MEDIA RELEASE

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HOUSING DIVERSITY POLICY UNLOCKS AFFORDABLE NEW DOORS

Minister for Planning Pru Goward today announced a further 2,500 new Western Sydney home sites will be instantly unlocked, following changes to NSW Government planning policy.

Ms Goward said the changes to the Growth Centres State Environmental Planning Policy (SEPP) will deliver more housing choice and affordability in Western Sydney’s Growth Centres.

“Western Sydney home buyers want choice and affordability, so that is what the NSW Government is delivering,” Ms Goward said.

“These are exciting changes which will meet the needs of Sydney’s growing population.

“The changes mean a Western Sydney home buyer will have more choice of home type, and may also save up to 10 per cent on the cost of their new home.

“The NSW Government has accelerated the release of land to keep up with demand, and now we are providing more choices and allowing for more affordable options for Western Sydney families.

“The amendment allows sensible smaller lot development and a variety of medium density housing choices that will encourage builders to develop house and land packages to sell for $400,000 or less,” Ms Goward said.

Planning controls will now be consistent across the Growth Centres and approval requirements for subdivision and home building will be streamlined.

Ms Goward said the changes to the Growth Centres State Environmental Planning Policy will allow:

• More housing choices in low density areas by permitting townhouse and villa-style housing, and allowing detached homes on a wider range of lot sizes, where there is good access to transport, shops or community facilities
• Detached dwellings on small lots in medium density zones, so that developers can offer a wider range of more compact housing options at the right price
• Studio dwellings to be strata subdivided from the main house so they can be sold separately
• Standardised minimum lot sizes that are related to minimum density controls
• Streamlined approval pathways to improve the feasibility of more diverse housing types, leading to reduced construction costs
• Standards for subdivision and house design to ensure attractive and liveable communities
• Increased opportunities for home buyers to utilise the Housing Code for 10 day approvals of new homes on smaller lots.

“New suburbs in Western Sydney are expected to be home to half a million people over the next 25 years so it’s crucial for us to get the planning right now,” Ms Goward said.

“This good future planning is supported by the NSW Government’s record investment in transport infrastructure servicing these areas through the North West and South West Rail Links and work to complete Sydney’s motorway network.”

Since exhibiting the proposed planning changes last August, the Department of Planning & Environment has consulted widely with industry and local councils to ensure the planning rules provide the right mix of housing in the right areas.

Ms Goward said a number of changes were made following exhibition after stakeholder feedback, including increasing the minimum lot size in lower density areas and providing location controls to ensure smaller lots and different housing types are close to services and transport.

Further information on the Growth Centres planning changes can be found at: www.growthcentres.planning.nsw.gov.au.

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