

# Regional Urban Development Programs

Urban Development Programs (UDPs) are the NSW Government's program for unlocking housing land and enabling development aligned to strategic planning.

## Frequently Asked Questions

### What is an Urban Development Program (UDP)?

A UDP is a program to monitor land supply and development and help coordinate delivery of enabling infrastructure such as transport, water, power, and sewage infrastructure. UDPs promote broader and earlier engagement between industry, utility providers, and state and local government stakeholders. UDPs perform 4 key activities over an annual cycle:

1. **Evidence-gathering and analysis** to understand housing needs and what housing is planned for delivery, including any issues and constraints that act as a barrier to adequate housing supply. Constraints could include environmental constraints and risks, such as bushfire, flooding, and biodiversity considerations or a lack of adequate infrastructure to service and enable development.
2. **Coordination, growth prioritisation and decision-making** through a collaborative committee that includes NSW Government agencies, local government, utility and infrastructure providers and the development industry. These forums ensure that government and industry work together and share information to progress the timely release of housing supply and orderly development of land.
3. **Reporting** including digital dashboards, annual reports, and data tools to provide analytics and insights to support decision-making.
4. **Ongoing monitoring** to ensure intended outcomes are achieved.

### Where do UDPs operate?

Each UDP focuses on the planning and delivery of housing and infrastructure to support new development in a specific region or part of a region, for example, a regional city or growth centre and surrounding LGAs.

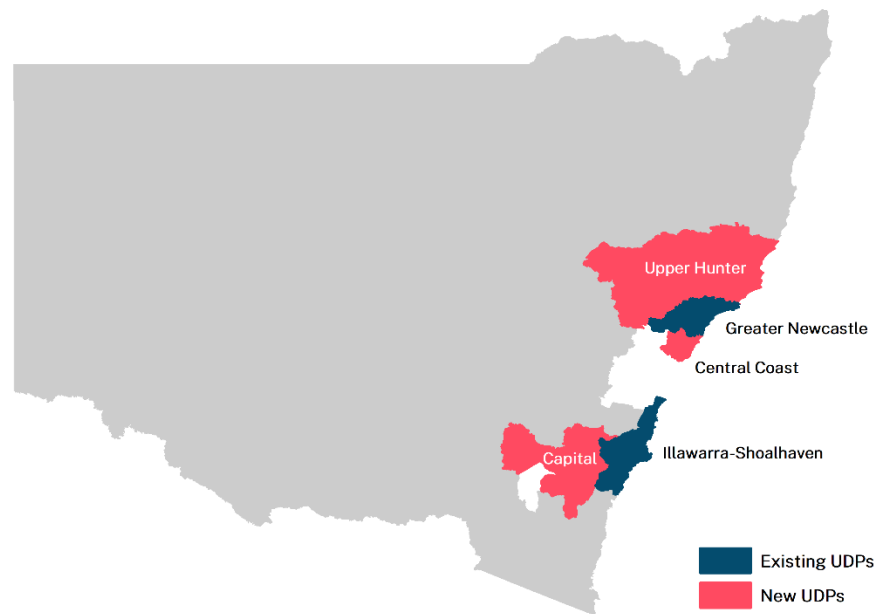
UDPs currently operate in Greater Sydney, Greater Newcastle, and Illawarra-Shoalhaven.

### Where will future UDPs be located and how will new UDP locations be decided?

Initially, new UDPs are being established in:

- the Central Coast

- Upper Hunter and MidCoast regions (Dungog, MidCoast, Muswellbrook, Singleton, and Upper Hunter LGAs)
- the Capital region (Queanbeyan-Palerang, Goulburn and Yass LGAs).



Additional UDP locations will be chosen by the department based on a range of considerations, including the scale and change in housing demand and the complexity of barriers to development. When deciding whether a UDP is the right tool to support housing delivery in a given area, the department will consider:

- future housing growth, including population projections
- the spread and volume of development activity
- whether market failures or delivery challenges have been identified
- the presence of housing pressures, such as mortgage and rent stress
- stakeholder support and engagement.

### When will new UDP be established?

The Central Coast, Upper Hunter and MidCoast, and Capital region UDPs will be established by the end of the 2022-23 financial year. The department will investigate establishing more regional UDPs in future financial years.

