



Planning

# The Hon. Tony Kelly Minister for Planning

**De-Bunking myths about  
land supply in Sydney**

# Overview

- delivering better planning in NSW
- everything you ever wanted to know about land supply in NSW...
- housing affordability.
- the strategic imperatives of urban infill.

# Better Planning

## - Joint Regional Planning Panels

- First 7 months: 26 Development Applications, average 98 days.
- Previously, in 2008/09, average 249 days.

# Better Planning - Major Projects

- Last 2 months, 2009:
  - 69 Major Projects
  - 71,500 jobs
  - \$24 billion investment



# Better Planning - there's more!

- Housing Code
- Gateway Reform
- Section 94 contributions
- Interest-free loans to Councils

# Better Planning - The Metropolitan Strategy

- 640,000 new homes in Sydney by 2031



# Better Planning - Growth Centres

The biggest and best coordinated land  
release in the State's history

# Better Planning

...in summary...

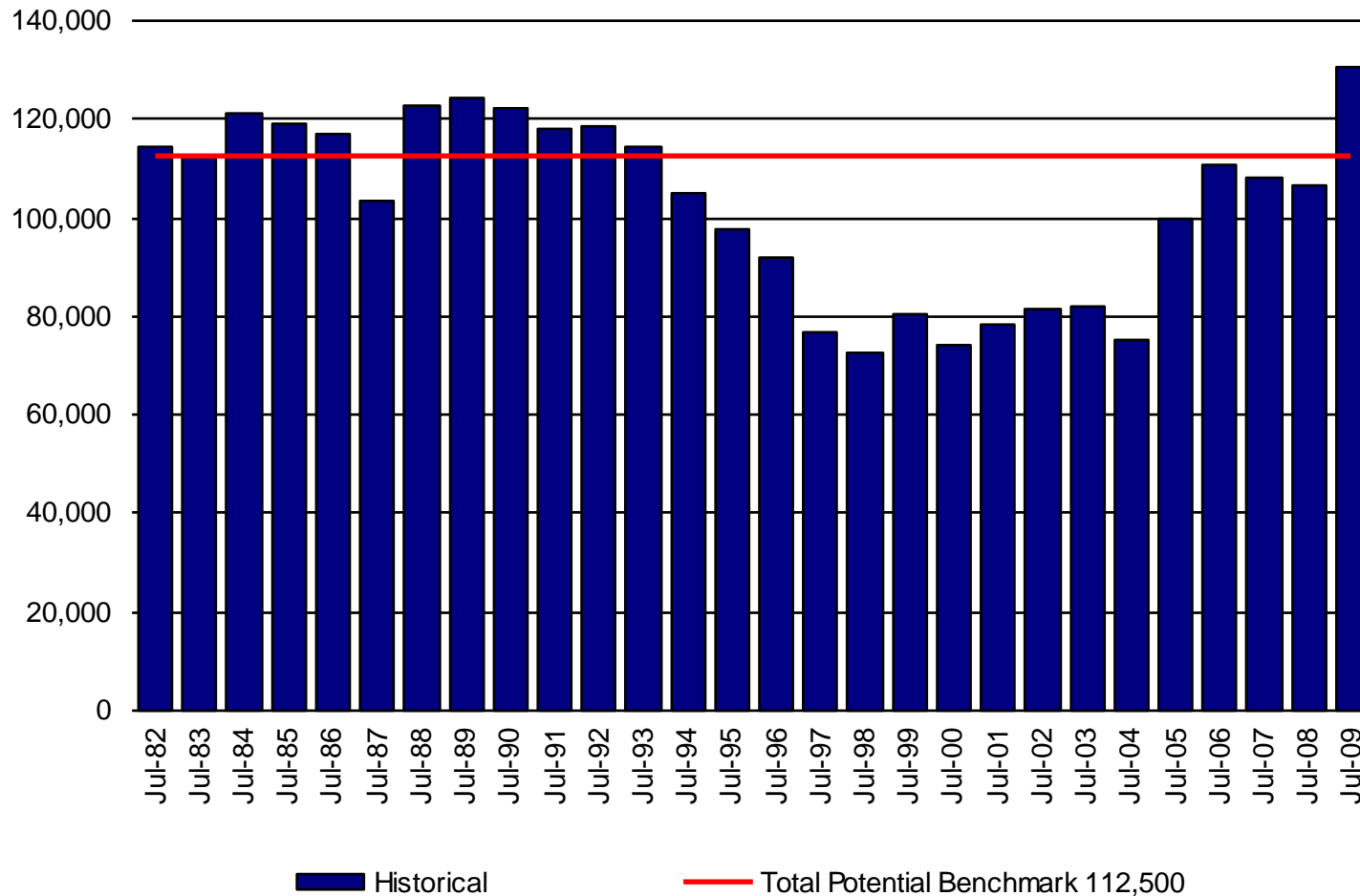
## Land Supply – a success story

Land for approximately 131,000 homes has been released in greenfield areas.

