

A stylized, light-colored map of a city grid with various street patterns and green spaces, serving as the background for the cover.

MDP 2007

Metropolitan Development Program

UPDATE

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1. Summary

The Metropolitan Development Program (MDP) is the State Government's key program for managing land and housing supply and in assisting infrastructure and service co-ordination in metropolitan Sydney and the Central Coast.

The program covers both new dwellings in existing urban areas and new release areas, also known as greenfield areas which are typically located in the metropolitan region's outer suburbs.

The 2007 MDP Update provides the current information on greenfield land and dwelling supply. A major source of information is from the 2006 annual consultations with councils, service agencies and industry in selected greenfield areas.

The following table summarises the current stock levels on the MDP and changes since 2003.



Table 1.1 MDP Summary of Current Stock Levels and Changes since 2003

Year	Total MDP	Zoned	Zoned and Serviced
Jul-03	81,983	33,494	22,629
Jul-05	100,900	35,365	23,452
Jan-07	107,554	48,614	32,825

The key points on changes in supply since 2003 are:

- The total MDP stock level has increased by 32 per cent.
- The zoned stock level has increased by more than 45 per cent.
- The zoned and serviced stock has increased by 45 per cent.

In May 2006 an audit of zoned and serviced release areas was undertaken with councils to confirm the dwelling potential, identify any unresolved land supply issues or impediments, identify ownership and DA activity. Key results on ownership and supply from the audit are:

- The overall ownership pattern for the land in the zoned and serviced category was 57% in company ownership, 19% in private ownership, and 24% owned by Landcom or the Government (including a

Government/private sector partnership developing the Rouse Hill Town Centre).

- Over 12,000 potential dwellings or about half of the zoned and serviced stock had no DA activity, 23 per cent was pre DA or DA lodged and the remaining 27 per cent was DA approved and/or under construction.

With an increase in housing demand as the housing cycle moves into an upturn it is important that the potential identified in the audit is translated into lot and housing production.

The Update also explains the five key steps in the land supply process from the Government decision, to release an area on the metropolitan fringe for residential development, to its rezoning and servicing, subdivision by developers and final sale as homesites.

Figure 1.1 Summary of Government Stock Benchmarks

Total MDP	Rezoned	Zoned and Serviced
– dwelling potential of all areas committed for development by being placed on the MDP: 15 years supply = land with potential for 112,500 dwellings;	– dwelling potential of all areas for which rezoning has been completed: 8 years supply = land with potential for 60,000 dwellings;	– dwelling potential of all areas rezoned and for which trunk water and sewer services have been constructed so that local reticulation can occur: 7.3 years supply = land with potential for 55,000 dwellings by 2009.

Table 1.2 Key Steps and Benchmarks

Key Step	Responsibility	Measure	Government Benchmark
1. Formal Adoption on the MDP	NSW Government	Total MDP Stocks	112,500 Potential Dwellings
2. Rezoning	NSW Government and local councils	Zoned Stocks	60,000 Potential Dwellings
3. Servicing	Utilities and Developers	Zoned and Serviced Stocks	55,000 Potential Dwellings by 2009
4. DA Activity and Construction	Local councils and Developers	DA Activity and Dwelling Completions	No Benchmark
5. Land and Housing Sale	Developers	Vacant Stock (indicative measure)	No Benchmark

State Government and Utilities

Councils and Developers

The NSW Government is introducing benchmarks for the first three key steps to ensure there is an adequate supply of land in these different stages.

The housing market is highly cyclical and the benchmarks will assist in providing a continual and an adequate supply of land. This will enable industry to be able to respond to changes in the housing market and upturns in demand.

The 32,140 potential dwellings in release areas scheduled to be rezoned and the 35,000 potential dwellings to be serviced in the next 3 years will assist the NSW Government to achieve the benchmarks. However, translation of this potential into actual lot production is dependent on market conditions which are heavily influenced by economic factors such as interest rates.

Other initiatives being introduced resulting from the 2006 Land Supply Taskforce are:

- **Establishing a Land Supply Chief Executive Officers Group to assist in the coordination of the land delivery to ensure agencies work together to support rezonings.**
- **Use of Part 3A of the Environmental Planning and Assessment Act, 1979 to improve the land supply process.**
- **Preparing a five and ten year zoning and servicing plan to assist in achieving the benchmarks.**
- **Improving release area management through 'flying squads' to assist councils in achieving timely processing of draft rezonings and subdivision applications.**

2. Land Supply Process and Development Rates

2.1 The 5 Key Steps in the Land Supply Process in Greenfield Release Areas

The objective of the process is to produce vacant homesites for sale in subdivisions fully serviced with roads, water, sewer, power and drainage and with access to schools, community facilities and transport.

It requires the conversion of raw land with typically no existing urban services through a number of key steps which involve the Government, utility providers, councils and the development industry. The Government's role is predominantly at the front end of the process with the private sector having prime responsibility for delivery.

The Government has a high level of interest in the efficiency of the greenfields land supply process in recognition of the partial role of land stocks on housing affordability and choice, as well as on the volume of construction and hence the strength of the local economy.

The Government also has a central role in the process to manage the demand for infrastructure so its provision occurs in an orderly and economic manner.

The Government has coordinated greenfield land supply through a land release program over the last four decades. The program, now the Metropolitan Development Program, is one of the implementation mechanisms of the Metropolitan Strategy.

Part of the MDP's function is to monitor and forecast land supply in metropolitan Sydney and the Central Coast. The Metropolitan Strategy identifies the broad scale and direction of the long term expansion of the urban area.

Key steps in the land supply process are below and shown in Figure 2.1:

Step 1: Decision to urbanise an area – Government decision to **RELEASE** an area and place it on the MDP; signifies commitment to development at a programmed date and initiates Step 2;

