
Public Information Session

February 2024

NSW Government Proposed changes to Housing policy



Agenda

1. Welcome

2. Acknowledgment of Country

3. Introduction - Zoë Baker | Mayor

4. Presentation

- Marcelo Occhiuzzi | Director Planning and Environment – North Sydney Council
- Neal McCarry | Acting Manager Strategic Planning – North Sydney Council

5. Questions and answers

- Scan the QR code and type your questions



6. More information

PRESENTATION CONTENTS

1. Managing growth and change – North Sydney Council's response

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2. **Why are we here?** - Two major State Government Policy announcements

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 - **Low and Mid-Rise Housing**

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 - **Low and Mid-Rise Housing**
 - **Transport Oriented Development Program**
 - Part One - Accelerated Precincts (including Crows Nest)
 - Part Two – 31 metro and rail stations (not currently impacting North Sydney)

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 - **Low and Mid-Rise Housing**
 - **Transport Oriented Development Program**
 - Part One - Accelerated Precincts (including Crows Nest)
 - Part Two – 31 metro and rail stations (not currently impacting North Sydney)
3. **Key impacts and issues**

NORTH SYDNEY COUNCIL

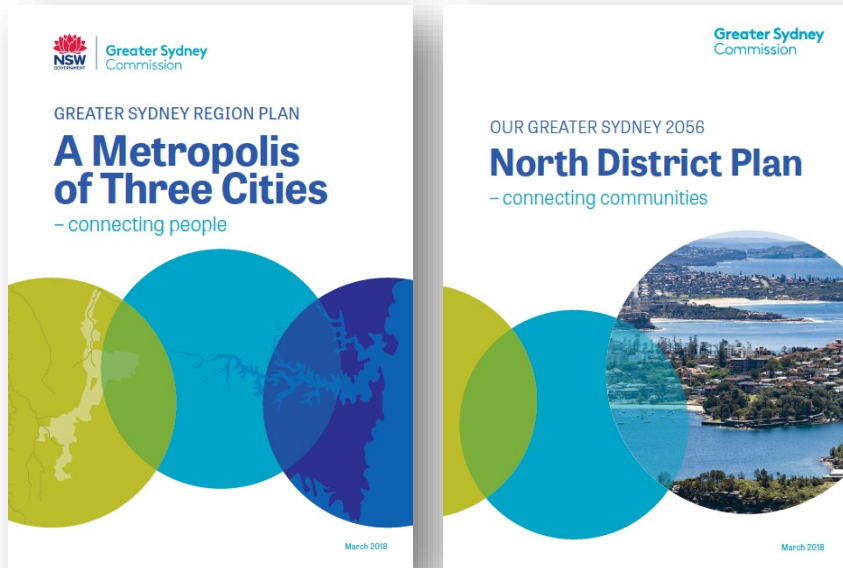
STRATEGIC PLANNING

NORTH SYDNEY COUNCIL

STRATEGIC PLANNING

Regional Strategic planning

– Dwelling and jobs targets

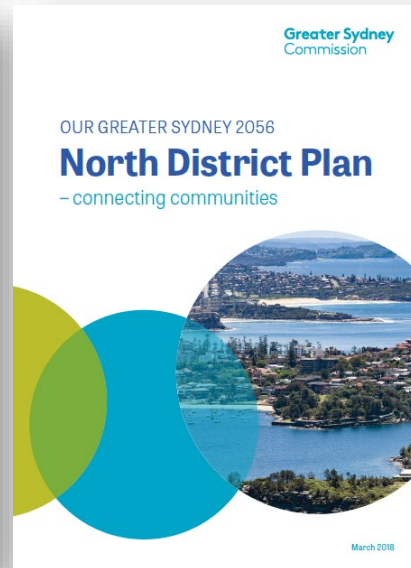
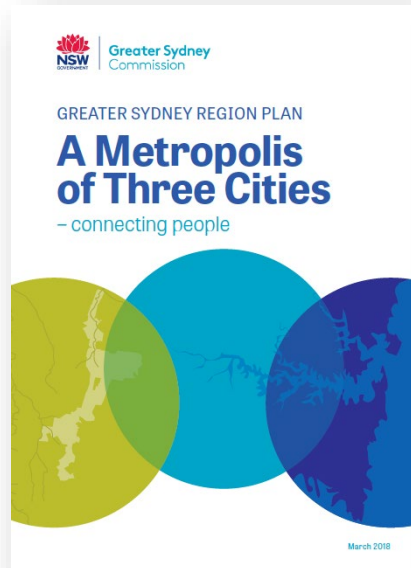


