

Mr Craig Milburn
General Manager
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12 March 2025

Dear Mr Milburn

The National Housing Accord, agreed across all levels of government, sets an ambitious target for NSW.

To achieve our target of 377,000 new homes by mid-2029 local councils must help facilitate the delivery of these homes. All levels of government have a shared responsibility to address the housing challenge in NSW and meet the goals of the National Housing Accord.

The land use planning and assessment functions of councils need to adjust to support the approval and development of more homes in well-located areas for young people, families, and key local workers.

The Minister has previously requested that councils factor this into their decision making and prioritise the delivery of housing when assessing development applications and rezoning proposals – so that the whole planning system is geared towards addressing our housing challenge.

You would recall that a new Ministerial Statement of Expectations Order was introduced in July 2024, which set out the NSW Government's expectations for council performance in the areas of development assessment, planning proposals and strategic planning.

As indicated in July 2024, the Government has been monitoring the performance of all councils in meeting this Statement of Expectations, and the Department of Planning, Housing and Infrastructure has identified criteria for assessing council performances.

The criteria are as follows:

1. **Council's current DA Assessment Performance:** Councils with gross end-to-end timeframes of 145 days or greater.
2. **Council's percentage of applications assessed:** Councils with 50 per cent or less of their applications meeting the 115 day end to end expectation.
3. **Housing target/implied dwelling demand:** Councils with a housing target, or implied dwelling demand greater than 500 during the housing accord period.

Councils identified through this framework as not meeting the expectations of the Statement of Expectations will be contacted directly by the Department. The Department will work in partnership with local councils to understand the challenges they are facing and will then develop a tailored plan with agreed timeframes for action.

Should timeframes not improve within three months, the Government has a range of powers under both the *Local Government Act 1993* (NSW) and the *Environmental Planning and Assessment Act 1979* (NSW) to compel compliance.

The Department looks forward to seeing Council continue to make improvements to assessment processes and decrease average assessment times in order to deliver more homes for your community.

If you have any questions about this, please reach out to your Local Planning and Council Support Director within the Department.

Yours sincerely

A handwritten signature in grey ink, appearing to read "Monica Gibson".

Monica Gibson
Deputy Secretary
Planning, Land Use Strategy, Housing and Infrastructure