



Australia's property industry

Creating for Generations

10 August 2020

Housing Strategy Implementation Unit
NSW Department of Planning, Industry and Environment
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PROPERTY COUNCIL OF AUSTRALIA - A HOUSING STRATEGY FOR NSW - DISCUSSION PAPER

The Property Council of Australia welcomes the opportunity to provide comments on the discussion paper, *A Housing Strategy for NSW (The Strategy)*.

The Property Council of Australia is the leading advocate for Australia's biggest industry – property. It champions the interest of more than 2200-member companies that represent the full spectrum of the industry, including those who invest, own, manage and develop in all sectors of property.

Property is the nation's biggest industry – representing 13% of Australia's GDP and employing more than 1.4 million Australians. Our members are the nation's major investors, owners, managers and developers of properties of all asset classes. They create landmark projects, environments and communities where people can live, work, shop and play. The property industry shapes the future of our cities and has a deep long-term interest in seeing them prosper as productive and sustainable places.

The Property Council promotes policy solutions that will make housing more accessible right across the market. We also note the impact of the COVID-19 pandemic on the Australian and NSW economies has been severe and the implications for the development industry and residential apartment market are still uncertain. This creates a greater urgency to ensure that housing and planning policy levers are quickly and strategically utilised to ensure the supply of residential housing which is needed to meet the objectives outlined in this Strategy.

We also support the need for positive strategic initiatives for the state with a whole-of-government and whole-of state housing approach, to align public and private stakeholders, and include Greater Sydney and regional NSW in one framework.

As such we welcome the Government's attention to developing an overarching 20-year vision for housing supply, security and affordability. Given the release of the draft Housing Diversity SEPP we will be making our specific comments via that process.

It is important that the Strategy is clear on its purpose and scope and maximises the opportunity to identify particular forms of housing that are in greatest need by the community but have not been delivered under existing taxation and planning regulations. We look forward to further engagement with the Department as the draft Strategy is developed ahead of its finalisation.

Should you have any questions, please do not hesitate to contact me or our senior policy officer Troy Loveday on tloveday@propertycouncil.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Belinda Ngo', with a stylized, flowing script.

Belinda Ngo
Acting NSW Executive Director
Property Council of Australia