

Role of Planning & Design

John Brockhoff



We plan for:

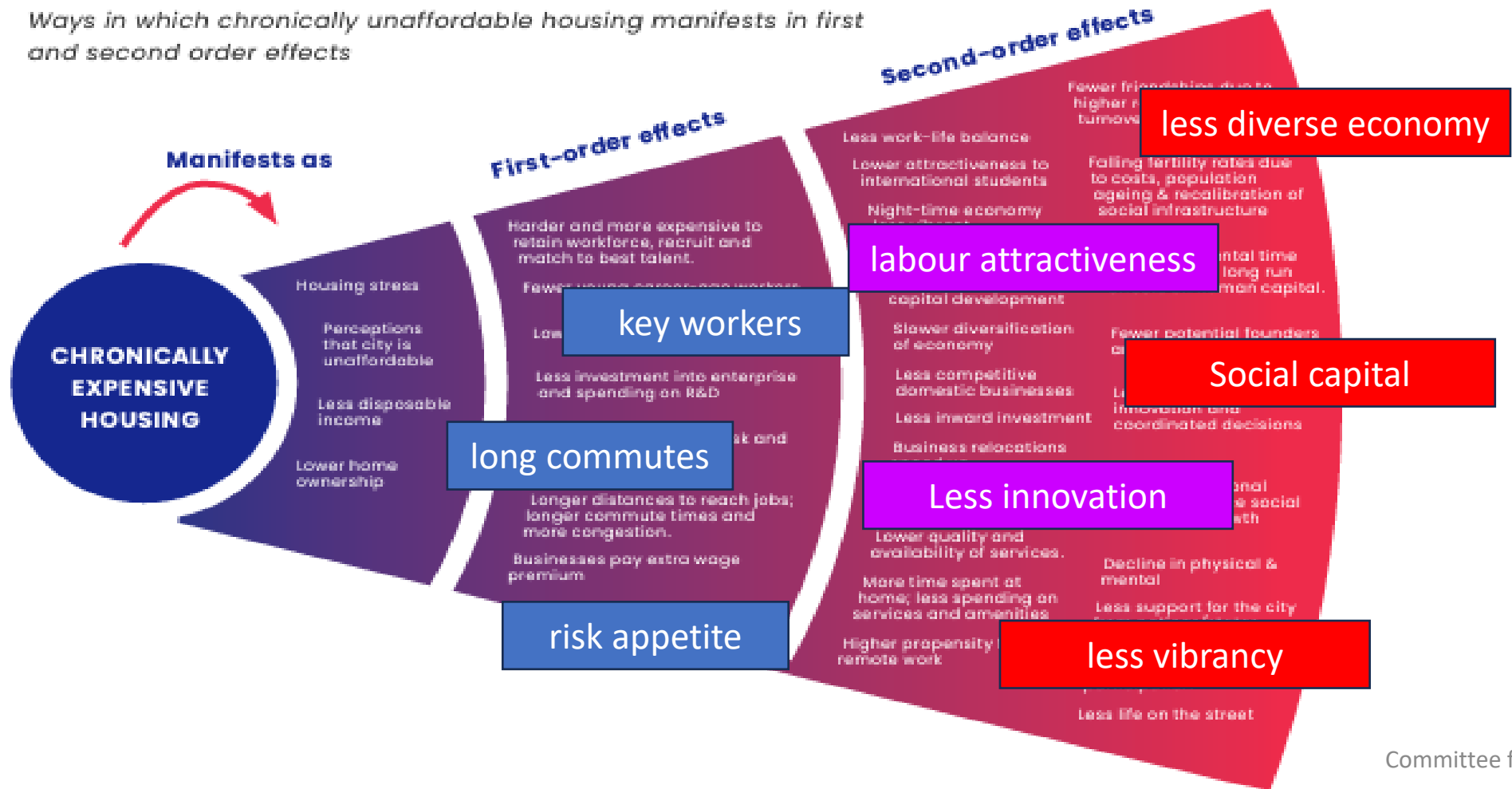
- **better places to live** – with capacity fit for a growing & changing population
- **bang for buck** – for investment in infrastructure & services
- **wider range of housing** - well-located, well-designed & climate responsive

The regulatory tools of planning serve these outcomes

Unaffordable housing affects productivity

Figure 1: Sydney's unaffordable housing has immediate effects, which result in first and second order effects across the economy