### Why are new UDPs being established?

In June 2021, the NSW Government established the Regional Housing Taskforce (the taskforce) to respond to increasing pressures on the supply and affordability of housing in regional NSW. The taskforce recommended expanding the UDPs to more high-growth regions across NSW to improve the coordination and delivery of new housing. In August 2022, the NSW Government adopted all

recommendations of the taskforce and committed to expanding UDPs, including initially to the Central Coast, Upper Hunter and MidCoast and Capital regions. The expansion of UDPs is being implemented through the \$33.8 million regional housing development program, which is part of the [\\$2.8 billion 2022 Housing Package](#).

### How will UDPs improve housing supply?

Improving housing supply requires the coordination of multiple processes and stakeholders. UDPs help address housing supply and improve infrastructure delivery and coordination by bringing together stakeholders from industry, local and state governments, and utility providers. UDP committees undertake analysis of evidence on housing demand, land supply and constraints to delivery, and are a forum to prioritise growth and facilitate improved infrastructure coordination and delivery of 'development ready' land, enabling more homes to be built in the right areas.

### How do UDPs influence decision-making?

UDPs do not have a statutory role and do not play a formal role in determining whether development proposals should proceed or in strategic land use or infrastructure planning. However, UDPs help support government decision-making and inform planning, infrastructure, and service delivery by:

- providing more transparent, detailed, and accessible data on housing supply and delivery to support evidence-based decision making
- improving data and evidence and collaboration between stakeholders to help align land use planning, infrastructure planning, and development activity
- assessing the housing pipeline against current and projected demand to help diagnose projected housing shortages earlier
- providing analysis and recommendations for the consideration of the NSW government on matters such as infrastructure delivery, growth prioritisation, and opportunities to accelerate development aligned to strategic plans

### How will housing supply be monitored?

Housing supply will be monitored in each UDP area through dashboards which will track key housing data and through annual audits of housing land. The department is piloting a new way of auditing housing land which will provide frequent, transparent, detailed, and accessible data on housing land supply, development activity, and constraints to housing delivery.

Audits will capture detailed information on the status of land identified for future housing and allow it to be tracked as it progresses through the housing supply pipeline. Audit data will be made available for use by a range of stakeholders.

### Who are the UDP committee members?

Each UDP committee will comprise representatives from local government, the department, the development industry, and other relevant state agencies and infrastructure providers, although exact membership and size may vary from region to region. In regions bordering Victoria,

Queensland, and the ACT, alternative arrangements may need to be in place to allow collaboration across state and territory borders, including with existing land monitoring and growth management frameworks.

The relevant Department of Planning and Environment regional team will be responsible for identifying and appointing committee members. The department will have discretion to determine appropriate development industry members to appoint for the regional and local context.

### Will the expansion of UDPs impact the operation of existing UDPs?

The department is working to align processes across both existing and new regional UDPs. Specifically, a standardised framework for data, reporting and governance is being established along with standard requirements for UDPs. This includes a standardised method for auditing housing land to identify and assess the adequacy of land supply and any constraints to developing land for housing.

Establishing a common approach will enable program-wide improvements, consistent reporting and a broader understanding of the unique factors affecting development delivery in each UDP area.

Beyond the standard requirements, UDPs may perform additional functions as needed to reflect local circumstances. This may include monitoring employment land supply, overseeing the implementation of the relevant regional plan, or contributing to place-based strategic and infrastructure planning.

### What is the UDP Guide?

The guide supports the establishment and operation of UDPs and has been prepared for use by the department, local councils, other state agencies, infrastructure providers, and the development sector. The guide describes the key activities and deliverables of UDPs, and establishes a standardised data, reporting and governance framework.

### How are councils outside of UDP areas being supported?

Regional councils are being supported through a range of programs included in the 2022 Housing Package, including the \$12 million Regional Housing Strategic Planning Fund, the Regional Housing Flying Squad, the Accelerated Infrastructure Fund Round 3, and Key Worker Housing Package. For further information [please visit the Department's website](#).

Additionally, councils outside identified UDP areas can choose to apply elements of the UDP framework as part of a local approach to planning, coordinating and monitoring housing. Local councils are encouraged to use the methodology and associated tools to audit land for their own purposes or to contribute data to regional housing monitoring.

### Will the UDP guide apply to the Greater Sydney UDP?

The UDP Guide is a reference intended to support the expansion of new UDP locations in the Central Coast, Mid Coast, Upper Hunter and the Capital regions and for existing UDPs in Greater Newcastle and Illawarra Shoalhaven. At this time, the UDP guide will not apply to the Greater Sydney UDP.