

MEDIA RELEASE

22nd August 2023

National Housing Targets – a long way off for NSW based on new figures released by Planning today

Urban Taskforce CEO Tom Forrest said today that data released by the Department of Planning showed that the performance of the NSW planning system over the last 5 years has landed us in the middle of a housing supply crisis, but the predictions are currently for things to get worse, not better. Housing supply over the last 5 years has simply failed to keep up with demand.

The release today of a refreshed “Greater Sydney Urban Development Program Dashboard” is all bad news for the Minister for Planning, Paul Scully and the Minns Government and it shows the parlous state of the planning system they inherited.

Today’s data shows that completions are forecast to be below the past 5-year average for the next five years.

Completions over the 12 months till March 2023 in Greater Sydney were only 23,779. This is **less than half** of what is required for Greater Sydney if NSW is to meet the National Accord targets (which commence on July 1, 2024 to June 30, 2029) which will require NSW to deliver 75,000 new homes each year – and about 50,000 of these will need to be delivered in Greater Sydney.

But current DPE forecast for planning approvals and new home completions for Greater Sydney over the next 5 years is for NSW to do even worse than the performance that delivered us the crisis we are now in.

If NSW is going to turn around the current DPE forecasts and deliver the 377,000 new homes required by the new National Housing Accord (the NSW share of the 1.2 million National Target), then something dramatic needs to change in planning law, planning culture and decision making.

The legacy of the Coalition’s final term in office has been a catatonic planning system with a culture of knee jerk opposition to housing supply.

The former Government put their political eggs in the NIMBY basket and the result was a systematic sabotage of housing supply. Rents have skyrocketed, while homes are unaffordable. With interest rates now creating uncertainty and mortgage stress, the NSW Government now faces significant headwinds to turn the ship of housing supply around.

The tale in Eastern Sydney tells a grim story of what happens to housing supply when NIMBYs dominate the planning agenda to effectively sabotage housing supply. The data shows that there were only 5,013 houses built in the “Eastern Harbour City” (a descriptor no-one outside planning’s inner sanctum understands), but suffice to say it is 57.2% below the performance of the previous 5 years.

The Government has made clear that it sees housing supply as an urgent priority. Today’s data shows just how urgent reform is.

end

Copy of relevant tables from UDP DPE Dashboard below based on their medium growth scenario. See [LINK to UDP](#)

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.

Housing activity and supply i

Select a headline figure below to view its activity on the map and toggle between completions, approvals and housing supply forecast. Hover over charts and figures for extra information.

Latest 12 months - year to March 2023
(from available data)

5 year housing supply forecast
(2022-2023 – 2026-2027)

