

Community Information Session

State Government Housing Reforms

10 March 2025



Introduction

Mayor Tanya Taylor

Agenda

- About the reforms
- Where they apply
- What they allow
- Q&A

Purpose

The aim of the session is to provide a high level summary about the Low and Mid-Rise Housing reforms

- They have been introduced by the NSW State Government
- This is Council's understanding of the new controls
- We're not lawyers and this shouldn't be taken as legal advice
- We can't go into specific detail - please seek your own advice if needed

Context: recent changes

- Infill affordable housing Dec 2023
- Transit oriented development Nov 2024
- Low and mid-rise housing Feb 2025

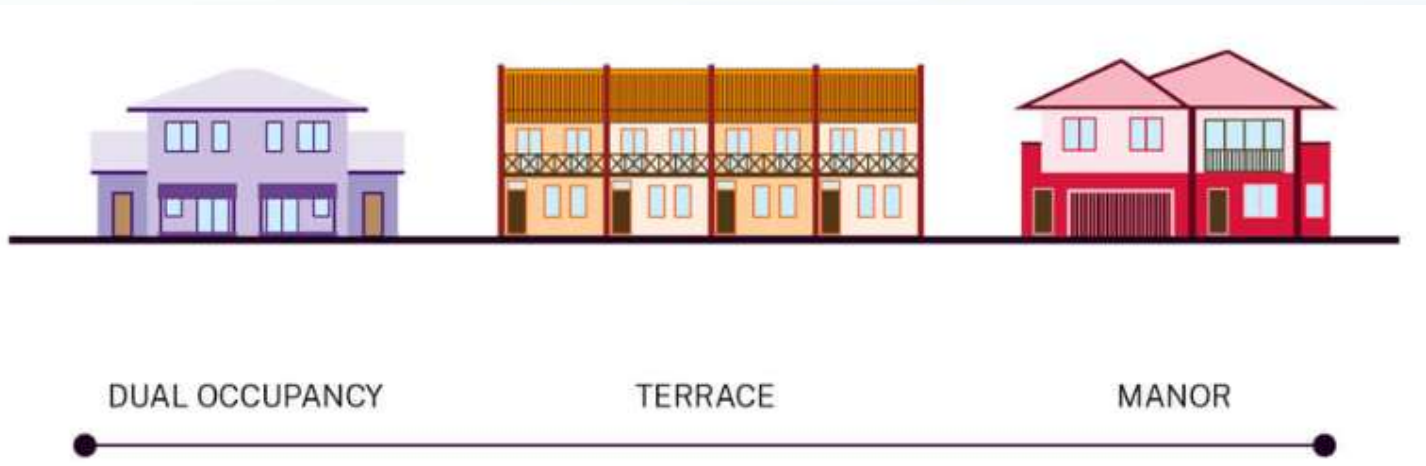
What the changes mean for us



The reforms will override Council's controls to allow:

1. More duplexes on smaller lots across most of the LGA, including in heritage conservation areas
2. Terraces, townhouses, villa developments, and two storey residential flats in low density areas
3. Taller and denser apartments and mixed use development in R3 zones within 800m of stations and local centres