NORTH SYDNEY COUNCIL

STRATEGIC PLANNING

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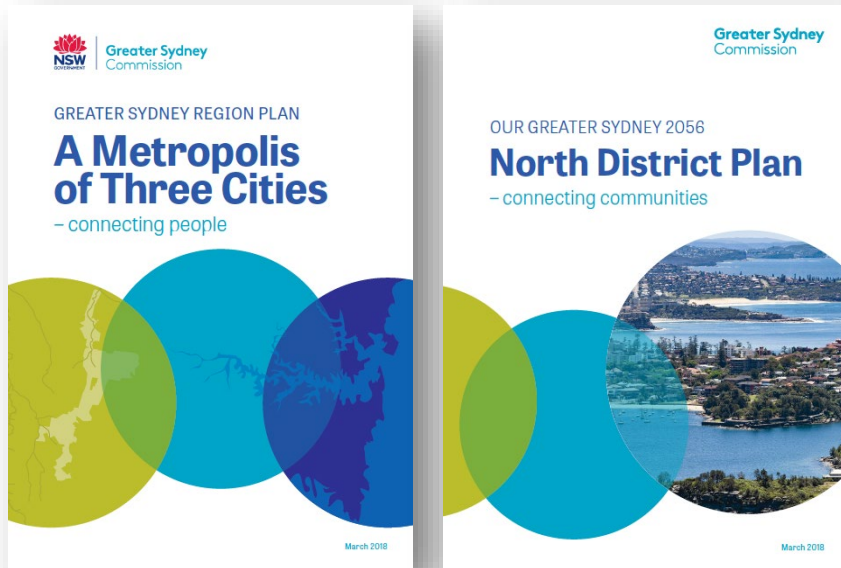


Council Strategic Planning response

NORTH SYDNEY COUNCIL STRATEGIC PLANNING

Regional Strategic planning

– Dwelling and jobs targets



Council Strategic Planning response

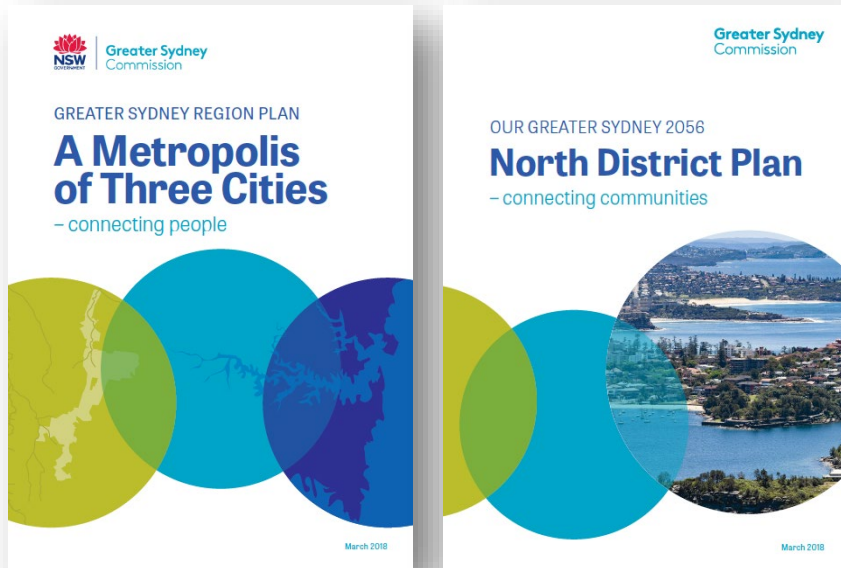
Local Strategic Planning Statement (LSPS) and
Council developed strategies (Local Housing Strategy)



