



Australian Government

National Planning Reform Blueprint

Planning, zoning and land release
measures to improve housing supply



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In the spirit of reconciliation, the Treasury acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.

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Background

On the 16 August 2023 National Cabinet recognised that a more efficient and effective planning and approvals process is one component of the reforms needed to address Australia's housing challenges. National cabinet recognised that if the nation is to provide the number of homes required in the places people want to live, regulatory systems need to be responsive to changes in demography and community preferences.

National Cabinet developed and agreed to the following 10 measures and associated actions that form the National Planning Reform Blueprint. These measures are intended to drive improvements to planning systems to assist jurisdictions in meeting national housing supply targets of new well-located homes, covering a range of issues identified by government, industry and community.

National Cabinet agreed that Planning Ministers will report on progress against the measures twice-yearly, with the first report occurring before March 2024.

Measure 1

Planning Ministers will collaborate on a national vision for urban and regional planning policy, including identifying common policy approaches, definitions and data sources.

In order to achieve this, Planning Ministers will:

- Work with the Housing and Homelessness Ministerial Council towards an agreed set of national definitions for key housing terms which can be incorporated into relevant planning legislation and instruments, with legislation introduced by 1 July 2024.
- Work with relevant Ministerial Councils and agencies to deliver a national data sharing agreement for population, housing and planning data by 1 July 2024.
- Agree to participate in the development of the National Urban Policy Framework.

Measure 2

Planning Ministers will report to National Cabinet on state, regional and local strategic plans before 1 March 2024 that reflect their jurisdiction's share of housing supply targets agreed by National Cabinet and links with infrastructure pipelines.

Planning Ministers will continue to report to National Cabinet on a twice-yearly basis on these plans to demonstrate how each of their housing supply targets at state, regional and local levels will deliver on their jurisdiction's total share, with the report also outlining progress across Measures 3 to 10.

In order to achieve this, Planning Ministers will report to National Cabinet before 1 March 2024 and liaise with local government to ensure up to date local, regional and state strategic plans.

Measure 3

Planning Ministers will undertake planning, zoning, land release and other reforms, such as increasing density, to meet their jurisdiction share of housing supply targets agreed by National Cabinet.

In order to achieve this, Planning Ministers will report to National Cabinet before 1 March 2024.

Measure 4

Planning Ministers will identify well-located 'development ready' land before 1 March 2024, having appropriate regard to the protection of land with key attributes e.g. environmental or economic.

In order to achieve this, jurisdictions will undertake a stock take of 'development ready' land in their jurisdictions to be provided to the Planning Ministers' Meeting in confidence, with the outline to be reported to National Cabinet before 1 March 2024.

Measure 5

Planning Ministers will streamline approval pathways and prioritise planning control amendments to support diverse housing across a range of areas, including promoting medium- and high-density housing in well-located areas close to existing public transport infrastructure connections, amenities and employment.

In order to achieve this, Planning Ministers will provide an update to National Cabinet before 1 March 2024 on zoning, planning and other amendments to promote medium- and high-density housing particularly in well-located areas close to existing public transport infrastructure connections, amenities and employment. Planning Ministers will also report to National Cabinet before 1 March 2024 on new housing diversity planning control amendments and report on reforms to planning and non-planning barriers which prevent a diversity of housing stock before 1 March 2024

Measure 6

Planning Ministers will create accelerated development pathways and streamline approval processes for eligible development types, particularly in well-located areas, including to support the rapid delivery of social and affordable housing.

In order to achieve this, Planning Ministers will report to National Cabinet before 1 March 2024 on:

- Reforms to development approval pathways.
- Key barriers to the timely issuing of development approvals and identify jurisdiction-led reforms that address barriers.
- Sharing planning data and analysis across jurisdictions to identify data gaps and improve national visibility of factors that may be delaying delivery of housing.
- Existing development approvals which have not been acted upon and identify key barriers to the delivery of approved housing.
- Reforms to social and affordable housing approval pathways.
- Jurisdiction positions on the phased introduction of inclusionary zoning and planning to support permanent affordable, social and other specialist housing in developments, where appropriate and where such zoning and planning does not add to construction costs e.g. through the use of incentives such as density bonuses.

Planning Ministers will continue to report to National Cabinet on a twice-yearly basis on housing approval timeframes from Q4 2023.

Measure 7

All levels of government will identify and rectify gaps in housing design guidance and building certification processes, to ensure the quality of new builds, particularly apartments.

National Cabinet agreed to refer the issue of housing design guidance and building certification processes to the Building Ministers meeting.

Measure 8

All levels of government will ensure the adequate resourcing of built environment professionals, including planners, in local government required for housing delivery, particularly in rural and regional Australia.

National Cabinet agreed to refer the issue of built environment skills shortages to the Skills and Workforce Ministerial Council.

Measure 9

Where public consultation is required on a development approval pathway, all levels of government will work towards community consultation processes which are clear, transparent and predictable for all parties.

In order to achieve this Western Australia will produce an issues paper for consideration by Planning Ministers to improve community consultation processes

Measure 10

All levels of government will ensure the efficient use of government land, including the identification of surplus land suitable for housing and the delivery of best practice projects to support housing supply, diversity and affordability.

In order to achieve this, jurisdictions will share best practice examples for the redevelopment of government land in order to achieve broader whole of government priorities.