Types of housing



DUAL OCCUPANCY

TERRACE

MANOR

LOW-RISE



3 STOREY

4-6 STOREY

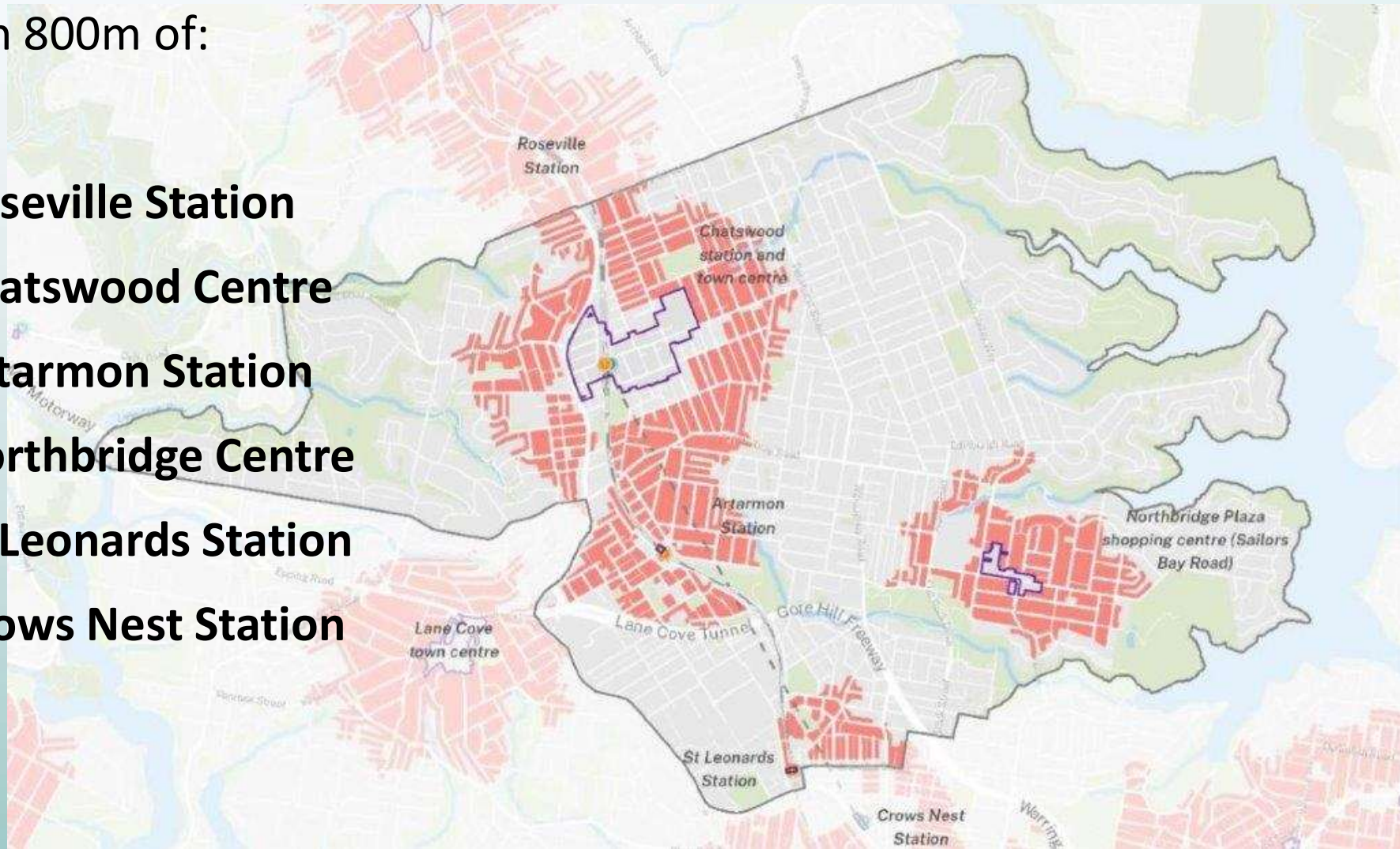
MID-RISE

Where do the reforms apply?