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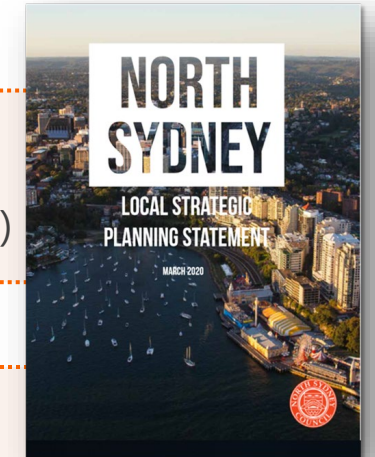


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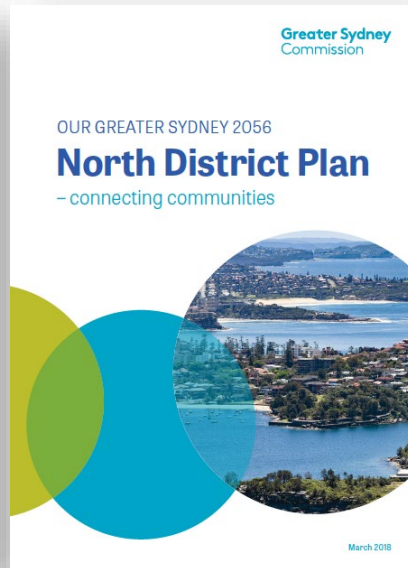
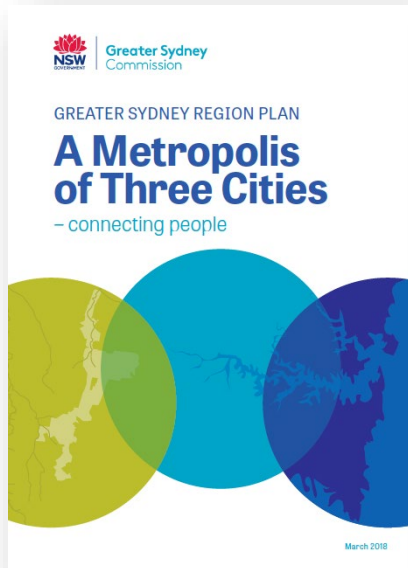
Holistic Place based planning
(underpinned by Community consultation)



NORTH SYDNEY COUNCIL STRATEGIC PLANNING

Regional Strategic planning

– Dwelling and jobs targets



Council Strategic Planning response

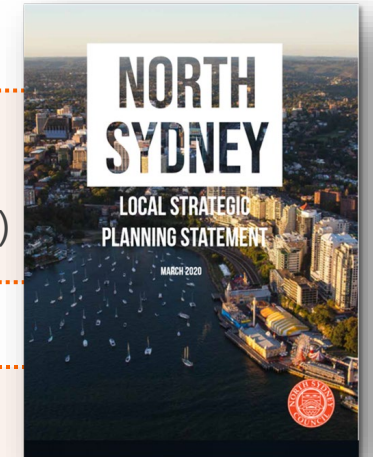
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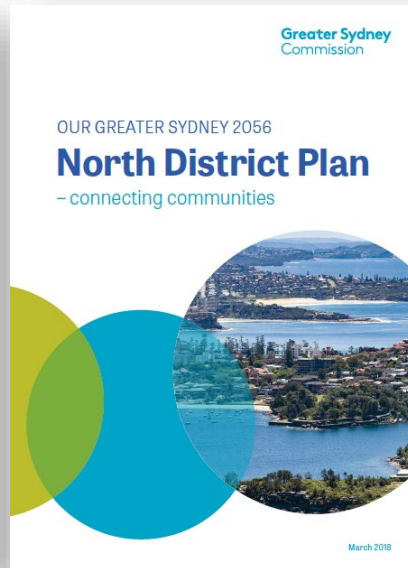
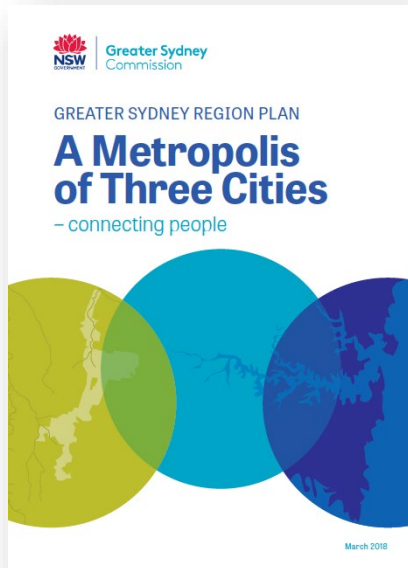
Amendments to planning controls



