

## MAKING HOUSING AFFORDABLE

Housing affordability is important for residents not only wanting to buy a home, but for those renting. Access to good-quality, affordable housing is fundamental to the wellbeing of all residents.

The housing market in the MidCoast has changed rapidly over the last six years. This is highlighted in the change in median house price as shown below. There are a number of approaches we are taking to make housing affordable.

### Providing opportunities for more housing:

While the Housing Strategy identifies zoning changes to provide opportunities for increased density in many of our centres, Council also regularly processes Planning Proposals for expansion of settlements for new residential estates to ensure that sufficient land is available to meet future housing needs.

### Infrastructure charges:

Council is ensuring that direct development charges (such as water, sewer and infrastructure contributions) are being reasonably applied. This can have a strong influence on the ultimate housing price at the local level.



Median house price across MidCoast LGA

## ZONING IN ON HOUSING

Our housing needs are as diverse as the people who make up the MidCoast community and will continue to change into the future.

We currently have three sets of planning controls – one for each of the three former regions – which can make planning inconsistent across the MidCoast.

That's why we're working to develop a MidCoast-wide plan.

The Housing Strategy proposes a new framework for housing in the MidCoast.

Our aim is to offer a broad range of housing options to cater for our diverse needs - families, our ageing population, tourists and everyone in between... all the while delivering housing that is affordable.



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## Monitoring the availability of land supply:

It is recognised that while land may be appropriately zoned, there are other factors that can impact on its development and release to the market.



Monitoring is important to ensure the availability of appropriately zoned land and that competition in the land development market is maintained to assist in keeping supply up and prices down.



## Maintaining variety of housing:

A wide variety of housing is required to meet the diverse housing needs and affordability of MidCoast residents.



From caravan parks to dual occupancies (e.g. duplex) and secondary dwellings (e.g. granny flats), as well as higher density and integrated housing can help to deliver this choice in an affordable way.



## Zoning in on our future

We're zoning in on the zones used across the MidCoast to develop a clear, consistent planning framework. It will guide the way we manage land use across the entire region.

Zoning in is an overarching project that reviews our housing, rural, employment, recreation and infrastructure land use zones.

Find out more: [midcoast.nsw.gov.au/zoningin](https://midcoast.nsw.gov.au/zoningin)