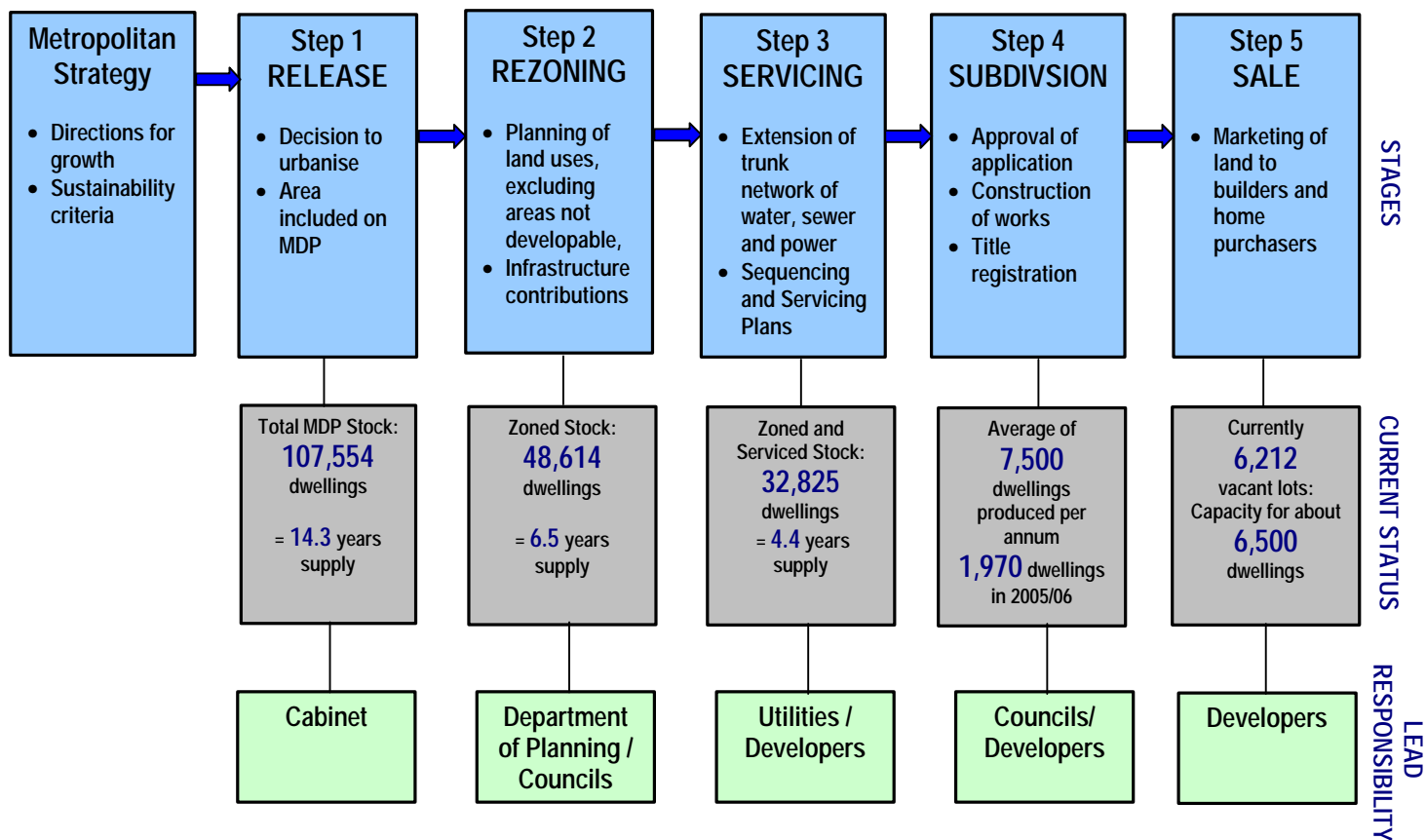
Step 2: Detailed local planning by council in liaison with Government agencies to establish land use patterns, areas to be excluded from development, and funding and developer contribution arrangements, leading to **REZONING** of the release area by the Government;

Step 3: Extension of bulk water, sewer, power **SERVICING** network capacity to new areas, now mainly when initiated by developers – design and construction of trunk water mains and pumping stations, sewer carriers and treatment plants, electricity substations and transmission lines, achieved through a mix of up-front provision by Sydney Water and power companies (eg Integral Energy) and construction by developers under agreements with the utility provider;

Step 4: Development of a **SUBDIVISION** – preparation of application by developers, consideration and approval by council (and Government agencies as part of council consent or under separate approval role), construction by developer of roads, drainage, service reticulation to individual lots, and registration of title;

Step 5: **SALE** of homesites by developers to builders and individual home purchasers.

Figure 2.1 - Greenfield Land Supply Process



The specific steps can take different lengths of time depending on the scale and complexity of the site involved.

The process from a Government decision to release an area to availability of the first new lots for sale by developers typically takes seven to ten years.

Recent amendments to the Environmental Planning and Assessment Act 1979 and the establishment of the Growth Centres Commission to manage new release areas in the North West and South West are intended to dramatically reduce the time taken to complete this process. This is outlined further in Section 4.

The steps also basically can only occur sequentially although aspects of Step 3 often commence in parallel with Step 2.

The long lead times involved require minimum levels of stock to be maintained at key points in the supply process to avoid shortages occurring in the availability of vacant homesites, and to establish capacity for production to be accelerated when demand increases.

2.2 Development Rates

Development rates concern the levels of land and housing that are produced by the development industry in a release area once it has reached **Step 3 - Zoned and Serviced**.

The process of constructing civil engineering works for a new subdivision means that, once development approval has been given, lot production can only achieve limited levels initially and annual yields increase progressively. Analysis of the development rates achieved in the 1980s and 1990s shows that for a typical release area:

- in its **commencing stage** – the initial 2.5 years – 20% of its potential is developed;
- in its **producing stage** – between years 2.5 and 7 – 60% of its potential is developed; and
- in its **completing stage** – which takes from year 7 until year 20 – the remaining 20% of the potential is developed.

From the audit for the 2006 Land Supply Taskforce the proportion of current zoned and serviced land release areas were in the following categories:

- **Commencing stage** - 58% (12 release areas) is about to commence lot production (14,209 potential dwellings),
- **Producing stage** – 25% (12 release areas) is currently in the volume production stage (5,965 potential dwellings) and,
- **Completing stage** - 17% (14 release areas) is completing lot production (4,132 potential dwellings).

This profile shows a relatively high proportion in the **commencing stage** and a much smaller proportion in the **important producing stage**.

Having higher levels in the producing stage is important for industry's capacity to be able to respond to upturns in market demand. Further details are provided in Section 4.5 and Tables 4.10 to 4.13.