NORTH SYDNEY COUNCIL STRATEGIC PLANNING

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– Dwelling and jobs targets



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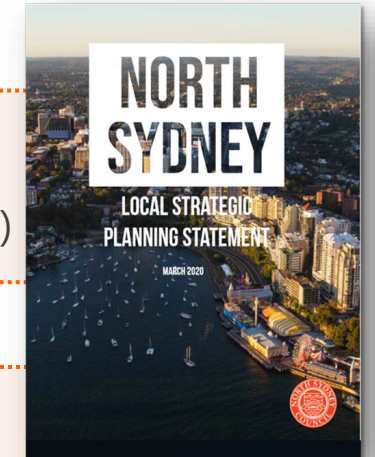
Holistic Place based planning
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Amendments to planning controls



Development applications lodged



WHY ARE WE HERE?

Explanation of Intended Effect: Changes to create low- and mid-rise housing

Department of Planning, Housing and Infrastructure (December 2023)



+

Transport Oriented Development (TOD) Program

Department of Planning, Housing and Infrastructure (December 2023)



Low & mid-rise housing

WHAT IS PROPOSED?



Low & mid-rise housing

APPLY TO

Station and Town Centre Precincts

- 800m of rail-based stations
- 800m of Commercial Centre (E2)
- 800m of 'Town Centre Precincts' (E1 & MU1)

WHAT IS PROPOSED?



