

MEDIA RELEASE

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Housing targets - the last piece of the housing supply puzzle

Urban Taskforce CEO Tom Forrest has welcomed the release of housing targets for the 43 council areas in Sydney, Central Coast, the Hunter and the Illawarra.

The targets were a missing piece of the housing supply puzzle. It's now time for Councils to get on with the job of meeting their targets.

Urban Taskforce has been calling for realistic targets, backed up with carrot and stick approach, as a critical component in putting NSW in the best possible position to meet the 377,000 new dwellings required under the National Housing Accord.

The linking of \$200 million in infrastructure dollars to performance against targets was a key plank in the calls from the Urban Taskforce when the Minns Government was elected last year.

The Minns Government deserves credit for embracing realistic targets that ensure a fairer share of housing.

This announcement gives effect to the Government promise to even out the spread of new homes across Sydney, Most Council areas have seen a significant increase in their housing targets.

See the table below for an analysis of the changes for each LGA from the GCC 5 year targets for 2021- 2026 to the new targets which will apply from 1 July 2024 to 30 June, 2029.

Under the now abolished GCC, Western Sydney had been expected to carry much of the housing supply burden with councils in Sydney's north and east getting off largely scot-free.

However, it is disappointing to see the new targets reveal a decrease from the former GCC targets in four LGA: Randwick, Strathfield, Parramatta and Camden.

Today's announcement is a significant and welcome shift, spreading the load across Greater Sydney more fairly while rewarding those LGAs that get with the housing supply agenda.

The release of targets gives greater context to councils on what is needed for them to help meet the National Housing Accord ambitions.

What is not yet clear is what is proposed for Councils that lag in terms of housing supply. What are the consequences for not meeting the targets? The NSW Government needs to spell out the consequences and outline how it will deal with councils that refuse to address the housing targets required of them.

Direct assistance from DPHI may be required when a Council is genuinely experiencing difficulty in meeting their targets. But where they are actively frustrating the process, their planning powers should be removed with a planning administrator appointed.

Either way, the NSW Government needs to hold Councils to account against their targets.

A strict regime of performance monitoring by the Department of Planning, Housing and Infrastructure must be established with monthly updates made public via the Planning Portal dashboard.

When push comes to shove, the Government needs to courage to take decisive action against councils which refuse to be part of the solution to the housing supply crisis.

The biggest problem the NSW Government faces is every time the Premier and Planning Minister make a bold announcement on housing supply, the Department of Planning spend 6 months or more consulting with Councils, and in the meantime, they wind back the intent of the announcement with changes designed to appease councils.

The latest "Refinement Paper" on the Low and Medium Density housing reforms are a case in point.

The original Low and Medium Density Housing Reform policy announcement was for an FSR of 3:1. Today we see in a "Refinement Paper" released exclusively to a select group of Councils (and then onto the media), that the FSR is being considered to be wound back to only 2.2:1 (along with a suite of other changes discussed exclusively with select councils).

Changes like this undermine housing targets and the confidence of industry. If it is not feasible to build, the building of new homes will simply not happen. Every wind back on policy threatens the feasibility and viability of housing.

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.

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Council	Minimum DPE housing supply targets 2021-2026	New Housing Accord Targets mid 2024-mid 2029	Numerical Increase	Percentage Change
The Hills	9,000	23,300	14,300	159%
Liverpool	11,000	16,700	5,700	52%
Blacktown	16,500	21,400	4,900	30%
Ku-ring-gai	3,000	7,600	4,600	153%
Wollondilly	1,800	5,500	3,700	206%
Campbelltown	7,100	10,500	3,400	48%
City of Ryde	8,400	11,600	3,200	38%
North Sydney	3,000	5,900	2,900	97%
Georges River	3,450	6,300	2,850	83%
Inner West	5,000	7,800	2,800	56%
Northern Beaches	3,500	5,900	2,400	69%
Bayside	7,720	10,100	2,380	31%
Cumberland	10,000	12,200	2,200	22%
Sutherland	3,800	6,000	2,200	58%
Fairfield	3,760	5,900	2,140	57%
Canterbury- Bankstown	12,500	14,500	2,000	16%
City of Sydney	17033	18,900	1,867	11%
Willoughby	1,600	3,400	1,800	113%
Hornsby	3,800	5,500	1,700	45%
Waverley	761	2,400	1,639	215%
Woollahra	500	1,900	1,400	280%
Burwood	2,030	3,300	1,270	63%
Canada Bay	3,800	5,000	1,200	32%
Penrith	7,500	8,400	900	12%
Lane Cove	3,000	3,400	400	13%
Hunters Hill	150	400	250	167%
Mosman	300	500	200	67%
Hawkesbury	1,100	1,300	200	18%
Blue Mountains	550	600	50	9%
Randwick	4,300	4,000	-300	-7%
Strathfield	3,800	3,500	-300	-8%
Camden	12,700	10,200	-2500	-20%
Parramatta	23,660	19,500	-4160	-18%

Source: DPHI data

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