



Tackling the Housing Shortage in the Central Coast City

The Central Coast City has the potential to accommodate a significant growth in population and support enormous additional economic output as part of Australia's emerging global megaregion, the Six Cities. Realising the Coast's potential will require the right planning and investment at the federal, state and local levels. UDIA's Central Coast Building Blocks report shows that there is a pipeline of 12,000 new homes and 955ha of employment land which can be unlocked with an investment of \$220 million.

UDIA's Central Coast Manifesto **Tackling the Housing Shortage in the Central Coast City** sets out 14 clear objectives that will drive our advocacy throughout 2023, under our Four Pillars for Growth: Housing, Employment, Infrastructure and Sustainable Built Environments.



let's tackle
the **housing shortage**

Working with our members, Ministers, government departments and agencies and collaborating with other industry bodies, UDIA has identified what is needed for well-planned housing development, commercial precincts, transport and amenities, all of which would attract regional investment to enable communities, businesses and families to thrive in the Central Coast City.

Below we provide a clear roadmap that will guide our advocacy, policies and efforts on behalf of our members, to create homes and jobs for the people of the Central Coast City and which will Tackle the Central Coast Housing Shortage.

UDIA'S 4 PILLARS FOR GROWTH IN THE CENTRAL COAST CITY



HOUSING

Deliver a sustained pipeline of development ready and diverse housing supply to meet the demands of the growing population.



EMPLOYMENT

Expand the Central Coast jobs economy by delivering more jobs close to home.



INFRASTRUCTURE

Align infrastructure delivery with development to create well-connected communities, enhance lifestyle and promote jobs.



SUSTAINABLE BUILT ENVIRONMENTS

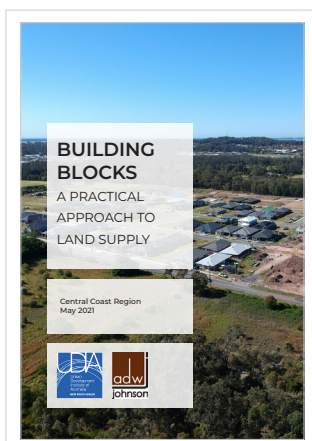
Improve environmental outcomes while also supporting growth, building amenity, and protecting life and property.



HOUSING

Address the housing shortage and affordability crisis by delivering a sustained pipeline of development-ready housing supply to meet the demands of the growing population.

- 01 -** **Reduce development assessment timeframes at Council** by ensuring that DAs for housing and catalytic projects that drive economic outcomes do not get unnecessarily held up in the system. Improve resourcing and processes at Council to support timely assessment and improve the effectiveness and timeliness of pre-lodgement meetings and follow up. Reduce the turnaround time of pre-lodgement minutes to 5 working days in line with state government guidelines.
- 02 -** **Deliver infrastructure to unlock the existing pipeline.** Fund and deliver enabling infrastructure to unlock 12,000 residential greenfield lots, as identified in UDIA Building Blocks – Central Coast 2021.



\$127 million
955 hectares
employment land

\$93 million
12,993 residential
lots

\$220 million
TOTAL enabling
infrastructure

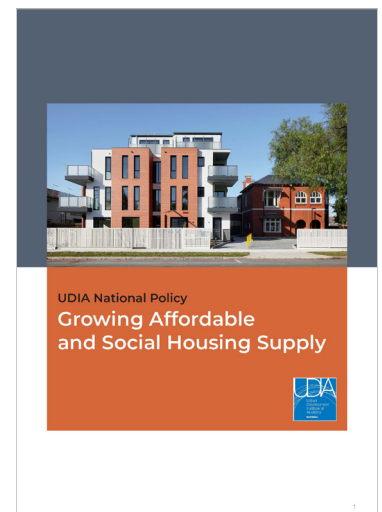
Category	Total Costs
Sewer Infrastructure	\$30.6 Million
Water Infrastructure	\$27.5 Million
Electrical Infrastructure	\$40.3 Million
Local roads	\$67.9 Million
TfNSW intersections	\$54 Million
Total Coast	\$220 Million
Residential Lots	12,993 lots
Employment Land	955 hectares

03 - **Grow capacity of the development-ready pipeline through better infrastructure and conservation planning.** Adopt greater integration between transport and land use planning and transparently define the process for infrastructure to be included in capital works programs and budgets. Embed a strategic approach to biodiversity conservation that enables supply by bringing more certainty for proponents, including finalising the Central Coast Strategic Conservation Plan, funding and beginning the biodiversity certification exercise for additional precincts, and applying the “avoid” question once, at rezoning.

