

Housing



Strategic Objective

The evolution of our region toward renewable and future focused industries, maximising our mining related and industrial lands and leveraging our regional strengths to drive innovation and economic growth, create jobs and protect our natural assets and environment.

We appreciate the priority commitment and focus of the Federal and NSW Government to meet the Housing Accord targets and want to actively partner with the Government to achieve these across the Hunter region.

A variety of barriers are inhibiting delivery which need to be addressed to meet these targets and to create healthy vibrant communities as the Hunter's population grows.

The main issue impacting Councils is the provision of enabling infrastructure. Significant areas of development-ready land exist, but construction cannot proceed due to delays in the provision of core enabling infrastructure such as roads and transport, water and sewer services, and stormwater and flood mitigation.

Data from the ten Hunter councils in 2024 indicates that approximately \$938 million in infrastructure investment would unlock 61,000 new homes across the Hunter region.

Challenge	Advocacy Ask
Enabling Infrastructure	Delivery of additional funds directly to councils for enabling infrastructure.
Biodiversity	Strategic Conversation Planning, Regional Bio-certification and streamlined biodiversity offsets processes.
Increasing Density	NSW Government lead the coordination needed to plan and activate Transport Oriented Developments (TODs) and Low-rise Mid-rise areas to increase density.
Integrated Planning	NSW Government lead integrated land use and infrastructure planning across a variety of state agencies for significant growth areas such as Anambah-Branxton.
Cost of Construction	Increase research and development into alternative housing options including modular homes.
Shortage of Skills	Continue to invest and expand in TAFE fee free courses that build skills in the housing construction sector.
Social and Affordable Housing	Explore alternative developer incentives that encourage provision of affordable housing in perpetuity.