The reforms will override Council's planning rules within 800m of:

- **Roseville Station**
- **Chatswood Centre**
- **Artarmon Station**
- **Northbridge Centre**
- **St Leonards Station**
- **Crows Nest Station**



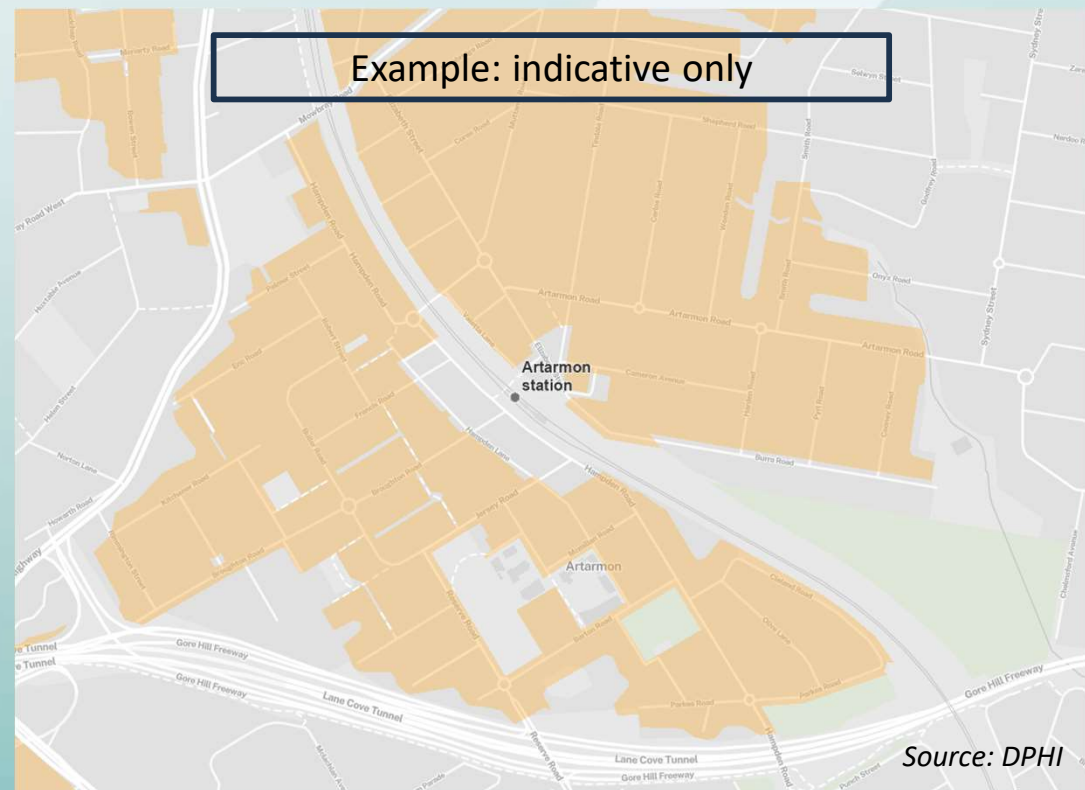
Where do the reforms apply?



- Land must be within the applicable 800m “walking distances” of the listed centres
- Applicants will need to demonstrate how their lot complies as part of their applications.

Walking distance:

“the shortest distance between two points measured along a route that may be safely walked by a pedestrian using, as far as reasonably practicable, public footpaths and pedestrian crossings”



