



**HOUSING
NOW!**



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A UNITED COMMUNITY PLAN FOR MORE HOMES

SEPTEMBER 2023



Everybody deserves a place to call home but in NSW we are faced with a housing crisis that threatens this basic, very human expectation.

The Australian quarter acre block was once a rite of passage for households across NSW, but for many people, this dream is no longer achievable.

Our Alliance of unlikely bedfellows has formed to magnify the voice of community and industry and help the NSW Government tackle a profoundly important challenge for our time – a roof over the heads of every person that calls NSW home.

The time has come to eliminate obstacles to housing growth, bury the NIMBY culture that pulls up the ladder from the grasp of future generations, and apply innovative thinking to drive the reform and housing delivery outcomes our state needs. We are at risk of making NSW less competitive, and less just, if we do not address this historic problem while we take the important step of increasing skilled migration into our state.

The housing crisis presents a policy challenge of extraordinary urgency, and demands bold political, community and industry leadership.

Our Alliance stands ready to support the NSW Government in its partnership with the Commonwealth to deliver the million homes vision via the Housing Future Fund. To do this, the NSW Government needs to urgently act to explore the following solutions to the current housing crisis.

David Borger
Chair, Housing Now!

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Sydney**



Actions needed



Clear the Backlog – Now

It's time to look at the books and get things moving. Identify and prioritise planning proposals that are already in the system to ensure supply uplift can begin immediately. Some proposals are taking up to a staggering 7 years to get through the system – not good enough. We need to reduce approval timelines significantly and quickly.



Housing by Transport Links

Rezoning needs to be prioritised and timelines shortened, particularly where they are around train stations and corridors. A template approach to rezonings around transport nodes, including Sydney Metro and Train Stations along with increased density around Light rail stops will fast-track housing delivery.

Housing supply that is close to where people work across Sydney is key to seeing our city continue to grow and increase its productivity. This is also one of the most carbon friendly things to do for the environment by boosting public transport use.



Affordable housing

Cities are only successful if everyone can afford to live in them. Housing prices have risen so significantly that we need housing dedicated to low- and medium-income people, who will otherwise be priced out. Key workers – nurses, cleaners, teachers, aged care workers, retail workers and cops – are all priced out of many parts of our city.

The new NSW Government has stated that they will look to redevelop Government land with 30% social and affordable housing. This is a good start, but the government will also need to look at how they use their money and planning powers to deliver this housing in all parts of our city.

The Senate should immediately pass the Housing Australia Future Fund (HAFF) as a first step to ramping up our community and social housing output.



Back to the Future with a Design Pattern Book

Many of the world's greatest cities were designed using design pattern books – including ours. The Federation houses of Haberfield, the terraces of Paddington, and the art deco apartment buildings of Coogee – all pattern book designs. Let's build design trust in the broader community by commissioning a modern pattern book with a suite of approved designs by recognised architects developed in partnership with local neighbourhoods.

A pattern book will boost infill development and target the missing middle by growing the supply of townhouses, terraces, dual-occupancies, and small residential flat buildings across the R2 and R3 zones.



Technology and innovation

Technology that can reduce the cost of housing at speed through the modularisation of building components should be pursued. Design for Manufacture and Assembly (DfMA) is used widely across the world and in other states of Australia. High quality housing, at scale, with speed.



Council Incentives

It's all very well to point the figure at council for insufficient housing delivery - but it doesn't get us anywhere. It's time for the NSW Government to stump up and incentivise councils financially to overdeliver on their housing targets. Additional funds will allow councils to better fund local infrastructure that can be tied to the provision of amenity to support new housing developments - think parks, pools, and community facilities.



Planning system reform

There is a strong need for systemic reform to the planning system. The system now takes far too long to navigate, it is overly burdensome and creates uncertainty for developers and community alike. All of this flows through as additional cost added to the purchase price of a new home. A developer holding land for seven years waiting for a DA incurs significant holding costs which they must recover. Artificial intelligence also has a role to play in reducing the processing times for development applications, especially for the less complex residential developments.

Help us tackle Housing Now!

Sign up for updates on our campaign.

housingnow.com.au



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