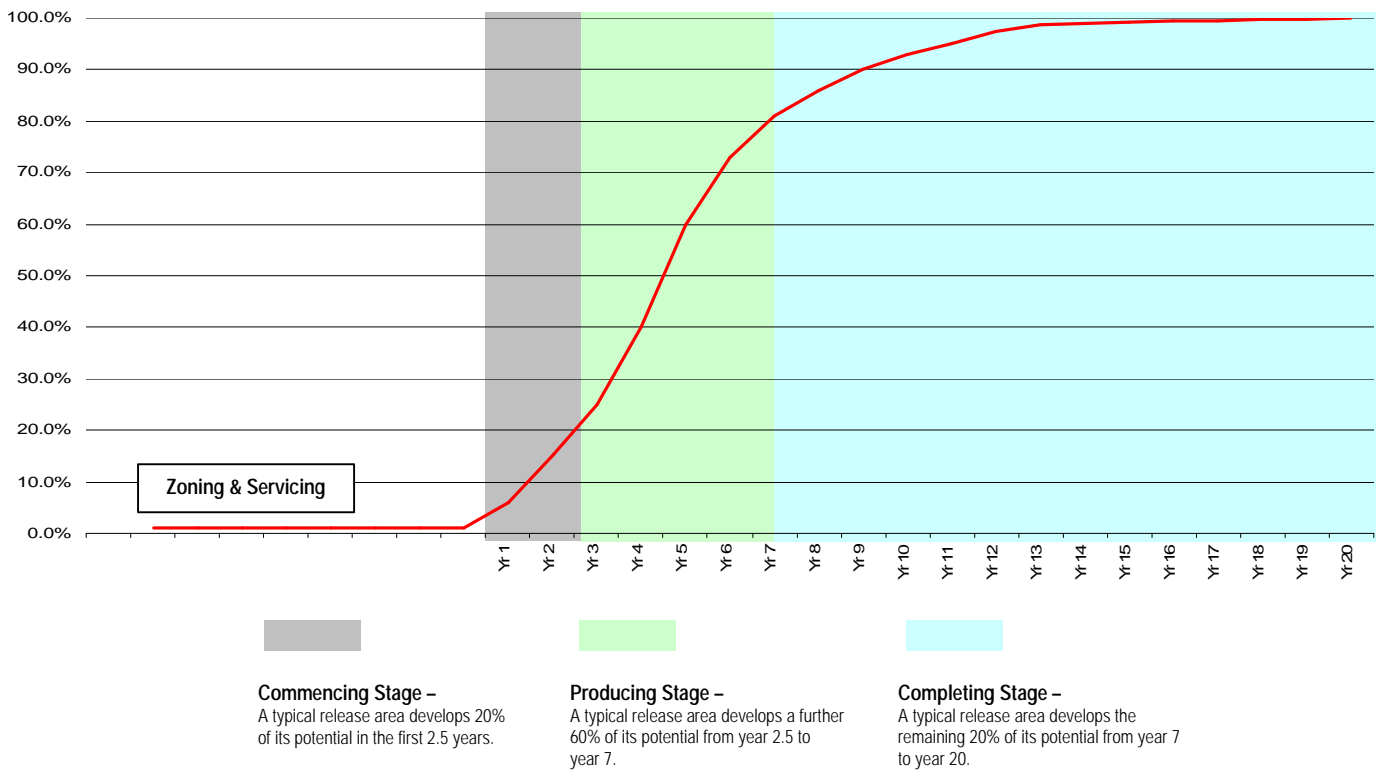
This highlights the importance for well-timed additions of new releases to the MDP to compensate for those areas reaching their slower years of production.

This approach also results in a significant number of release areas being in their producing stage at any point in time and therefore provides capacity for adequate levels of production to be maintained generally and production to be accelerated when demand increases.

There are limits to the extent to which development of new homesites can be accelerated in any year or specific location because of constraints on the capacity of the development industry to procure additional construction equipment, materials and people with key design and construction skills.

The significance of development rates and timing highlights the importance of ongoing and detailed tracking of the progress of rezoning, servicing, subdivision, lot production and housing production.

Figure 2.2 - Release Area Production by Development Stage



3. Supply Benchmarks

Based on past experience with the Sydney market and with the aim to improve housing affordability the NSW Government has adopted the following benchmarks for the first three steps in the land supply process:

- **Total MDP Stock** – dwelling potential of all areas committed for development by being placed on the MDP:
15 years supply = land potential for 112,500 dwellings;

- **Rezoned Stock** – dwelling potential of all areas for which rezoning has been completed:
8 years supply = land potential for 60,000 dwellings;

- **Zoned and Serviced Stock** – dwelling potential of all areas rezoned and for which trunk water and sewer services have been constructed so that local reticulation can occur:
7.3 years supply = land potential for 55,000 dwellings.

Note: One years supply from greenfield release areas equals 7,500 dwellings which is the average annual production over the last 20 years.

The benchmarks are targets and guides for understanding the levels of supply at different steps in the land supply process. They are especially important for forecasting possible shortfalls in supply and noting when land supply actions are necessary. By providing a continual and an adequate supply of land in these three steps will enable industry to respond to changes in the housing market and upturns in demand.

The first two benchmarks in terms of equivalent years of supply have been informally used in the management of the MDP and its predecessors from the mid 1990s.

The zoned and serviced benchmark is based upon economic modelling by NSW Treasury.

The Victorian Government has adopted benchmarks of 15 years supply for total broad hectare residential supply. A 1991 report for the former Indicative Planning Council for the Housing Industry (*Determination of Optimum Residential Land Stocks in Major Cities*) recommended a benchmark of 12 to 15 years supply for total stocks.

While there have been major recent improvements in supply in the first three key steps the current levels do not meet the new benchmarks and it will be necessary to increase stock levels over the next few years. Based upon current indicative rezoning and servicing dates there are over 32,140 potential dwellings to be rezoned and over 35,000 to be serviced in the short term which will enable the benchmarks to be achieved.

With the adoption of the benchmarks the next action is the preparation of a zoning and servicing plan which will set out the program and timeline for rezoning and servicing of each release area. The plan will also undertake further analysis to translate these benchmarks to appropriate subregional benchmarks for the different locations in the Sydney region.

The progress to achieving the benchmarks will be reviewed annually as part of the annual MDP consultations with State service agencies, councils and the development industry.

Table 3.1 - Key Steps and Benchmarks (Reproduced)

Key Step	Lead Responsibility	Measure	Government Benchmark
1. Formal Adoption on the MDP	NSW Government	Total MDP Stocks	112,500 Potential Dwellings
2. Rezoning	NSW Government and Local Councils	Zoned Stocks	60,000 Potential Dwellings
3. Servicing	Utilities and Developers	Zoned and Serviced Stocks	55,000 Potential Dwellings by 2009
4. DA Activity and Construction	Local Councils and Developers	DA Activity and Dwelling Completions	No Benchmark
5. Land and Housing Sale	Developers	Vacant Stock (indicative measure)	No Benchmark

4. Current Land Supply

4.1 Summary

From relatively low levels in the late 1990s and early 2000s the table below shows substantial improvements in stocks levels between 2003 and 2007. This will further improve over the next three years (short term) with the

rezoning of over 32,140 potential dwellings and servicing of a further 35,000 potential dwellings. The zoning and servicing plan will set out an approved and monitored program and timetable for these release areas.

Table 4.1 Land Supply Stock Levels

Year / Benchmark	Total MDP	Zoned	Zoned and Serviced
Jul-03	81,983	33,494	22,629
Jul-05	100,900	35,365	23,452
Jan-07	107,554	48,614	32,825
Benchmark	112,500	60,000	55,000

4.2 Total MDP Stock

- The current total MDP stock level of 107,554 potential dwellings represents more than a 32 per cent increase since 2003.

The majority of new release areas that will be added to the MDP to meet the Government's benchmark of land for 112,500 potential dwellings will be from the North West and South West Growth Centres and the Central Coast.

