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ILLAWARRA LAND SUPPLY AT RECORD LEVELS: NEW REPORT

The NSW Government has enough serviced land to meet the Illawarra’s needs for at least the next seven years.

Minister for Planning, Tony Kelly, today released the Illawarra Urban Development Program report, the first government report of its type to be produced for the Illawarra since 1992.

“The Illawarra Urban Development Program assists councils, the public and infrastructure providers to better understand the upcoming land supply, and cater for new release areas,” the Minister said.

“To date the NSW Government has identified 5,972 lots serviced by trunk water, power and sewerage infrastructure and are available for development – which equates to more than seven years’ supply.”

The projected lot production for these areas is identified in the report and includes release areas such as:

- Edgewood at Woonona and Haywards Bay at Yallah;
- Shell Cove and Tullimbar at Albion Park; and
- Elambra Estate in Kiama.

Mr Kelly said this exceeds the benchmark of 5,548 lots set by the Government to ensure there is serviced land available for developers to subdivide and then sell.

“To ensure there is enough land for detailed infrastructure and development planning, the report shows 13,572 lots have been rezoned for urban development in the Illawarra, including the West Dapto rezoning,” the Minister said.

“Again, this exceeds the benchmark of 6,080 lots set by the Government.

“In the longer term, the report shows the Government has identified more than 31,622 new release lots which can be considered for rezoning in the Wollongong, Shellharbour and Kiama Council areas.”

Once appropriately zoned and service-ready, 31,622 new release lots will translate into approximately:

- 18,209 detached dwellings for Wollongong;
- 13,182 detached dwellings for Shellharbour; and
- 631 detached dwellings for Kiama.
Mr Kelly said the Government is well above meeting the longer term 25-year target for detached dwellings identified in the Illawarra Regional Strategy.

“Identifying the land for development is the first step, we are also now working with councils and major service and utility providers to ensure newly rezoned lots are able to be translated into actual housing supply by the development industry,” the Minister said.

The report also found Illawarra residents are increasingly moving into medium density-style housing, such as townhouses.

Between 1996 and 2006:

- The number of medium density dwellings in the Illawarra grew by more than 37%;
- Just over 11% for low density housing such as detached houses; and
- 8.7% for high density housing, such as unit blocks.

The report comprises two parts – the first being an explanation of the program and the second, an update on the latest supply information.