Completions ↕

Approvals ↕

Medium Growth Scenario ↕

23,779

▼ 25.5% below previous 5 years' average

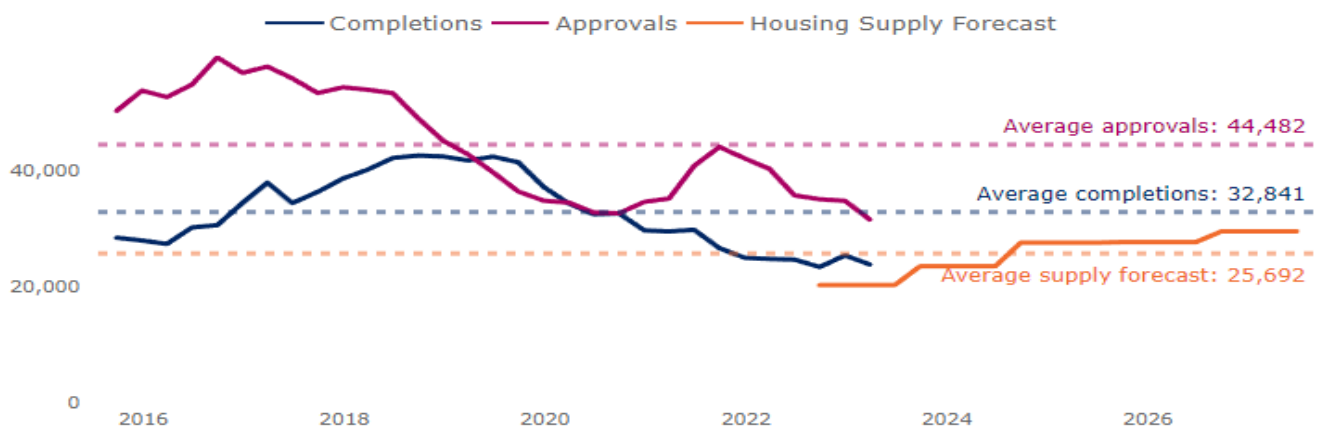
31,547

▼ 17.6% below previous 5 years' average

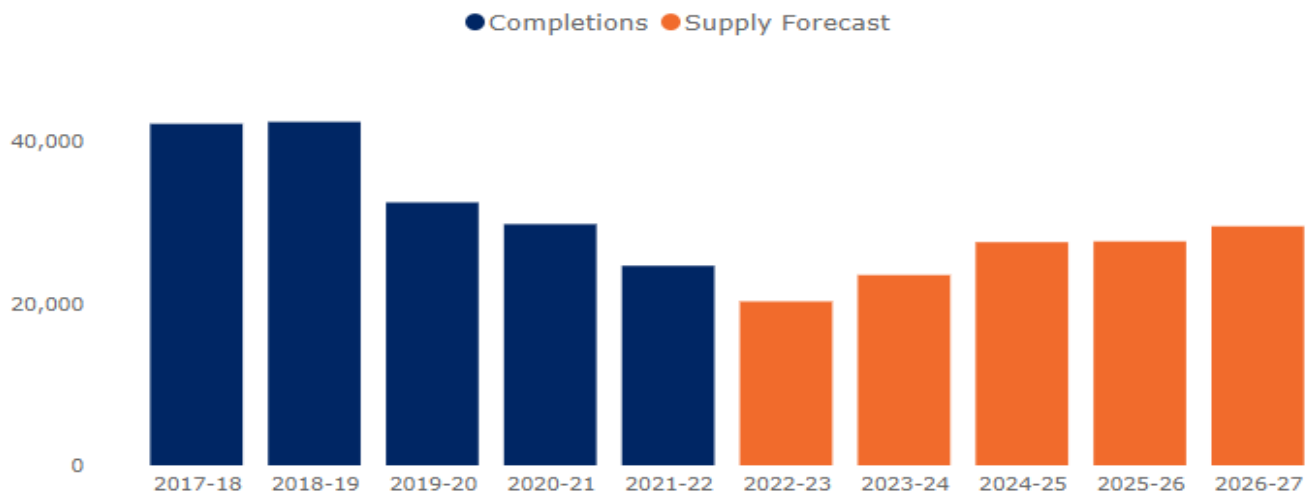
128,460

▼ 25.1% below previous 5 years' completions

Rolling annual activity and forecast



Completions and housing supply forecast (medium growth scenario)



Eastern Harbour City

Displaying: Completions

Select a local government area (LGA) on the map to view its snapshots, or use the filters below to select combinations of cities and LGAs.

City: **Eastern Harbour City** LGA: All

mapbox

Low High

Housing activity and supply

Select a headline figure below to view its activity on the map and toggle between completions, approvals and housing supply forecast. Hover over charts and figures for extra information.

Latest 12 months - year to March 2023
(from available data)

Completions

5,013

▼ 57.2% below previous 5 years' average

Approvals

7,859

▼ 28.0% below previous 5 years' average

5 year housing supply forecast (2022-2023 - 2026-2027)

Medium Growth Scenario

41,540

▼ 37.7% below previous 5 years' completions

Rolling annual activity and forecast

[View the Housing activity report >>](#)

Completions and housing supply forecast (medium growth scenario)

● Completions ● Supply Forecast

Tables above available from the DPE UDP Dashboard – see [LINK to UDP Dashboard](#)