Consideration of additional release areas will be through the Land Supply CEOs Group with approval by the Infrastructure and Planning Cabinet Committee. Figure 4.1 and Table 4.2 shows total annual MDP stock levels since 1997 and Table 4.3 includes the list of release areas added to the MDP since 1998/99.

Figure 4.1 Total MDP Stock Levels – 1997 to 2007

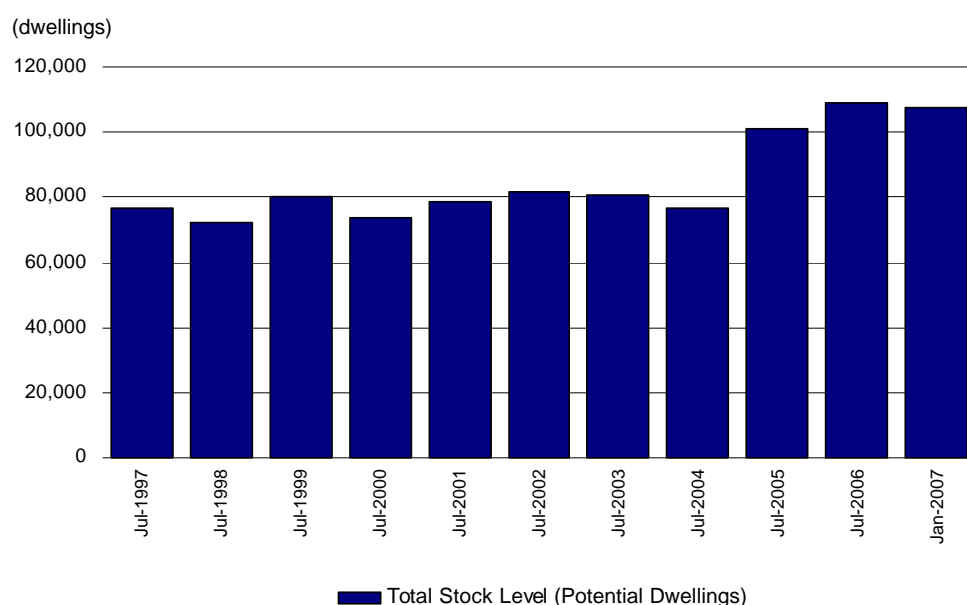


Table 4.2 Total MDP Stock Levels – 1997 to 2007

Year	Jul-1997	Jul-1998	Jul-1999	Jul-2000	Jul-2001	Jul-2002	Jul-2003	Jul-2004	Jul-2005	Jul-2006	Jan-2007
Overall Potential Dwellings	76,915	72,405	79,620	73,260	78,440	81,620	81,983	76,439	100,900	109,054	107,554

* MDP stock information is presented in terms of lots for 2002 and before.

Table 4.3 Release Areas Added to the MDP since 1998/99

	LGA	Release Area	Dwelling Potential
1998/99	Baulkham Hills	Balmoral Road	6,315
	Blacktown	Riverstone	8,500
	Subtotal		14,815
1999/00	Warringah	Belrose	430
	Subtotal		430
2000/01	Liverpool	Yarrunga*	0
	Camden	Manooka Valley	400
	Subtotal		400
2001/02	Campbelltown	Glenfield Road	1,000
	Campbelltown	Edmondson Park	2,330
	Subtotal		3,330
2002/03	Camden	Harrington Park II	1,200
	Blacktown	Colebee	1,000
	Subtotal		2,200
2003/04	Penrith	Glenmore Park II	1,650
	Subtotal		1,650
2004/05	Blacktown	Alex Avenue	7,000
	Baulkham Hills	North Kellyville	4,500
	Camden	Oran Park	8,000
	Camden	Turner Road	4,000
	Wyong	Warnervale Town Centre	1,800
	Penrith	Penrith Lakes	4,900
	Subtotal		30,200
2005/06	Blacktown	Area 20	1,500
	Blacktown	Riverstone West	500
	Subtotal		2,000
Total since 1998/99			55,025

* Yarrunga of residential potential of 1,800 dwellings, was taken off the MDP in 2006 and is being used for employment.

4.3 Zoned Stock

- The current zoned level of 48,614 potential dwellings represents more than a 45 per cent increase since 2003.
- The rezoning of release areas with a further potential of over 32,140 dwellings in the short term will assist in achieving the Government's benchmark of land for 60,000 potential dwelling.

Release areas to be rezoned in the short term include Oran Park (8,000), Turner Road (4,000), Harrington Park II (1,200), Menangle Park (4,200), Caddens Road (1,300), Glenmore Park II (1,650), Penrith Lakes (4,900), and Warnervale Town Centre (1,800).

Figure 4.2 and Table 4.4 shows total annual zoned stock levels since 1997 and Table 4.5 includes the list of release areas rezoned since MDP since 1998/99.

Figure 4.2 MDP Zoned Stock Levels – 1997 to 2007 (Dwellings)

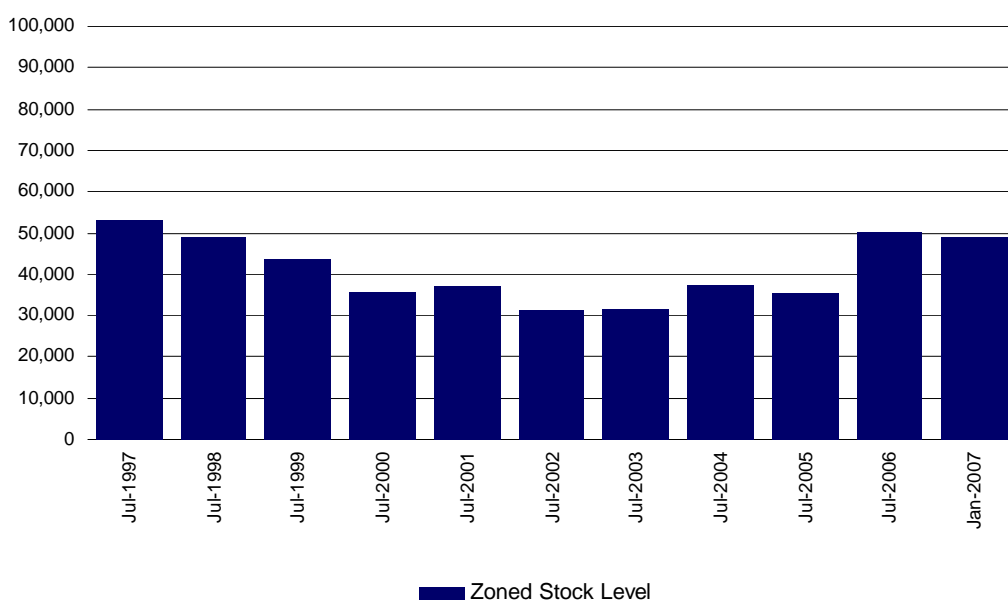


Table 4.4 MDP Zoned Stock Levels – 1997 to 2007

Year	Jul-1997	Jul-1998	Jul-1999	Jul-2000	Jul-2001	Jul-2002	Jul-2003	Jul-2004	Jul-2005	Jul-2006	Jan-2007
Zoned Potential Dwellings	53,140	49,065	43,580	35,830	37,760	31,250	33,494	37,564	35,365	50,114	48,614

* MDP stock information is presented in terms of lots for 2002 and before.

