

NSW Housing Strategy Discussion Paper

July 2020



Bathurst
Blayney
Cabonne
Cowra
Forbes
Lachlan
Oberon
Orange
Parkes
Weddin

**CENTRAL NSW
JOINT ORGANISATION**



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To whom it may concern,

Re: Discussion Paper A Housing Strategy for NSW

The Central NSW Joint Organisation Board thanks you for the opportunity to make comment on the Discussion Paper for A Housing Strategy for NSW.

This region consistently advocates for the opportunity to co-design consultations to ensure a fit-for-purpose process in collaborating on solutions with regional communities.

Standing on the shoulders of advocacy undertaken by Centroc, Central NSW Joint Organisation (CNSWJO) advocacy recognises that planning is different for Metropolitan and Rural and Regional areas.

In the Central NSW JO Strategic Plan Regional Prosperity has been identified as one of four priorities. CNSWJO seeks to work with other stakeholders to achieve better connectivity for the region's communities. Regarding heritage, cultural advantages and land use regional planning processes, this region seek to address:

- a. Regional land use planning strategic needs to support key attributes of the Region including heritage and culture
- b. Identification and reporting on Regional planning matters.

It is very important that the NSW Housing Strategy addresses the range of issues being faced in inland regional and rural locations and not be metro focussed. In addition to the matters raised in the Discussion Paper Summary, broad issues relevant to Central NSW:

The Central NSW JO speaks for over 157,000 people covering an area of more than 47,000sq kms comprising of Bathurst, Blayney, Cabonne, Cowra, Forbes, Lachlan, Oberon, Orange, Parkes, and Weddin.

Theme 1: Supply

The rate of release of new housing lots in inland regional centres is considerably less than that in metropolitan and coastal locations. This increases the difficulties of ensuring up front infrastructure and access to services and facilities are available, especially in new release areas. Inevitably there is a more significant time lag between new housing supply and infrastructure and services being available to new residents.

Theme 2: Diversity

Housing stock in Central NSW invariably is dominated by detached housing. Encouraging housing diversity and in particular, smaller housing, requires consideration of local character. What might work in metropolitan areas may not suit regional and rural locations. A one size fits all approach such as the medium density housing code is not considered appropriate to deliver housing diversity in Central NSW. Local housing strategies and planning controls that suit local circumstances are more likely to achieve greater housing diversity.

Theme 3: Affordability

Research in region suggests that the current market does not significantly differentiate in the cost of different housing product (e.g. the cost of 2-bedroom house verses cost of 4-bedroom house). This has impacted on the diversity of housing product produced, being dominated by 3 & 4 bedroom detached housing. The demographic statistics indicate a trend towards smaller household size, but larger houses remain the dominant product.

Theme 4: Resilience

There are certainly opportunities to better educate the rural and regional housing market providers to produce a product that is more resilient to climate change and ageing in place.

Importantly BASIX requirements do not enable or promote a product that will be more resilient. BASIX simply sets a minimum standard that the majority meet. There is no incentive to go beyond BASIX.

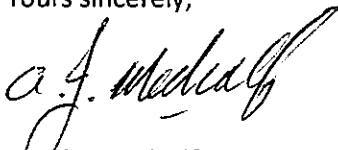
Migration

It is important that the NSW Housing Strategy acknowledges the role that inland regional and rural locations play. Regional centres are attracting residents out of NSW metropolitan areas. It will be interesting to see if this trend increases in a post COVID-19 world.

Given the importance of planning to the region, Central NSW JO stands ready to provide what support it is able.

Please contact Ms Jenny Bennett, the Executive Office of the Central NSW JO on 0428 690 935 should you wish to discuss further.

Yours sincerely,



John Medcalf, OAM

Chair

Central NSW Joint Organisation (CNSWJO)

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