Urban Taskforce CEO, Tom Forrest, today released a seven-point plan to address the housing supply crisis. Whoever forms Government after next week's State election must make housing supply its number one priority. With rents skyrocketing and new housing approvals and completions at record lows, the next Government must adopt these reforms immediately if it is to start turning housing supply around from Day 1.

Urban Taskforce's seven-point plan for housing supply and affordability is:

#### The Urban Taskforce 7 Point Plan for Housing Supply

1. *Establish Commonwealth/State funding pools to reward Councils which overachieve on their properly informed housing targets through local infrastructure grants*
2. *Develop solid bonuses in height and FSRs for the delivery of affordable housing which provide returns and incentives for both the private sector and community housing providers*
3. *Introduce time limited FSR bonuses to boost housing numbers to address the immediate crisis*
4. *Enable greater flexibility on the multitude of planning "guidelines" and "controls" to drive faster decision making with a focus on the primacy of the benefits derived through the supply of housing*
5. *Promote more State-led assessment pathways for high yield, high value residential projects that are effectively beyond the capacity of many local councils to deliver (particularly when it comes to dealing with recalcitrant State Government infrastructure agencies like Transport for NSW)*
6. *Allow high quality manufactured homes to be deployed within the Sydney basin to quickly deliver high quality, low-cost, affordable housing similar to that successfully being used in Queensland*
7. *Support high density development in all areas above and surrounding new public transport investments and in existing transport hubs where there is capacity.*

Creating short to medium term planning assessment and approval pathways for the supply of additional housing is critical to solving the housing supply crisis. Every chance must be taken. Root and branch reform of the planning system is needed, but these 7 steps can get things going in the right direction.

The Commonwealth's Housing Accord ambition of one million homes in 5 years means that NSW needs to deliver around 320,000 new dwellings over that 5-year period. The private sector will be responsible for 96% of that new stock.

All levels of Government need to work with the private development sector in clearing obstacles standing in the road of the Housing Accord's target.

This requires a new approach in Planning with housing supply made the top priority in the assessment task. Delivering more housing in suburbs where people want to live is essential, as found in the recent independent [Centre for Independent Studies Report](#) by Peter Tulip, entitled "Where should we be building housing?". That means changing the way the targets are set and increasing the targets in the areas where housing prices have risen the most (a clear proxy for consumer demand).

The Seven Point Plan for Planning was initially published in Sourceable. [CLICK here](#) to see the full article.

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.