Table 4.5 Release Areas Rezoned since 1998/99

Year	LGA	Release Area	Dwelling Potential
1998/99	Gosford	Bensville	150
	Pittwater	Warriewood, Sector 1	230
	Subtotal		380
1999/00	Baulkham Hills	Norwest Business Park	1,155
	Pittwater	Warriewood, Sector 11	160
	Warringah	Belrose	430
	Subtotal		1,745
2000/01	Blacktown, Penrith	St Marys ADI	5,350
	Pittwater	Warriewood, Sector 2	50
	Pittwater	Warriewood, Sector 10	160
	Wollondilly	Camden Park	600
	Subtotal		6,160
2001/02	Nil		
2002/03	Campbelltown	Glenfield Road	1,000
	Pittwater	Warriewood, Sector 12	180
	Subtotal		1,180
2003/04	Blacktown	Pipeworks	350
	Camden	Spring Farm	3,851
	Camden	Elderslie	2,065
	Liverpool	South Hoxton Park	2,385
	Pittwater	Warriewood, Sector 8	159
	Subtotal		8,810
2004/05	Baulkham Hills	Rouse Hill Regional Centre	1,914
	Blacktown	Colebee	1,000
	Camden	Manooka Valley	400
	Subtotal		3,314
2005/06	Baulkham Hills	Balmoral Road	6,315
	Blacktown	Second Ponds Creek*	3,500
	Liverpool, Campbelltown	Edmondson Park	7,780
	Pittwater	Warriewood Valley (STP Buffer Zone)	538
	Wyong	Mardi	100
	Subtotal		18,233
Total since 1998/99			39,822

* Second Ponds Creek was rezoned in 1991. An amendment to the LEP was gazetted in 2006 to resolve riparian and environmental issues.

4.4 Zoned and Serviced Stock

- The current zoned level of 32,825 potential dwellings is a 45 per cent increase since 2003.
- The servicing of release areas with a further potential of 35,000 dwellings in the short term will assist in achieving the Government's benchmark of land for 55,000 potential dwellings by 2009.

Release areas to be serviced include North Kellyville (4,500), Elderslie (remaining 1,190), Spring Farm (3,851), Oran Park (partly serviced 3,000), Turner Road (4,000), Harrington Park II (1,200), Edmondson Park (7,780), Caddens Road (1,300), Glenmore Park II (1,650), Menangle Park (4,200), and Warnervale Town Centre (1,800).

Figure 4.3 MDP Zoned and Serviced Stock Levels - 1997

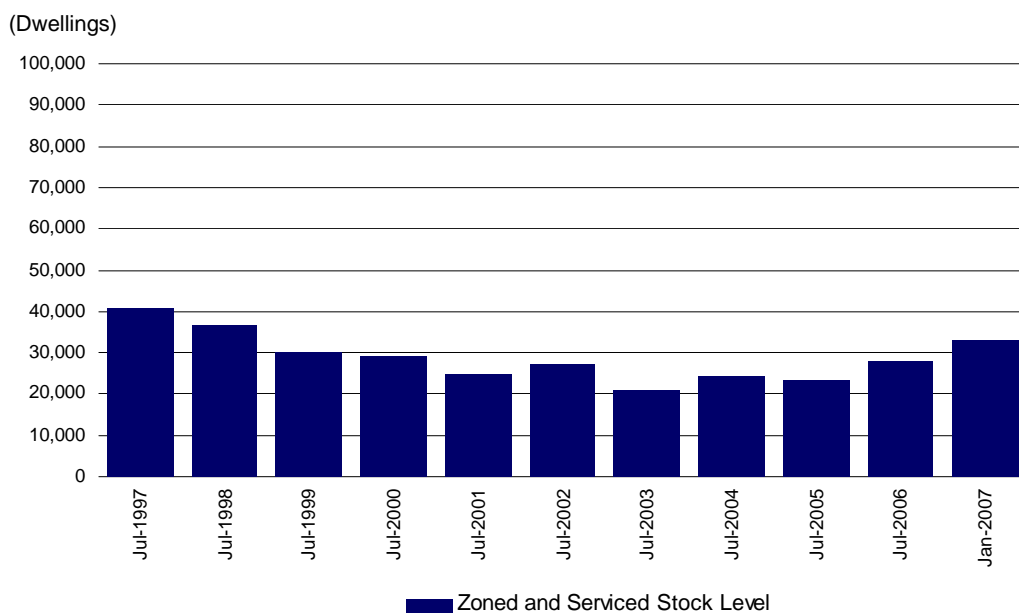


Table 4.6 MDP Zoned and Serviced Stock Levels – 1997 to 2007

Year	Jul-1997	Jul-1998	Jul-1999	Jul-2000	Jul-2001	Jul-2002	Jul-2003	Jul-2004	Jul-2005	Jul-2006	Jan-2007
Zoned and Serviced Potential Dwellings	40,740	36,935	30,080	29,190	24,820	27,040	22,629	24,124	23,452	28,010	32,825

* MDP stock information is presented in terms of lots for 2002 and before.