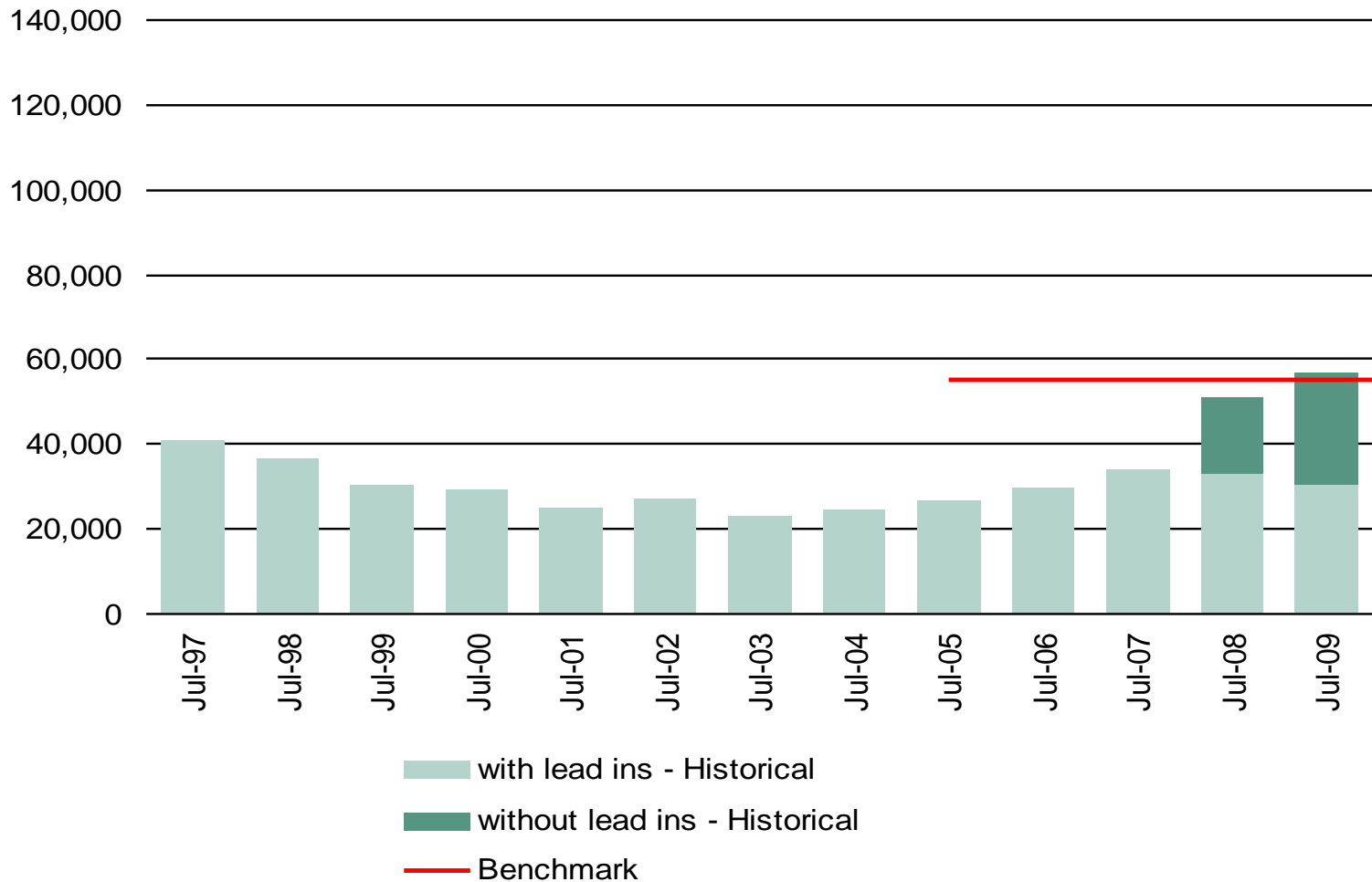
# Land Supply – a success story

- Land for 30,000 homes have lead-in infrastructure available
- Land for a further 26,000 is within a precinct serviced by trunk infrastructure
- Land for a further 12,000 homes has been rezoned
- Land for a further 63,000 homes has been released and planning is underway

# Total MDP Stock



# Zoned stock with Lead-In Infrastructure



# Housing Affordability

The real story

## Housing Affordability - what has been delivered:

- Removal of Sydney Water charges
- Reduction to State Infrastructure Contributions
- Introduction of \$20,000 threshold for local contributions
- Streamlined approvals process for economic stimulus projects

## Urban Infill – a critical strategy

Currently around 80% of Sydney's new homes are being built in established suburbs.

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## Conclusion:

- Sufficient land has been set aside to meet the greenfield housing targets of the Metropolitan Strategy to 2031 and beyond.
- All land supply benchmarks for Sydney's expansion for which Government has sole responsibility are being met.
- The Government has made ready enough land for 8 years of greenfield growth under the Metropolitan Strategy (i.e zoned and provided trunk infrastructure).
- There is a renewed focus on urban renewal.
- Streamlined approval of local environmental plans via the gateway system.
- Urban renewal will require support from industry to deliver high quality outcomes and positive contributions to local areas.

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## De-Bunking the myths on land supply in Sydney

### Questions