04 - **Increase funding and resources for the work of the Urban Development Program (UDP) for the Central Coast,** to successfully plan for and manage a strong pipeline of development-ready housing supply to meet demand.

05 - **Deliver Affordable Housing and mixed tenure Build-to-Rent projects on government-owned land and by providing private-market incentives to augment Affordable Housing supply.**

To fix the housing shortage, NSW needs to deliver large volumes of new housing across the continuum – market housing, social and Affordable Homes. Given the scale of the problem, it is unrealistic for the NSW Government to be able to fund enough social and Affordable Homes. Unfortunately, rent controls or inclusionary zoning only exacerbate the housing shortage and worsen affordability overall. Instead, NSW should set up an incentive-based system for private developers to provide social and Affordable Housing as part of their developments. Depending on the level of incentives, UDIA has estimated that private developers could deliver two to three times the current supply of social and Affordable Homes.



06 - **Support more Transit Oriented Development (TOD).** TOD needs to grow if the Central Coast is to tackle its housing supply and affordability challenges and provide the diversity of housing choice. We support progressing planning and delivery of higher density around existing rail stations and other transport hubs and corridors, in line with the objectives of the Central Coast Regional Plan 2041.

07 - **Deliver more options for seniors living.** Changes are needed to existing planning controls to accommodate more seniors and lifestyle housing, and ensure the appropriate amenity and accessibility for seniors living across the Central Coast City.



JOBS AND INFRASTRUCTURE

Expand the Central Coast jobs economy by delivering more jobs close to home.

08 - **Deliver more Central Coast jobs by implementing the objectives for housing outlined above:**

- Reduce assessment timeframes at Council
- Deliver infrastructure to unlock the existing pipeline
- Grow capacity of employment areas through better infrastructure and conservation planning
- Manage the pipeline of new employment areas with increased resources for the Central Coast UDP

In addition:

09 - **Plan for the future City** to support additional housing and employment. As part of the Six Cities Region (under the Greater Cities Commission), the Central Coast has several prospects for new growth areas. UDIA is preparing an opportunity paper for the Six Cities which outlines this potential for growth.

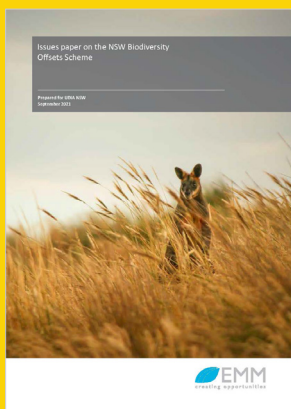
10 - **Deliver faster rail service with continuous wifi** and commit to fast rail between the Hunter, Central Coast and Sydney to create the backbone for growing the Six Cities Region as Australia's economic powerhouse.



SUSTAINABLE BUILT ENVIRONMENTS

Improve environmental outcomes while also supporting growth, building amenity, and protecting life and property.

- 11 -** [Resolve biodiversity issues to unlock housing and jobs supply.](#) Bring more certainty for biodiversity and development outcomes by finalising the Central Coast Strategic Conservation Plan. In addition, enact necessary changes to the Biodiversity Conservation Act and planning processes that effectively support the principles of ecologically sustainable development (ESD) which endeavour to deliver the best outcomes for combined environmental, economic, and social objectives. This includes applying the 'avoidance' test only once, at rezoning..



UDIA NSW and our members recognise and value the importance of biodiversity conservation and support the principles of ecologically sustainable development. UDIA commissioned the ecology firm EMM to deliver an [issues paper](#) on the biodiversity offsets scheme. The paper found that the Scheme is not delivering good outcomes and is creating vast uncertainty both for biodiversity and development. The paper recommends several changes to the biodiversity offsets scheme under the Biodiversity Conservation Act necessary to improve biodiversity and development outcomes.

- 12 -** [Create greener neighbourhoods by working with the development sector,](#) community and council to deliver a vibrant urban street canopy. Use of appropriate vegetation in the built environment can support local species and mitigate urban heat effects.
- 13 -** [Maintain the current risk-based management approach to flood planning and invest in](#) the continual upgrade of key infrastructure to improve emergency evacuation to
- 14 -** [Work with the development sector to design policies which work towards a Net Zero future whilst also tackling the housing shortage.](#) One of the housing sector's biggest challenges is achieving Net Zero and sustainability in the years ahead. Many developers are trying to develop increasingly environmentally friendly homes. However, this comes with increased costs. In the years ahead, the NSW Government needs a holistic policy towards Net Zero and sustainability in new developments that both deliver on the environmental outcomes required alongside the policies needed to fix the housing shortage.

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