Table 4.7 Total MDP Stock Jul 2005 - Jan 2007

July 2005

LGA	Release Area	Potential Dwellings
Baulkham Hills	Balmoral Road	6,315
	Barina Downs Road	57
	Kellyville	900
	Mungerie Park	440
	North Kellyville	3,500
	Norwest – Business Park	1,020
	Rouse Hill Regional Centre	1,563
	Total	13,795
Blacktown	Alex Avenue	9,000
	Castlebrook	1,800
	Colebee	1,000
	Pipeworks	350
	Plumpton	200
	Riverstone	5,000
	Second Ponds Creek	3,200
	St Marys ADI	2,300
	Sunnyholt	300
	Total	23,150
Camden	Elderslie	2,000
	Harrington Park	620
	Harrington Park II	1,000
	Manooka Valley	400
	Mount Annan South	670
	Narellan	385
	Oran Park	7,000
	Spring Farm	3,900
	Turners Road	750
Total	16,725	
Campbelltown	Blairmont	200
	Edmondson Park	2,330
	Glenfield Road	1,000
	Macquarie Links	100
	Menangle Park	4,200
	Mount Gilead	1,340
	St Helen's Park	150
Total	9,320	
Hawkesbury	Bligh Park 2	600
Liverpool	Aerodrome	500
	Cabramatta Creek	400
	Carnes Hill	640
	Edmondson Park	5,450
	Hinchinbrook	130
	Pleasure Point	230
	Prestons	800
	South Hoxton Park	2,358
	Yarrunga	1,800
Total	12,308	
Penrith	Caddens Road	1,300
	Claremont Meadows Stage 2	500
	Glenmore Park	275
	Glenmore Park Expansion Area	1,200
	Lake Environs Areas	694
	Penrith Lakes	4,900
	St Marys ADI - Central Precinct	1,063
	St Marys ADI - Western Precinct	2,000
Total	11,932	
Pittwater	Ingleside	4,900
	Warriewood Valley	1,110
Total	6,010	
Warringah	Belrose	157
Wollondilly	Camden Park	448
Wyong	Berkeley Vale	40
	Blue Haven	205
	Gwandalan	190
	Hamlyn Terrace	1,220
	Mardi	340
	North Wyong	380
	Tumbi Valley	380
	Wadalba	1,200
	Warnervale Town Centre	1,800
	Woongarra	700
Total	6,455	

**Total Potential Dwellings MDP
Jul 2005: 100,900**

January 2007

LGA	Release Area	Potential Dwellings
Baulkham Hills	Balmoral Road	6,315
	Barina Downs Road	133
	Kellyville	916
	Mungerie Park	318
	North Kellyville	4,500
	Norwest – Business Park	857
	Rouse Hill Regional Centre	1,914
	Total	14,953
Blacktown	Alex Avenue	7,000
	Area 20	1,500
	Castlebrook	1,558
	Colebee	1,000
	Pipeworks	328
	Plumpton	229
	Riverstone	8,500
	Riverstone West	500
	Second Ponds Creek	3,500
	St Marys ADI	1,590
Sunnyholt	214	
Total	25,919	
Camden	Elderslie	2,015
	Harrington Park	635
	Harrington Park II	1,200
	Manooka Valley	330
	Mount Annan South	628
	Narellan	128
	Oran Park	8,000
	Spring Farm	3,851
	Turners Road	4,000
Total	20,787	
Campbelltown	Blairmont	200
	Edmondson Park	2,330
	Glenfield Road	960
	Macquarie Links	70
	Menangle Park	4,200
	Mount Gilead	1,340
	St Helen's Park	125
Total	9,225	
Hawkesbury	Bligh Park 2	600
Liverpool	Aerodrome	500
	Cabramatta Creek	301
	Carnes Hill	642
	Edmondson Park	5,450
	Hinchinbrook	262
	Pleasure Point	230
	Prestons	1,012
	South Hoxton Park	2,358
	Total	10,755
Penrith	Caddens Road	1,300
	Claremont Meadows Stage 2	500
	Glenmore Park	363
	Glenmore Park II	1,650
	Lake Environs Areas	701
	Penrith Lakes	4,900
	St Marys ADI - Central Precinct	1,063
	St Marys ADI - Western Precinct	2,000
Total	12,477	
Pittwater	Ingleside	4,900
	Warriewood Valley	1,430
Total	6,330	
Warringah	Belrose	112
Wollondilly	Camden Park	392
Wyong	Berkeley Vale	40
	Blue Haven	339
	Gwandalan	190
	Hamlyn Terrace	1,098
	Mardi	321
	North Wyong	618
	Tumbi Valley	279
	Wadalba	905
	Warnervale Town Centre	1,800
	Woongarra	414
Total	6,004	

**Total Potential Dwellings MDP
Jan 2007: 107,554**

Table 4.8 MDP Zoned Stock Jul 2005 - Jan 2007

July 2005

LGA	Release Area	Potential Dwellings
Baulkham Hills	Barina Downs Road	57
	Kellyville	900
	Mungerie Park	440
	Norwest - Business Park	1,020
	Rouse Hill Regional Centre	1,563
Total	3,980	
Blacktown	Castlebrook	1,800
	Colebee	1,000
	Pipeworks	350
	Plumpton	200
	Second Ponds Creek	3,200
	St Marys ADI	2,300
	Sunnyholt	300
Total	9,150	
Camden	Elderslie	2,000
	Harrington Park	620
	Manooka Valley	400
	Mount Annan South	670
	Narellan	385
	Spring Farm	3,900
Total	7,975	
Campbelltown	Glenfield Road	1,000
	Macquarie Links	100
	St Helen's Park	150
Total	1,250	
Liverpool	Cabramatta Creek	400
	Carnes Hill	640
	Hinchinbrook	130
	Prestons	800
	South Hoxton Park	2,358
Total	4,328	
Penrith	Glenmore Park	275
	Lake Environs Areas	694
	St Marys ADI - Central Precinct	1,063
	St Marys ADI - Western Precinct	2,000
Total	4,032	
Pittwater	Warriewood Valley	400
Warringah	Belrose	157
Wollondilly	Camden Park	448
Wyong	Blue Haven	205
	Hamlyn Terrace	820
	Mardi	240
	North Wyong	100
	Tumbi Valley	380
	Wadalba	1,200
	Woongarra	700
	Total	3,645

**Total Zoned
Jul 2005: 35,365**

* Zoned stock increased to 49,460 in May 2006 with the rezoning of Balmoral Road (6,315) and Edmondson Park (7,780).

January 2007

LGA	Release Area	Potential Dwellings
Baulkham Hills	Balmoral Road	6,315
	Barina Downs Road	133
	Kellyville	916
	Mungerie Park	318
	Norwest - Business Park	857
	Rouse Hill Regional Centre	1,914
Total	10,453	
Blacktown	Castlebrook	1,558
	Colebee	1,000
	Pipeworks	328
	Plumpton	229
	Second Ponds Creek	3,500
	St Marys ADI	1,590
	Sunnyholt	214
Total	8,419	
Camden	Elderslie	2,015
	Harrington Park	635
	Manooka Valley	330
	Mount Annan South	628
	Narellan	128
	Spring Farm	3,851
Total	7,587	
Campbelltown	Edmondson Park	2,330
	Glenfield Road	960
	Macquarie Links	70
	St Helen's Park	125
Total	3,485	
Liverpool	Cabramatta Creek	301
	Carnes Hill	642
	Edmondson Park	5,450
	Hinchinbrook	262
	Prestons	1,012
	South Hoxton Park	2,358
Total	10,025	
Penrith	Glenmore Park	363
	Lake Environs Areas	701
	St Marys ADI - Central Precinct	1,063
	St Marys ADI - Western Precinct	2,000
Total	4,127	
Pittwater	Warriewood Valley	720
Warringah	Belrose	112
Wollondilly	Camden Park	392
Wyong	Blue Haven	339
	Hamlyn Terrace	698
	Mardi	321
	North Wyong	338
	Tumbi Valley	279
	Wadalba	905
	Woongarra	414
	Total	3,294

