

MEDIA RELEASE

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ABS housing approvals data – NSW Government steps in to save LGAs

CEO of the Urban Taskforce, Tom Forrest, said today that Sydney councils should be thankful that the NSW Government is willing to step in to deliver plans and approvals for the housing that they apparently cannot.

Announcements today by the Minns Government of major NSW State Government led planning proposals for Parramatta and Woollahra Stations show that they, at least, are committed to delivering the housing needed under the National Housing Accord.

The NSW Government has today released its rezoning proposal for **Woollahra station**, delivering up to 9,400 new homes based around the Woollahra and Edgecliff rail precincts.

Of some concern is the \$15,000 per dwelling Transport Project Contribution to assist in the funding of the station redevelopment. The affordable housing contributions will range from 3% up to 15%, in perpetuity, for some sites. All this in addition to the 1% s.7.12 local infrastructure contribution.

Feasibility is the new buzzword at DPHI, but the NSW Government needs to ensure that they too do everything they can to make development feasible.

This state-led plan, which has been vociferously opposed by almost the entire Council, except for Deputy Mayor Sean Carmichael, will transform a long-neglected part of the Eastern Suburbs. The plan calls for a diversity of apartment sizes ranging from studios to single bed dwellings to larger apartments suitable for families.

The rezoning proposal will deliver building heights of up to 34 storeys in Edgecliff and 32 storeys in Woollahra. It will create 7 new parks and expand the mixed-use Edgecliff Centre, while creating a new Woollahra local centre.

Further, the Minns Government has also given the green light to 970 dwellings around the **Parramatta Metro station** - almost nine times the 111 permitted hitherto.

This mix of rental and student accommodation will significantly expand upon the residential offering in Sydney's second CBD, demonstrating the lack of vision and commitment shown to the area by the Council and previous administrations.

The NSW Government deserves praise and congratulations for pushing the housing supply agenda.

In contrast, the performance of councils has again been laid bare by the ABS release today of its local government approvals statistics.

The results continue to be alarming.

With councils like Strathfield, North Sydney and Willoughby completely abrogating their responsibilities on housing supply, it is good to see the NSW Government stepping up.

Regional councils are, by and large, performing better than their Sydney counterparts. The housing shortage in regional NSW is particularly acute with rental vacancy rates remaining at record low levels while rental prices rise.

BEST PERFORMING - SYDNEY METRO		Dwellings approved - June, 2026	National Housing Accord target to FY29	Approvals so far during Housing Accord	Pro-rata completion target to June, 2026	Progress against pro-rata Accord target
Best	Hawkesbury	47	1,300	862	498	173.0%
2	Canada Bay	16	5,000	2,759	1,917	143.9%
3	Blue Mountains	9	600	248	230	107.8%
4	Burwood	82	3,300	1,334	1,265	105.5%
5	Wollondilly	159	5,500	2,159	2,108	102.4%
6	Sutherland	222	6,000	2,285	2,300	99.3%
7	Fairfield	122	5,900	2,052	2,262	90.7%
8	Camden	153	10,200	3,519	3,910	90.0%
9	Parramatta	249	19,500	6,160	7,475	82.4%
10	Penrith	74	8,400	2,541	3,220	78.9%

WORST PERFORMING - SYDNEY METRO		Dwellings approved - June, 2026	National Housing Accord target to FY29	Approvals so far during Housing Accord	Pro-rata completion target to June, 2026	Progress against pro-rata Accord target
Worst	Strathfield	10	3,500	314	1,342	23.4%
2nd worst	North Sydney	3	5,900	751	2,262	33.2%
3rd worst	Willoughby	96	3,400	496	1,303	38.1%
4	Waverley	21	2,400	353	920	38.4%
5	Hunters Hill	-	400	61	153	39.8%
6	Hornsby	27	5,500	841	2,108	39.9%
7	Lane Cove	2	3,400	608	1,303	46.6%
8	Randwick	17	4,000	738	1,533	48.1%
9	Sydney	146	18,900	3,591	7,245	49.6%
10	Ku-ring-gai	21	7,600	1,475	2,913	50.6%

NEWCASTLE, CENTRAL COAST, ILLAWARRA		Dwellings approved - June, 2026	National Housing Accord target to FY29	Approvals so far during Housing Accord	Pro-rata completion target to June, 2026	Progress against pro-rata Accord target
1	Maitland	146	5,300	2,799	2,032	137.8%
2	Port Stephens	38	2,100	1,050	805	130.4%
3	Cessnock	40	3,900	1,693	1,495	113.2%
4	Shellharbour	46	3,800	1,555	1,457	106.8%
5	Wollongong	59	9,200	3,232	3,527	91.6%
6	Shoalhaven	72	4,900	1,657	1,878	88.2%
7	Lake Macquarie	124	8,000	2,646	3,067	86.3%
8	Central Coast	204	9,400	2,753	3,603	76.4%
9	Kiama	9	900	245	345	71.0%
10	Newcastle	113	11,100	1,894	4,255	44.5%

End

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

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

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