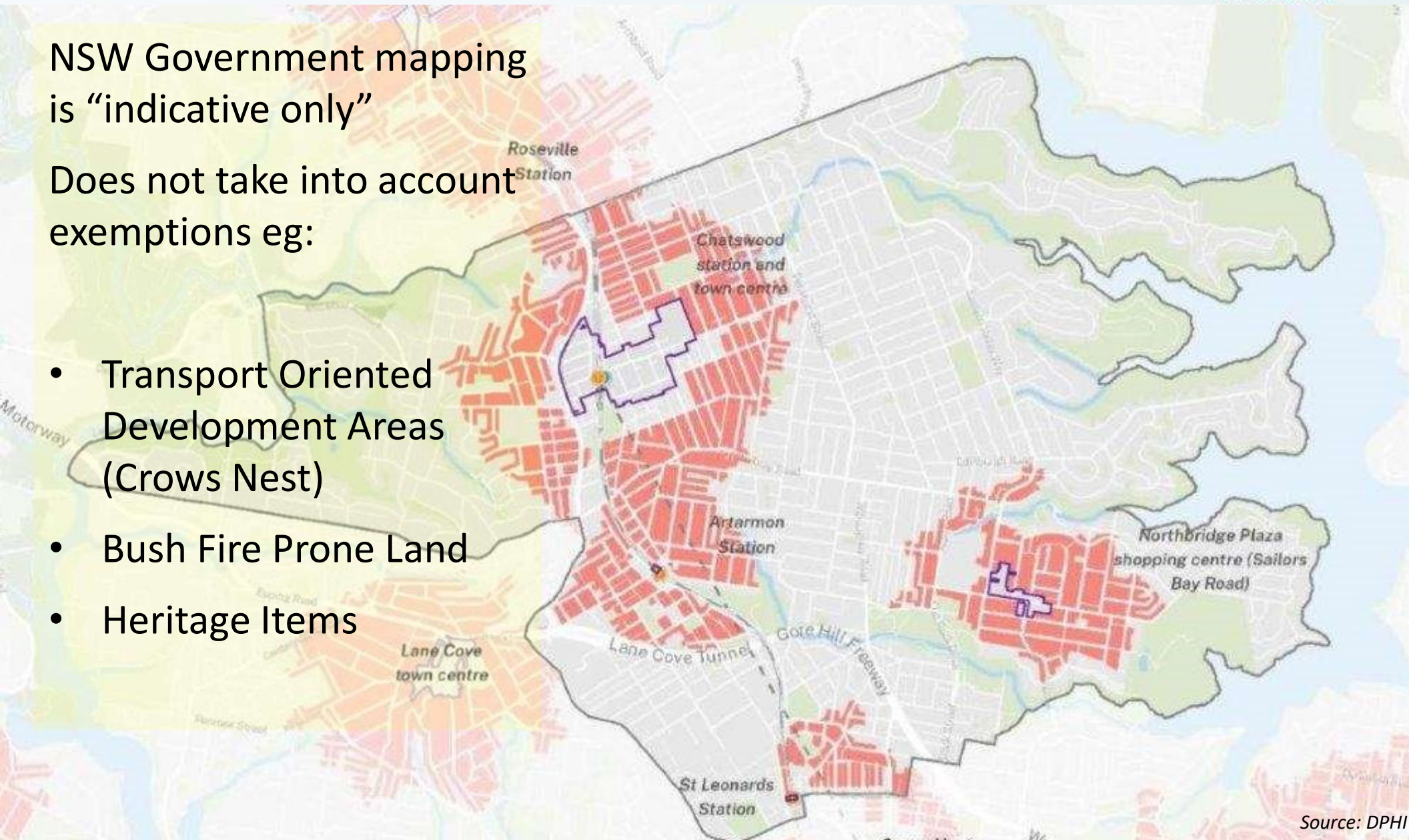
Where do the reforms apply?



NSW Government mapping is “indicative only”

Does not take into account exemptions eg:

- Transport Oriented Development Areas (Crows Nest)
- Bush Fire Prone Land
- Heritage Items



Dual occupancies



In R2 Low Density Zones within 800m walking distance of listed centres



	Council control	State govt reforms
Min lot size	700m ² attached 900m ² detached	450m ²
Min frontage	15m	12m
Height	8.5m	9.5m
FSR	Greater or equal to 700m ² and less than 800m ² 0.41:1 Greater or equal to 800m ² 0.4:1	0.65:1
Permissibility in R2 zone	Excluded from HCAs	Permitted in HCAs

Design and other rules still apply – satisfaction of the above does not guarantee approval.