**Total Zoned
Jan 2007: 48,614**

Table 4.9 MDP Zoned and Serviced Stock Jul 2005 - Jan 2007

July 2005

LGA	Release Area	Potential Dwellings
Baulkham Hills	Barina Downs Road	57
	Kellyville	900
	Mungerie Park	440
	Norwest - Business Park	1,020
	Rouse Hill Regional Centre	1,563
	Total	3,980
Blacktown	Castlebrook	1,800
	Colebee	1,000
	Pipeworks	350
	Plumpton	200
	St Marys ADI	2,300
	Sunnyholt	300
	Total	5,950
Camden	Elderslie *	325
	Harrington Park	620
	Mount Annan South	670
	Narellan	385
	Spring Farm *	325
	Total	2,325
Campbelltown	Glenfield Road	1,000
	Macquarie Links	100
	St Helen's Park	150
	Total	1,250
Liverpool	Cabramatta Creek	400
	Carnes Hill	640
	Hinchinbrook	130
	Prestons	800
	South Hoxton Park	2,358
	Total	4,328
Penrith	Glenmore Park	275
	Lake Environs Areas	694
	Total	969
Pittwater	Warriewood Valley	400
Warringah	Belrose	157
Wollondilly	Camden Park	448
Wyong	Blue Haven	205
	Hamlyn Terrace*	820
	Mardi*	240
	North Wyong*	100
	Tumbi Valley	380
	Wadalba	1,200
	Woongarra	700
	Total	3,645

**Total Zoned and Serviced
Jul 2005: 23,452**

* Only part of these release areas are currently serviced.

** Zoned and serviced stock increased to 26,652 in Nov 2005 with the servicing of Second Ponds Creek.

January 2007

LGA	Release Area	Potential Dwellings
Baulkham Hills	Balmoral Road	6,315
	Barina Downs Road	133
	Kellyville	916
	Mungerie Park	318
	Norwest - Business Park	857
	Rouse Hill Regional Centre	1,914
	Total	10,453
Blacktown	Castlebrook	1,558
	Colebee	1,000
	Pipeworks	328
	Plumpton	229
	Second Ponds Creek	3,500
	St Marys ADI	1,590
	Sunnyholt	214
	Total	8,419
Camden	Elderslie *	825
	Harrington Park	635
	Manooka Valley	200
	Mount Annan South	628
	Narellan	128
	Spring Farm *	325
	Total	2,741
Campbelltown	Glenfield Road	960
	Macquarie Links	70
	St Helen's Park	125
	Total	1,155
Liverpool	Cabramatta Creek	301
	Carnes Hill	642
	Hinchinbrook	262
	Prestons	1,012
	South Hoxton Park	2,358
	Total	4,575
Penrith	Glenmore Park	363
	Lake Environs Areas	701
	Total	1,064
Pittwater	Warriewood Valley	720
Warringah	Belrose	112
Wollondilly	Camden Park	392
Wyong	Blue Haven	339
	Hamlyn Terrace*	698
	Mardi*	221
	North Wyong*	338
	Tumbi Valley	279
	Wadalba	905
	Woongarra	414
	Total	3,194

**Total Zoned and Serviced
Jan 2007: 32,825**

* Only part of these release areas are currently serviced.

4.5 DA Activity and Dwelling Completions

In May 2006 an audit of zoned and serviced release areas was undertaken with councils to confirm the dwelling potential, identify any unresolved land supply issues or impediments and identify ownership and DA activity.

Table 4.10 provides summary information on DA activity on the land in the zoned and serviced release areas that had not been subdivided. About half of the zoned and serviced stock or 12,138 potential dwellings had no DA activity, 23 per cent (5,561) was pre DA or DA lodged and the remaining 27 per cent (6,607) was DA approved and/or under construction.

Table 4.11 combines this information with the Development Stage of the release area: Commencing; Producing; and Completing. Quite a high proportion of the zoned and serviced stock with 'no DA activity' (70 per cent or 8,442 potential dwellings) was in the Commencing development stage, i.e. recently rezoned and serviced.

With an increase in housing demand as the housing cycle moves into an upturn it is important that zoned and serviced land is translated into lot and housing production.

The overall ownership pattern for the land in the zoned and serviced category (Table 4.12) is 57 per cent in company ownership, 19 per cent in private ownership, and 24 per cent owned by Landcom or State Government (including a Government/private sector partnership developing the Rouse Hill Town Centre).

Table 4.13 provides detailed DA activities information by individual release area.

The audit undertaken for the Land Supply Taskforce was the first of its kind for Sydney and provided invaluable information on land and housing supply and the potential production by the development industry. To provide time series information and to provide the most comprehensive information on supply it is intended that the audit be undertaken annually as part of the MDP regional consultations.

Figure 4.4 shows the cyclical nature of the Sydney region property cycle. 32,358 dwellings were completed in 1999/00 and this had fallen to 17,983 in 2005/06. The greenfield production over that period fell from 8,704 dwellings to 1,970.

With the increase in the stock of zoned and serviced release areas and the level of DA activity shown in the audit there is substantial opportunity for greenfield dwelling production to increase substantially in the next few years. This increase in production is dependent on market conditions which are heavily influenced by macro economic factors such as interest rates.

Table 4.10 DA Activity – Summary of Land (Zoned and Serviced but Not Yet Subdivided)

DA Activity	Potential Dwellings	%
No DA	12,138	50%
Pre DA or DA Lodged	5,561	23%
DA Approved or Under Construction	6,607	27%
Total	24,306	100%

Table 4.11 DA Activity – Development Stages
(Zoned and Serviced Land Which Has Not Been Subdivided)

Development Stage	DA Activity			Total
	No DA	Pre DA or DA Lodged	DA Approved or Under Construction	
Commencing	8,442	3,012	2,755	14,209
Producing	1,798	1,652	2,515	5,965
Completing	1,898	897	1,337	4,132
Total	12,138	5,561	6,607	24,306

Table 4.12 DA Activity – Ownership

Ownership	Potential Dwellings	%
Company	13,946	57%
Private	4,516	19%
Federal Govt	0	0%
State Govt	2,109	9%
Landcom	3,691	15%
Local Govt	44	0%
Total	24,306	100%

