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FAST TRACKING HOUSING SUPPLY AND AFFORDABILITY

The NSW Government will explore new actions to improve housing supply, affordability and diversity, Planning Minister Rob Stokes announced today.

Mr Stokes released a discussion paper on fast-tracking delivery of housing options such as terraces, often referred to as medium density or ‘the missing middle’, under the state’s complying development assessment process.

“What has been absent for a long time in NSW is a consistent approach to housing like terraces and dual occupancies,” Mr Stokes said.

“Sydney will need an extra 664,000 homes over the next 20 years. To plan for this growth we must provide quality, sustainable and affordable housing stock for those who need it, where they need it.

“Terraces and villas are more energy efficient than detached houses and medium density housing also offers more variety and flexibility for Sydney’s changing demographics.”

A third of homeowners surveyed by the Department of Planning & Environment last year said they would consider downsizing to terraces in the future – preferences which are being driven by changing lifestyles and demographics.

The complying development assessment process allows approval of developments that meets set rules without a full development application.

Approval for complying development applications takes on average 18 days, compared with 70 for a full DA. In 2013-14 complying development allowed 29 per cent of all development approvals to be fast-tracked and a total of $4.4 billion worth of development to be delivered.

Proposals would still be required to comply the State Policy for Exempt and Complying Development and existing local council zonings, meeting strict development standards, design requirements and amenity guidelines.

To have your say please visit www.planning.nsw.gov.au/proposals