Housing in Sydney is well placed to rebound strongly with 125,000 homes currently at the planning or construction stage in existing areas and land for 69,000 new homes zoned for building in greenfield areas.

The latest Metropolitan Development Program (MDP) report released today shows housing construction has turned the corner and is forecast to exceed 27,000 new homes a year by 2012/13 - up from an estimated 18,600 last year.

The definitive report on Sydney’s land supply and home construction activity shows the NSW Government has provided enough capacity to support the necessary growth in new housing construction.

Based on the latest data available, there were 125,295 new homes being planned or constructed at major sites in Sydney’s existing suburbs as at 30 June 2008. That is 25 per cent of the supply needed by 2031. Of these:

- 47,139 are in the early stages of planning;
- 16,988 are in the development application stage;
- 37,527 already have development approval; and
- 23,641 are already under construction.

As of 30 June 2009 on the fringes of Sydney and on the Central Coast, greenfield land capacity has been identified for 254,477 new homes. The report shows there is:

- Rezoned land with potential for 68,636 homes – the highest since records began. Of these, 30,167 lots are ready for subdivision now;
- Released (but not rezoned) land for another 62,421 new homes;
- Land for a further 111,920 new homes identified for future release in Sydney’s North West and South West Growth Centres; and
- Land for 11,500 new homes being planned in North Wyong.

Premier Kristina Keneally released the latest report today with the Minister for Planning, Tony Kelly, at Victoria Park, an urban renewal site in Sydney’s south east.

Ms Keneally said the report showed the NSW Government is delivering on its plans to make sure there is adequate supply of land for new housing.

“In new release areas, Sydney has record supplies of land to meet demand for new family homes,” Ms Keneally said.

“Importantly, there is a good supply of home construction in the pipeline in urbanised areas, where most demand exists; the MDP report shows most people move within a few kilometres of where they currently live.

“Places such as Sydney Olympic Park, Victoria Park, Breakfast Point and Prince Henry Hospital are major areas for new homes.”

While housing development within Sydney’s existing urban areas will account for up to 70 per cent of new homes by 2036, the MDP report shows the NSW Government is also on track to deliver adequate supplies of greenfield land for future needs.
“The NSW Government has rezoned land for a record 68,636 lots, of which more than 30,000 lots are ready for development right now,” Ms Keneally said.

“This easily exceeds the Government’s target to have enough land rezoned for 60,000 dwellings.

“In the year to July 2009, nine additional areas with potential for 11,217 lots were zoned for housing, including at North Kellyville and Glenmore Park.

“The NSW Government is currently investigating other areas, particularly in south west and north west Sydney, for future land release.

“We will make sure there is land available for greenfield housing in the areas where there is a market for it.”

Planning Minister, Tony Kelly said the State Government plays an important role in identifying and releasing land for housing and then co-ordinating essential trunk infrastructure such as sewage treatment plants and water reservoirs.

“This report shows the NSW Government has delivered on this part of the equation, with zoned land supply for new housing at record levels.

“The Government will now continue to work closely with developers and other industry stakeholders to deliver an attractive overall environment for investment in housing in Sydney.”

Mr Kelly said the Government has planned greenfield land supply for 254,477 homes - already exceeding the number required under the Metropolitan Strategy by 2031.

“Our focus is to deliver more than two-thirds of new housing in existing urban areas because this is where people want to live.

“The MDP will inform the conversation with the community which is currently underway about the Metropolitan Strategy and future shape of Sydney.”

The MDP report revealed:

- potential of **56,342** dwellings on land which is both zoned and serviced with trunk infrastructure. *This exceeds the 2010 State Plan target of 55,000;*
- potential of **30,167** dwellings on land which is both zoned and serviced with lead-in infrastructure (this means the water and sewerage pipelines have been extended to the edge of the estate).

First published in 1981/82 as the *Urban Development Program*, the *MDP Report* is arguably Australia’s most comprehensive annual study of land supply and housing development.

It provides analysis of major building sites and plays a key role in the Government’s management of land supply and infrastructure coordination.