Low & mid-rise housing

APPLY TO

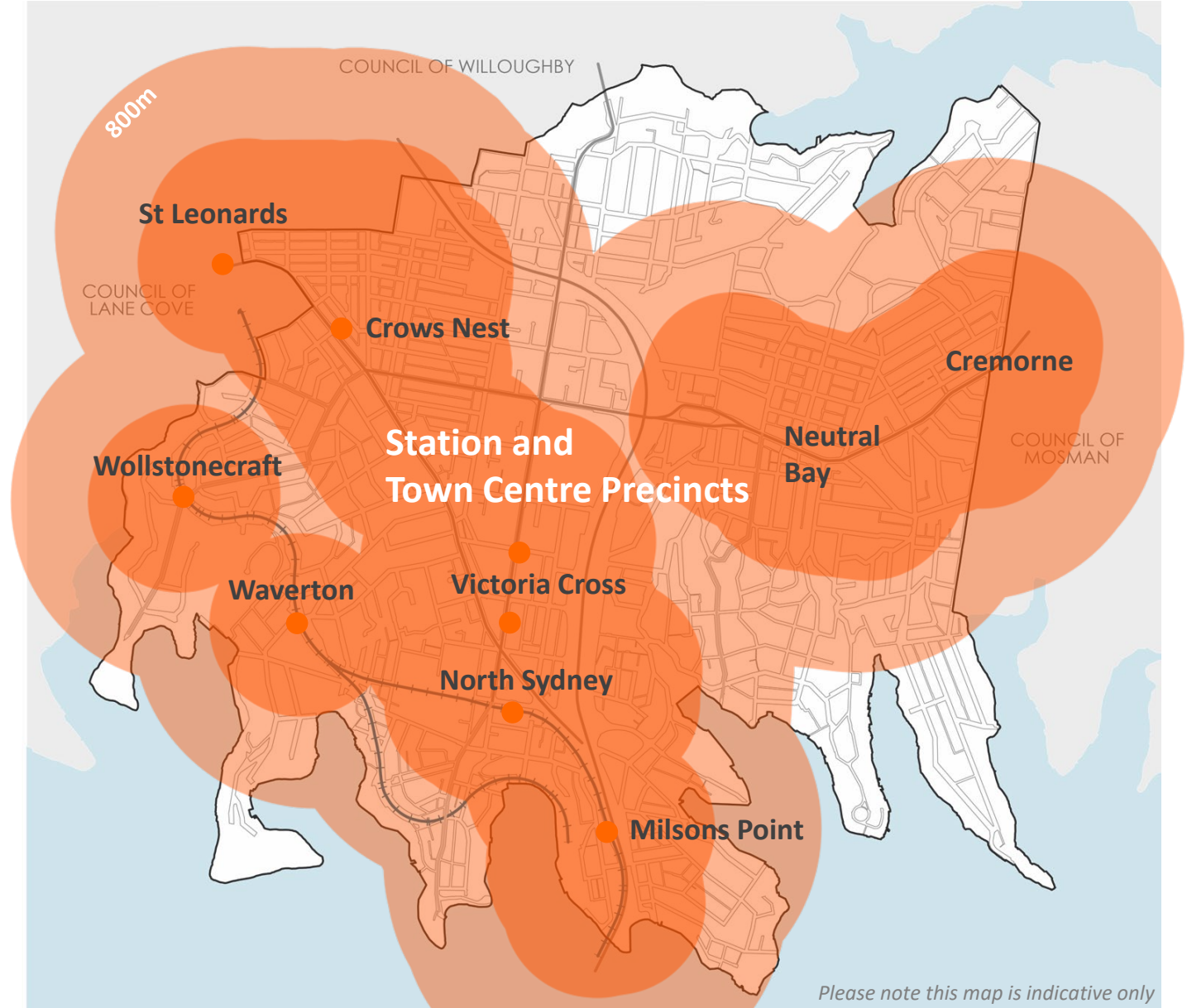
Station and Town Centre Precincts

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APPROACH

- Increasing density in proximity to existing infrastructure
- Similar to the Transport Oriented Development Program approach

