

Draft District Plan Information Note 2

HOUSING TARGETS

This Information Note is part of a series that provide supporting information on the draft District Plans released by the Greater Sydney Commission. For more information or to access the other information notes in this series please visit www.greater.sydney

Housing Targets

The draft District Plans are required to improve housing choice, and help to provide homes that meet our needs and lifestyles.

Across Greater Sydney, capacity for housing is realised through a combination of urban renewal, medium density infill development and land release areas for new communities. Frameworks to plan for this capacity include local housing strategies and State and local government partnerships such as Priority Precincts.

A *Plan for Growing Sydney* sets out to 'accelerate housing supply and local housing choice' Specifically, Action 2.1.1 requires the establishment of five-year local housing targets that maximise the opportunities to grow housing supply. The Action also requires a planning process for the longer term that defines objectives and sets goals for housing in each district that will help accelerate housing supply and local housing choice.

The draft District Plans propose 20-year strategic housing targets that establish the magnitude of this housing need across Greater Sydney.

Five-year housing targets

The five-year housing targets are informed by the Department of Planning and Environment's research on housing supply and capacity in each local government area. These factors consider the opportunities for additional housing that could be delivered under planning controls and active projects such as the Priority Precincts.

Our analysis tells us that many councils have created opportunities to meet these targets in the short term. It is important now to support the realisation of these opportunities as housing supply via timely decision-making and by aligning these opportunities with infrastructure provision. The continued strength of the housing market also plays a key role.

The five-year targets included in the draft District Plans are set out below with targets for each local government area provided in **Table 3**.

Table 1 - Five-year housing targets by District

District	Five-year housing targets 2016 - 2021
Central District Total	46,550
North District Total	25,950
South District Total	23,250
South West District Total	31,450
West District Total	8,400
West Central Total	53,500
GREATER SYDNEY TOTAL	189,100

GSC INFORMATION NOTE 2016 (2)

IMPORTANT NOTE: The purpose of this information note is to provide guidance about the application of draft District Plans released on 21 November 2016. This information note is not to be construed as legal advice, does not form part of the draft District Plans and does not have statutory weight under the Environmental Planning and Assessment Act 1979. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this information note.

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Twenty year strategic housing targets

The District-wide 20-year strategic housing targets recognise the medium to long term housing challenge for Greater Sydney. They also recognise that planning has a central role in ensuring sufficient capacity is created to support the need for at least 725,000 additional dwellings across Greater Sydney over the next 20 years.

This challenge requires sustained efforts by all councils and, given the timescales associated with development, a longer-term outlook and capacity-based approach is needed. This includes consideration of opportunities to address pent up demand, the prospect of higher population growth, the need to improve housing choice, opportunities for people to live locally, the productivity benefits of additional housing supply, and contingencies that help support steady supply. The 20-year strategic targets include the five-year targets.

Table 2 - 20-year housing targets by District

District	Minimum 20 year housing targets 2016 - 2036
Central District Total	157,500
North District Total	97,000
South District Total	83,500
South West District Total	143,000
West District Total	41,500
West Central Total	202,500
GREATER SYDNEY TOTAL	725,000

New housing capacity opportunities must leverage current and future infrastructure provision while improving Greater Sydney's equity and liveability. We will work with local councils and the NSW Government, as well as communities and industry, to identify new and expanded opportunities for housing capacity close to existing and planned infrastructure.

Once identified, these areas can be incorporated as investigation areas within the final District Plans and the review of *A Plan for Growing Sydney* to be developed in 2017. This process will also help us to establish a new and specific 20-year strategic housing target to 2036 for each local government area.

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Table 3 - Five-year housing targets by Local Government Area

DISTRICT	LOCAL GOVERNMENT AREA	NEW HOUSING TARGET 2016-17 to 2020-21
CENTRAL	BAYSIDE	10,150
	BURWOOD	2,600
	CANADA BAY	2,150
	INNER WEST	5,900
	RANDWICK	2,250
	STRATHFIELD	3,650
	SYDNEY	18,300
	WAVERLEY	1,250
	WOOLLAHRA	300
Central Total		46,550

NORTH	HORNSBY	4,350
	HUNTERS HILL	150
	KU-RING-GAI	4,000
	LANE COVE	1,900
	MOSMAN	300
	NORTH SYDNEY	3,000
	NORTHERN BEACHES	3,400
	RYDE	7,600
	WILLOUGHBY	1,250
North Total		25,950

SOUTH	CANTERBURY - BANKSTOWN	13,250
	GEORGES RIVER	4,800
	SUTHERLAND	5,200
South Total		23,250

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Table 3 - Five-year housing targets by Local Government Area (Continued)

DISTRICT	LOCAL GOVERNMENT AREA	NEW HOUSING TARGET 2016-17 to 2020-21
SOUTH WEST	CAMDEN	11,800
	CAMPBELLTOWN	6,800
	FAIRFIELD	3,050
	LIVERPOOL	8,250
	WOLLONDILLY	1,550
South West Total		31,450
WEST	BLUE MOUNTAINS	650
	HAWKESBURY	1,150
	PENRITH	6,600
West Total		8,400
WEST CENTRAL	BLACKTOWN	13,950
	CUMBERLAND	9,350
	PARRAMATTA	21,650
	THE HILLS	8,550
West Central Total		53,500
GREATER SYDNEY TOTAL		189,100
ANNUAL AVERAGE FOR 5 YEAR PERIOD		37,820