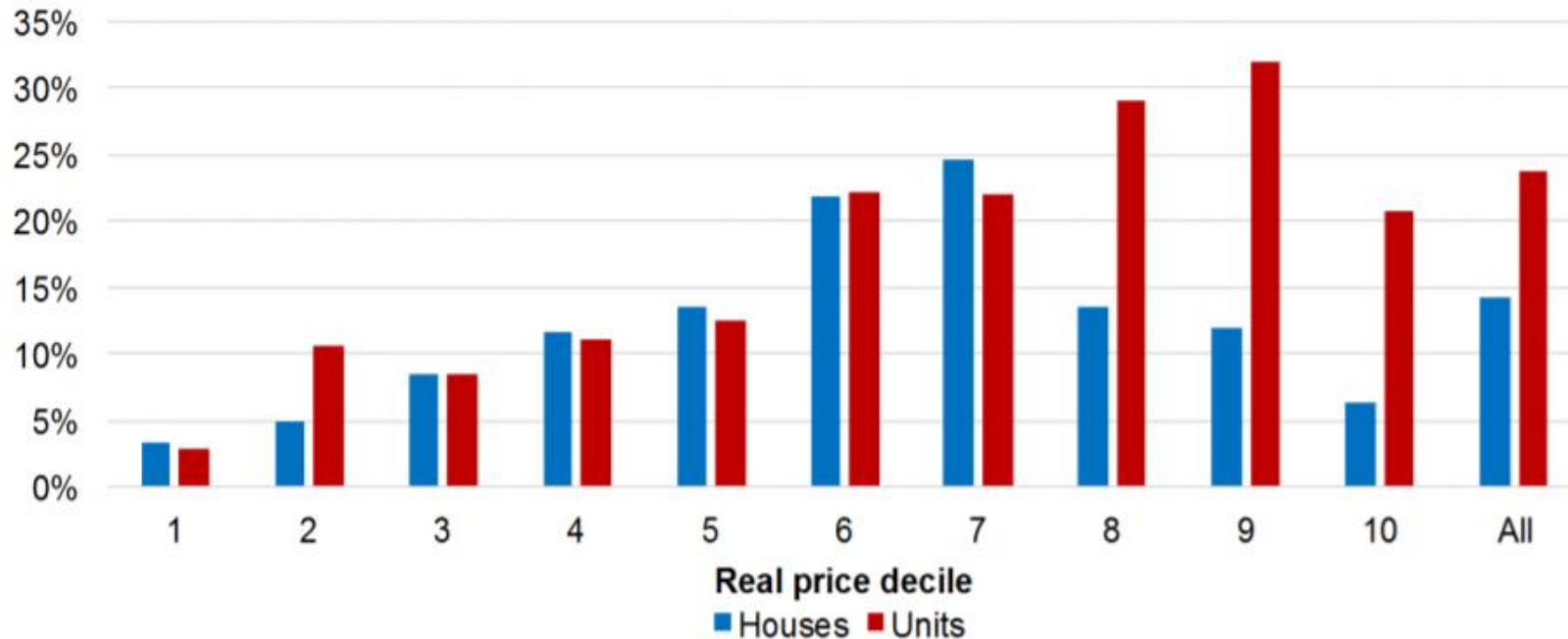
Ways in which chronically unaffordable housing manifests in first and second order effects



New housing supply, by value segment



Percentage growth in housing stock between 2005-06 and 2013-14



Source: ABS cat. No. 8731.0 and RPData

Ong, R., Dalton, T., Gurrán, N., Phelps, C., Rowley, S., and Wood, G. (2017) *Housing supply responsiveness in Australia: distribution, drivers and institutional settings*, AHURI Final Report No. 281

- Encourage diversity in high amenity locations near jobs, transport & infrastructure
- Reduce unnecessary costs / risks for medium and higher density housing
- Foster good design and sustainability - for cities & individual homes



Enabling housing for those in need:

– *improve access to social & affordable housing*

6

- Planning measures to streamline social & affordable housing & short-term emergency housing approval & delivery
- Use inclusionary zoning & value sharing (& incentives)
- New models for **inclusive renewal** for existing urban areas
- Becoming accountable for 'liveability' & avoiding loss of affordable accommodation



- Transform community engagement
- Invest in long-term strategic planning & implementation
- Place-based planning & investment
- Depoliticise planning decisions
- Improve data quality & availability



Summary: Ten ways planning systems can support housing

Theme 1: Enabling housing for those in need

- 1 Facilitate social and community housing and short-term emergency housing
- 2 Utilise inclusionary zoning and value sharing
- 3 Develop new models for inclusive renewal for existing urban areas to ensure place-based outcomes

Theme 2: Encouraging more housing diversity & good design

- 4 Facilitate housing diversity in high amenity locations near jobs, transport and infrastructure
- 5 Fast-track housing diversity and reduce unnecessary costs for medium and higher density housing
- 6 Foster good design and sustainability

Theme 3: Improving decision-making systems and strategies

- 7 Transform community engagement
- 8 Invest in long-term strategic planning and implementation
- 9 Depoliticise planning decisions
- 10 Improve data quality and availability



Planning for the housing we need

Ten ways planning can support housing affordability and diversity



ENVI Micro Urban Village is a multi-award winning micro-lot development in Southport, Queensland, designed by degenhartSHEDD and developed by bubbli(up). This project demonstrates density done well. Photographer Tom Anthony.

What sets house prices ? (Grattan 2013)