Figure 4.4 Dwelling Completions

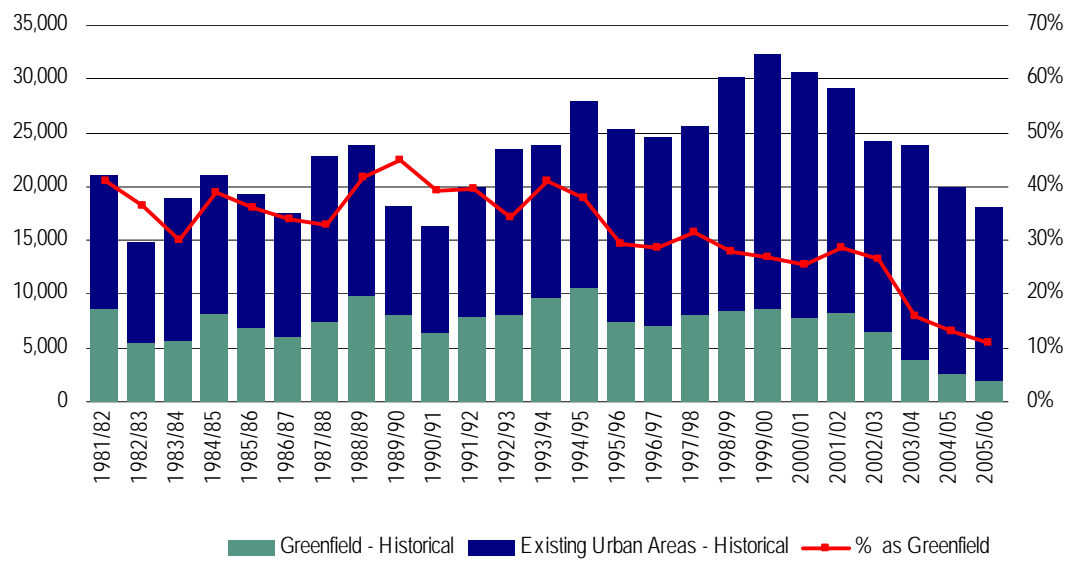


Table 4.13 DA Activity in Release Areas
May 2006

LGA	Release Area Name	DA Activity			Grand Total
		No DA	Pre DA or DA Lodged	DA Approved or Under Construction	
Baulkham Hills	Barina Downs Road	6		62	68
	Kellyville	245	244	296	785
	Mungerie Park	222		14	236
	Norwest Business Park	74		682	756
	Rouse Hill Regional Centre	1,374	540	0	1,914
Baulkham Hills Total		1,921	784	1,054	3,759
Blacktown	Castlebrook	318	126	518	962
	Colebee	850		136	986
	Pipeworks	86		302	388
	Plumpton	86		156	242
	Second Ponds Creek	2,351	535	498	3,384
	St Marys ADI	1,174		456	1,630
	Sunnyholt	106	15	113	234
Blacktown Total		4,971	676	2,179	7,826
Camden	Elderslie	36		196	232
	Harrington Park	20	410	0	430
	Manooka Valley	200			200
	Mount Annan South		378	118	496
	Narellan	79		12	91
	Spring Farm	265	677		942
Camden Total		600	1,465	326	2,391
Campbelltown	Glenfield Road	297	545	120	962
	Macquarie Links			114	114
	St Helens Park	134		0	134
Campbelltown Total		431	545	234	1,210
Liverpool	Cabramatta Creek	122		129	251
	Carnes Hill	391	7	58	456
	Hinchinbrook	139		70	209
	Preston	279	30	380	689
	South Hoxton Park	1,194	271	893	2,358
Liverpool Total		2,125	308	1,530	3,963
Penrith	Glenmore Park	20	255	0	275
	Lakes Environs Areas	615	66	36	717
Penrith Total		635	321	36	992
Pittwater	Warriewood Valley		386		386
Pittwater Total			386		386
Warringah	Belrose		157		157
Warringah Total			157		157
Wollondilly	Camden Park		448		448
Wollondilly Total			448		448
Wyong	Blue Haven		134	5	139
	Hamlyn Terrace	357	6	435	798
	Mardi	5	212	4	221
	North Wyong	286		52	338
	Tumbi Valley	261	15	3	279
	Wadalba	443	104	428	975
	Woongarra	103		321	424
Wyong Total		1,455	471	1,248	3,174
Grand Total		12,138	5,561	6,607	24,306

5. Managing Land Supply

5.1 Land Supply Taskforce

In April 2006, the Minister for Planning established a Land Supply Taskforce to investigate the current status of greenfield land supply in the Sydney region. The Taskforce was asked to summarise the current housing demand and supply, investigate the status of land that is currently part of the MDP, identify any impediments in bringing land to the market and make recommendations to accelerate the supply of greenfield land in the Sydney region. The Taskforce comprised representatives from a number of NSW Government agencies involved in land supply. The following are some of the initiatives being undertaken as a result of the Taskforce's work to improve land supply. These are being put into place in addition to the activities of the Growth Centres Commission.

5.2 Land Supply CEOs Group

A Land Supply Chief Executive Officers Group has been established to implement the Government's objectives.

This Group is:

- **Ensuring agencies work together to support rezonings**
- **Preparing annual five and ten-year plans to program rezonings and achieve timely delivery of infrastructure services**
- **Providing regular and detailed reporting on the current status of rezonings, approval and construction of utility services and approval and construction of subdivisions**
- **Identifying priority release areas where the powers of the Minister for Planning under Part 3A of the Environmental Planning and Assessment Act should be used in lieu of the traditional rezoning process.***

** It should be noted that under Part 3A, the Minister is able to determine that some areas are "State Significant" sites, where the rezoning of land can be considered along with concept plans.*

5.3 Zoning and Servicing Plan and Benchmarks

As part of the annual MDP it is proposed to prepare a five and ten year zoning and servicing plan to show how the Government's benchmarks are going to be achieved and maintained.

The first plan will concentrate on short term rezoning of 32,140 potential dwellings and the servicing of the 35,000 potential dwellings which are currently on the MDP.

The plan that will be prepared in consultation with local councils, service agencies, the Growth Centres Commission and industry, will set out and monitor the timeline and program for each of the release areas to be rezoned and serviced.

In preparing the plan further analysis will be undertaken to translate these benchmarks and land supply to appropriate subregional benchmarks for the different locations in the Sydney region.

5.4 Release Area Management

Improved release area management will focus on ensuring agencies are working together especially early in the planning process, resolving difficult and complex issues and removing any bottlenecks in the process.

In addition some councils lack adequate staff resources to process rezonings and development applications for subdivisions in a timely manner.

Furthermore, additional planning work may be required when proposed rezonings cover areas with a highly fragmented land ownership.

The NSW Government has funded a model to support the introduction of a planner "flying squad" to assist councils where necessary.

This role would be different depending on the nature of the issue to be resolved in each release area.

5.5 Growth Centres Commission

With the announcement of the first growth centres precincts to be rezoned for development there are now 9 release areas within the centres' boundaries included on the MDP.

A precinct acceleration protocol has been developed that could enable other areas to be brought forward where landowners and industry can provide the necessary infrastructure.

The zoning and servicing plan also takes the program for rezoning and servicing of these precincts into consideration.

