

Greater Sydney Commission Information Note 2

HOUSING TARGETS (Revised October 2017)

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Subject: **Greater Sydney Region and District Plans**

Version: **2** (This supersedes the November 2016 version)

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Housing targets

The draft *Greater Sydney Region Plan* (draft Region Plan) outlines the vision, objectives, strategies and actions to manage Greater Sydney's projected population growth. Providing ongoing housing supply and a range of housing types in the right locations will create more liveable neighbourhoods and support Greater Sydney's growing population. The NSW Government has identified that 725,000 new homes will be needed to meet demand based on current population projections to 2036. Strategic housing targets in the draft Region Plan allocate this total by district.

In implementing Objective 10 of the draft Region Plan, the revised draft District Plans (October 2017) set housing supply targets by local government area for 0-5 years to deliver Greater Sydney's short term housing needs.

Across Greater Sydney, capacity for housing is realised through a combination of urban renewal, local infill development and land release areas for new communities.

Five-year housing supply targets

The five-year housing targets are primarily informed by the NSW Department of Planning and Environment's research on housing supply and capacity for Greater Sydney. This includes the opportunities for additional housing that could be delivered under existing planning controls and active projects such as those in Priority Precincts.

Many councils have created opportunities to meet five-year housing targets. It is important to support the realisation of these opportunities as housing supply via timely decision-making and by aligning housing supply with infrastructure provision. The continued strength of the housing market also plays a key role. **Table 1** shows the five-year housing targets by district as set out in the revised draft District Plan. The five-year targets for each local government area in the revised draft District Plans, are set out in **Table 3**.

Table 1 – Five-year housing targets by District

District	0-5 year housing supply target: 2016-2021*
Central City	53,500
Eastern City	46,550
North	25,950
South	23,250
Western City	39,850
Total	189,100

* Note: The 5 year housing targets are as published in the draft District Plans (November 2016).

Six to ten year supply housing targets

The 6-10 year housing targets will build on the 0-5 year targets and will be agreed between the Greater Sydney Commission and councils over the next 18-24 months as councils develop their housing strategies and identify the right locations to meet their area's housing needs. Housing supply needs to be in the right areas and of the right type taking into consideration the unique character of local neighbourhoods.

Housing supply needs to consider place-making that enhances infrastructure investment and creates great places for communities.

Twenty-year strategic housing targets

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 creating sufficient capacity to support the need for 725,000 additional dwellings across Greater Sydney over the next 20 years.

This requires sustained efforts by all councils and, given the timescales associated with development, a longer-term outlook and capacity-based approach. This includes opportunities to address housing demand, population growth, improving 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 set out in **Table 2** include the five-year targets.

New housing needs to leverage current and future infrastructure provision while improving Greater Sydney's equity and liveability. The Commission will work with 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.

Table 2 – 20-year strategic housing targets by District

District	20-year strategic housing target: 2016-2036
Central City	207,500 *
Eastern City	157,500
North	92,000 *
South	83,500
Western City	184,500
Total	725,000

* Note: Central City and North District targets have been updated from draft District Plans (November 2016) due to changes to council boundaries. The Western City, Eastern City and South District targets are as published in draft District Plans (November 2016).

Table 3 – Housing targets by Districts and Local Government Area

District	LGA	0-5 year housing supply target: 2016-2021
Central City	Blacktown	13,950
	Cumberland	9,350
	Parramatta	21,650
	The Hills	8,550
Central City Total		53,500
Eastern City	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
	Woolahra	300
Eastern City 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
Western City	Blue Mountains	650
	Camden	11,800
	Campbelltown	6,800
	Fairfield	3,050
	Hawkesbury	1,150
	Liverpool	8,250
	Penrith	6,600
	Wollondilly	1,550
Western City Total		39,850