

MEDIA RELEASE

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TOD Precinct changes – good for Sydney’s housing supply

CEO of Urban Taskforce, Tom Forrest, today welcomed the finalisation of the Tier 1 Accelerated TOD precincts, saying that with the changes made since the draft was announced, these TOD precincts will make a substantial contribution to housing supply.

The Minister for Planning, Paul Scully has listened to concerns from industry and has set affordable housing contributions that bare a direct relationship to the uplift on each site.

The default affordable housing contribution will be 3% of gross floor area and will be dedicated in perpetuity. On sites which have seen substantial uplift, the affordable housing contribution is higher (up to a maximum of 18%) but is now said to have been balanced or measured against the uplift in permissible height and density.

Urban taskforce will examine this detail as it becomes available.

This is a much more feasible proposal than those published in the draft documents and reflects some hard work undertaken by the Department of Planning since the initial announcement in July.

All sites within these TOD precincts are eligible to amend the controls through the new Housing Delivery Authority process next year, particularly in cases where projects remain unfeasible for development. This is an important escape valve which allows the system to deal with individual cases in a nuanced manner.

The NSW Government is now hitting its stride on housing with two substantial announcements – the Housing Delivery Authority and now the completion of the Tier 1 TOD accelerated precincts.

Urban Taskforce is disappointed that the infill Affordable Housing bonus provisions have been switched off in these precincts, even where there has been no uplift in height or density. Maintaining this optionality, when an applicant could choose between the infill affordable housing provisions or the TOD precinct rezoning provisions, would have delivered even more affordable housing, and housing supply generally.

Urban Taskforce had a lot of questions and concerns in July when the Draft EIEs were published. Today’s announcement has responded to those concerns and reflects a government that is listening to industry. Where concerns remain, the Government has advised that the HDA is now available to consider applications on a case-by-case basis to deliver feasible housing supply.

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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