

23rd February 2024

Department of Planning and Environment
By submission

Re: Changes to create low and mid-rise housing

In December 2023, NSW Department of Planning, Housing and Infrastructure released two key planning documents on the state-led housing reforms in late December 2023. This submission addressed the 'Changes to create low and mid-rise housing' proposals.

We write in general support of the reforms with some qualifications and comments. We know that density done well has a large benefit for cities and towns. Density done well supports greater protection of natural reserves, more livable cities, more effective and efficient transport. Building homes where people want to live supports a more equitable society.

Density done poorly carries significant risks of unhealthy, unpleasant places to live. Insufficient attention to affordability, to foliage and heat and failing to utilise strong design principles. Density done poorly also does not ensure homes are built at a range of price points and configurations to meet the community needs.

We note contributions to affordability are best done at the point of construction, ensuring a certain proportion of homes in every area are affordable to a diverse range of the community. Financial contributions are less effective due to the additional layers of bureaucracy and land purchasing before homes eventuate. We encourage a higher proportion of land be used for genuinely affordable housing than is contemplated in the proposal.

We acknowledge that planning instruments are not the only input needed for a well-functioning housing system. The level of construction needed to create and sustain downward pressure on rents is significantly higher than that contemplated in these reforms.

We look forward to seeing these reforms proceed and be refined for a fair, equitable and effective outcome.

Regards,



Leo Patterson Ross
Chief Executive Officer