Manor homes + terraces



In R2, R3, and R4 zones within 800m walking distance of listed centres



MANOR



TERRACE

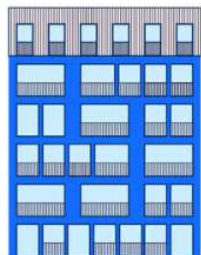
	Council control	State govt reforms
Permissibility in zone	Permitted in R3 only	Permitted, including in HCAs
Min lot size	No minimum (R3 zone only)	Manor homes/multi dwelling houses 600m ² Terraces 500m ²
Min frontage	27m (R3 zone only)	Manor homes/multi dwelling houses 12m Terraces 18m
Height	8.5m to 12m locational (R3 zone only)	9.5m
FSR	0.7:1 to 1:1 locational (R3 zone only)	Manor homes/multi dwelling houses 0.8:1 Terraces 0.7:1

Design and other rules still apply – satisfaction of the above does not guarantee approval.

Flat buildings + shop top housing



In R2, R3 and R4 Zones within 800m walking distance



Flat Buildings and Shop Top Housing

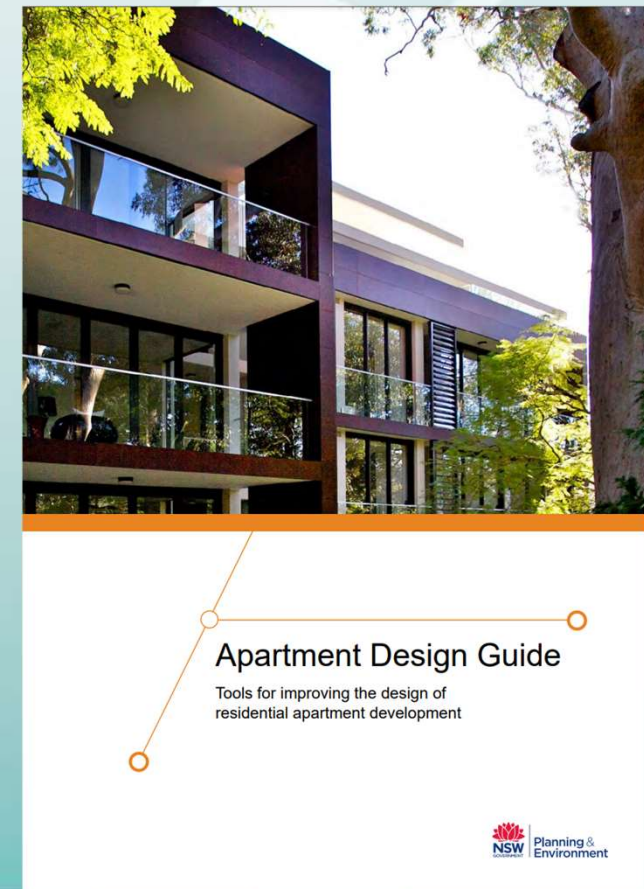
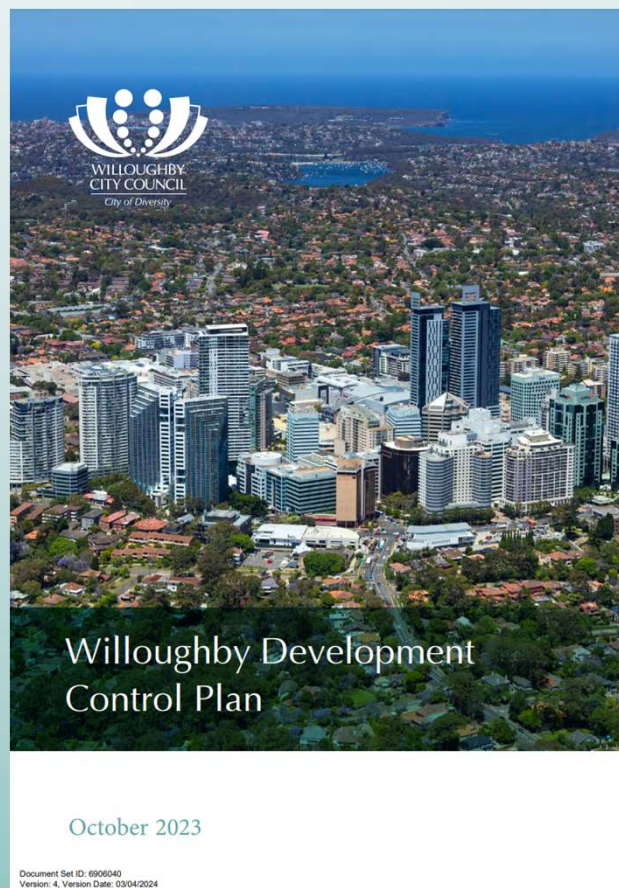
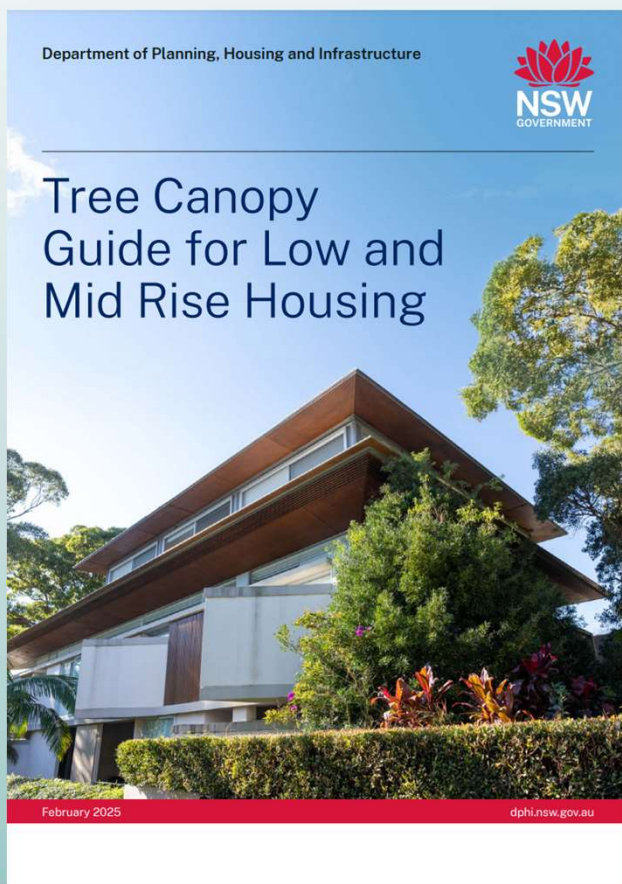
	Council control	State govt reforms
Permissible in zones	R3 and R4 only	Permitted in R2, R3, and R4
Min lot size	Prohibited in R2 No Minimum in R3 and R4	R2: 500m ² R3 and R4 No Minimum
Min frontage	Prohibited in R2 27m in R3 and R4 zones	R2: 12m R3 and R4: No Minimum
Height	Prohibited in R2 8.5m to 12m locational in R3 12m-36m locational in R4	R2: 9.5m Flats within 400m R3 and R4: 6 storeys (22m) Shop Top within 400m R3 and R4: 7 storeys (24m) 400m to 800m R3 and R4: 4 storeys (17.5m)
FSR	Prohibited in R2 0.7:1 to 1:1 locational in R3 1.5:1 to 2:1 locational in R4	R2: 0.8:1 Within 400m R3 and R4: 2.2:1 400m to 800m R3 and R4: 1.5:1

Design and other rules still apply – satisfaction of the above does not guarantee approval.

Design and other guidance



- Applications will be considered against the relevant building codes, Australian standards, and guidance documents.
- These cover things such as material specs, landscaped areas, tree planting, parking, set backs from boundaries, overshadowing and heritage areas.



Questions

Contact details



NSW Department of Planning Housing and Infrastructure

information@planning.nsw.gov.au

1300 305 695

The Hon. Paul Scully, Minister for Planning

office@scully.minister.nsw.gov.au

Tim James MP, Member for Willoughby

willoughby@parliament.nsw.gov.au