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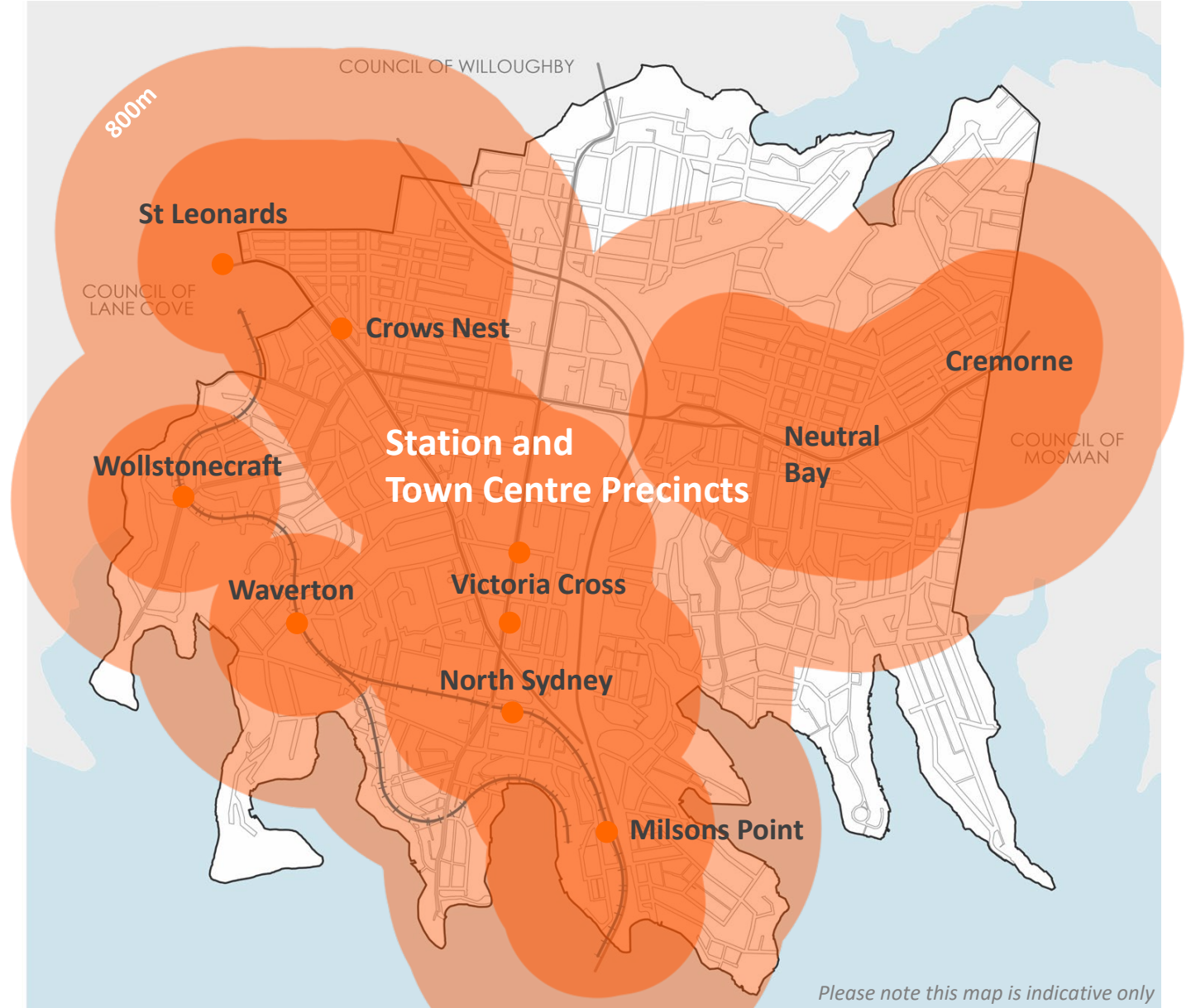
NSW GOVERNMENT STATED OBJECTIVES

Address a housing supply gap

Increase housing choice / mix

Increase housing affordability

WHAT IS PROPOSED?

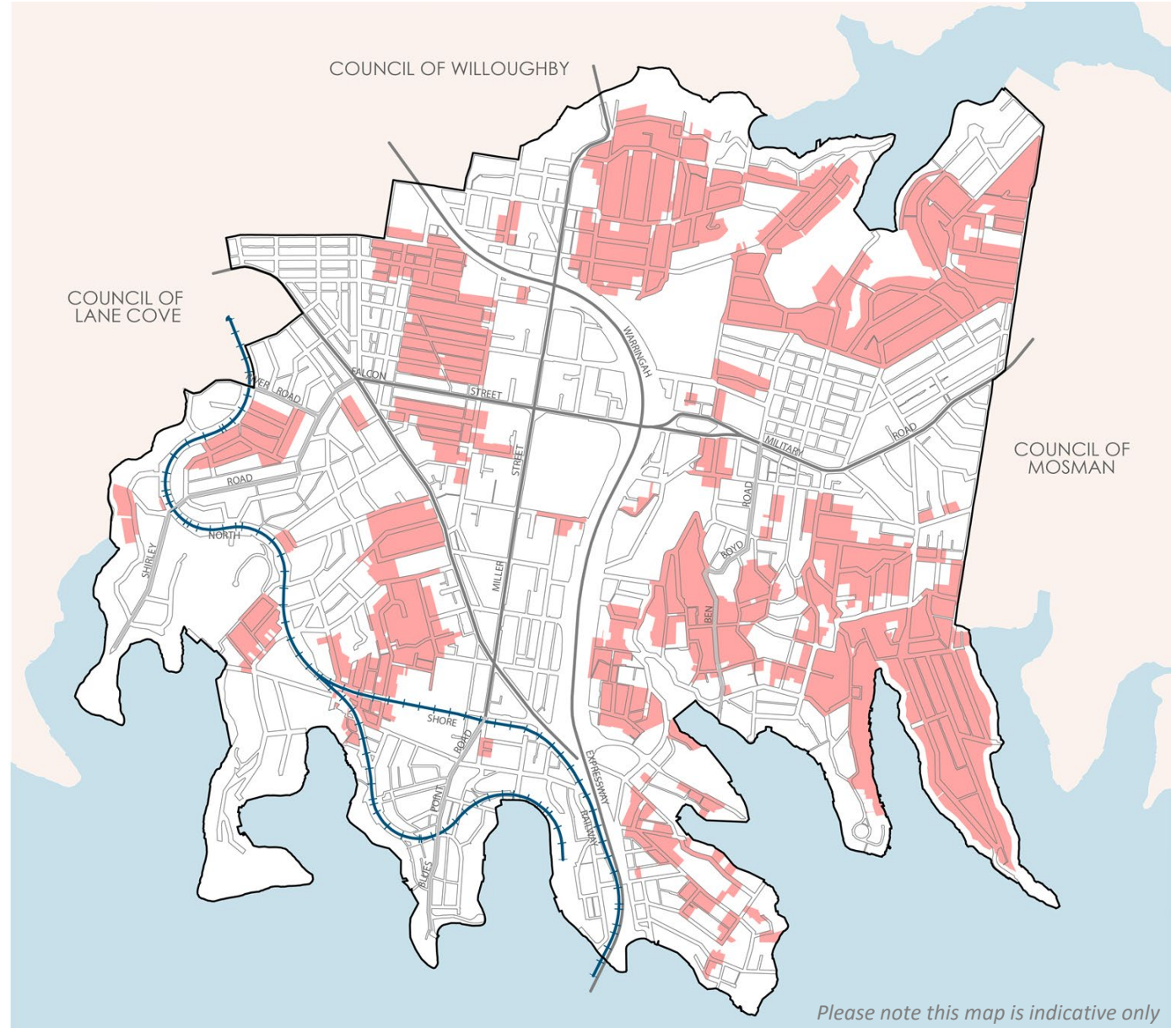


Existing Controls

Local Environmental Plan

R2 – Low density residential

LOW-RISE HOUSING



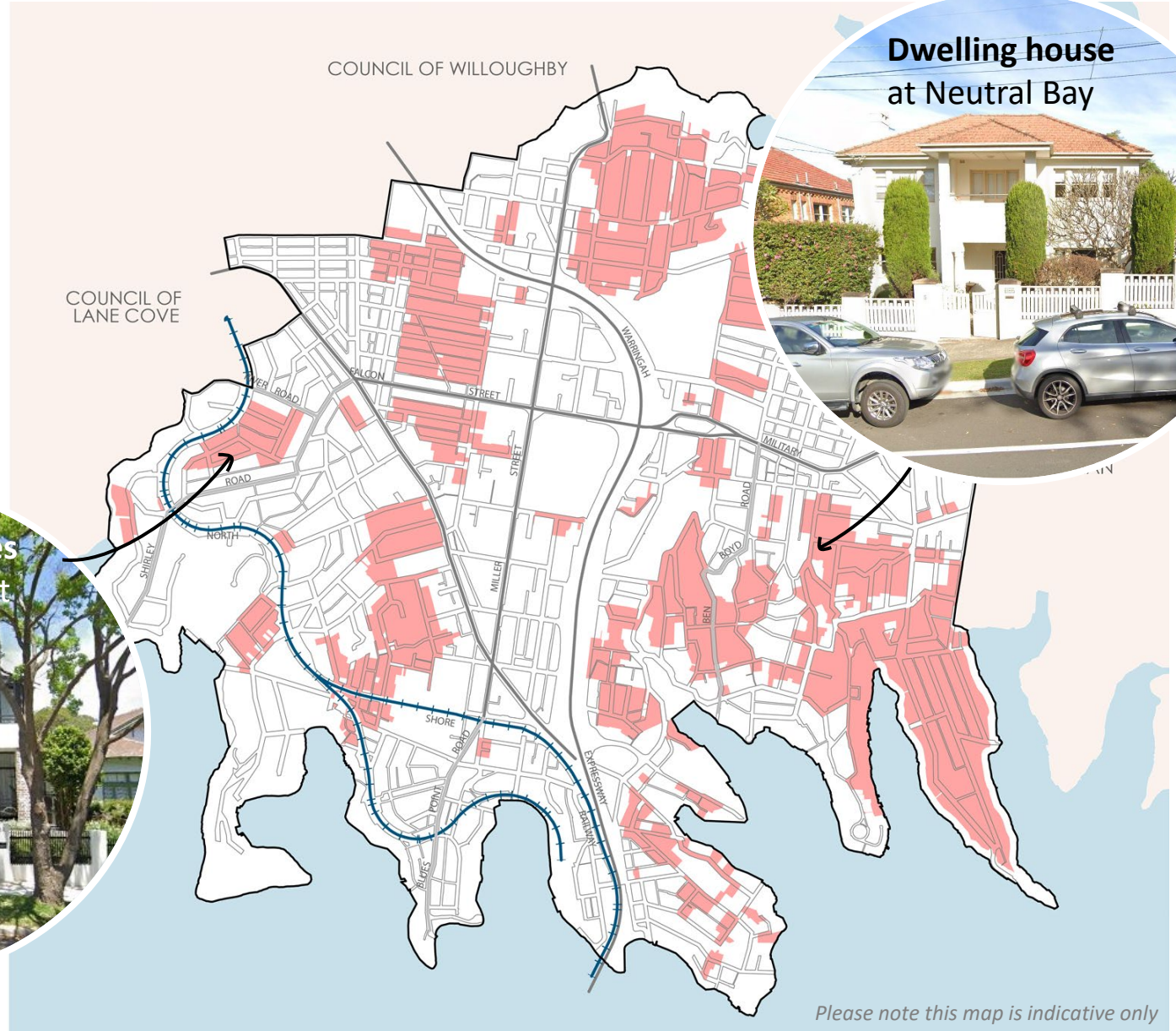
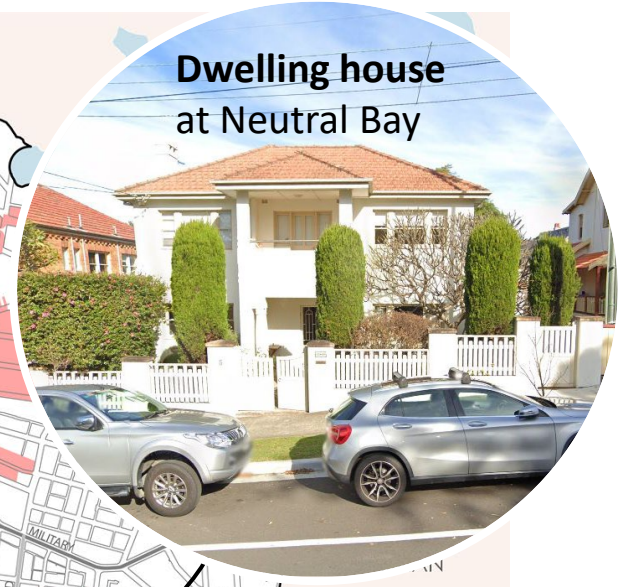
Local Environmental Plan

R2 – Low density residential

Permitted housing types

- Dwelling houses
- Dual occupancies (attached)

LOW-RISE HOUSING



Existing Controls

Local Environmental Plan

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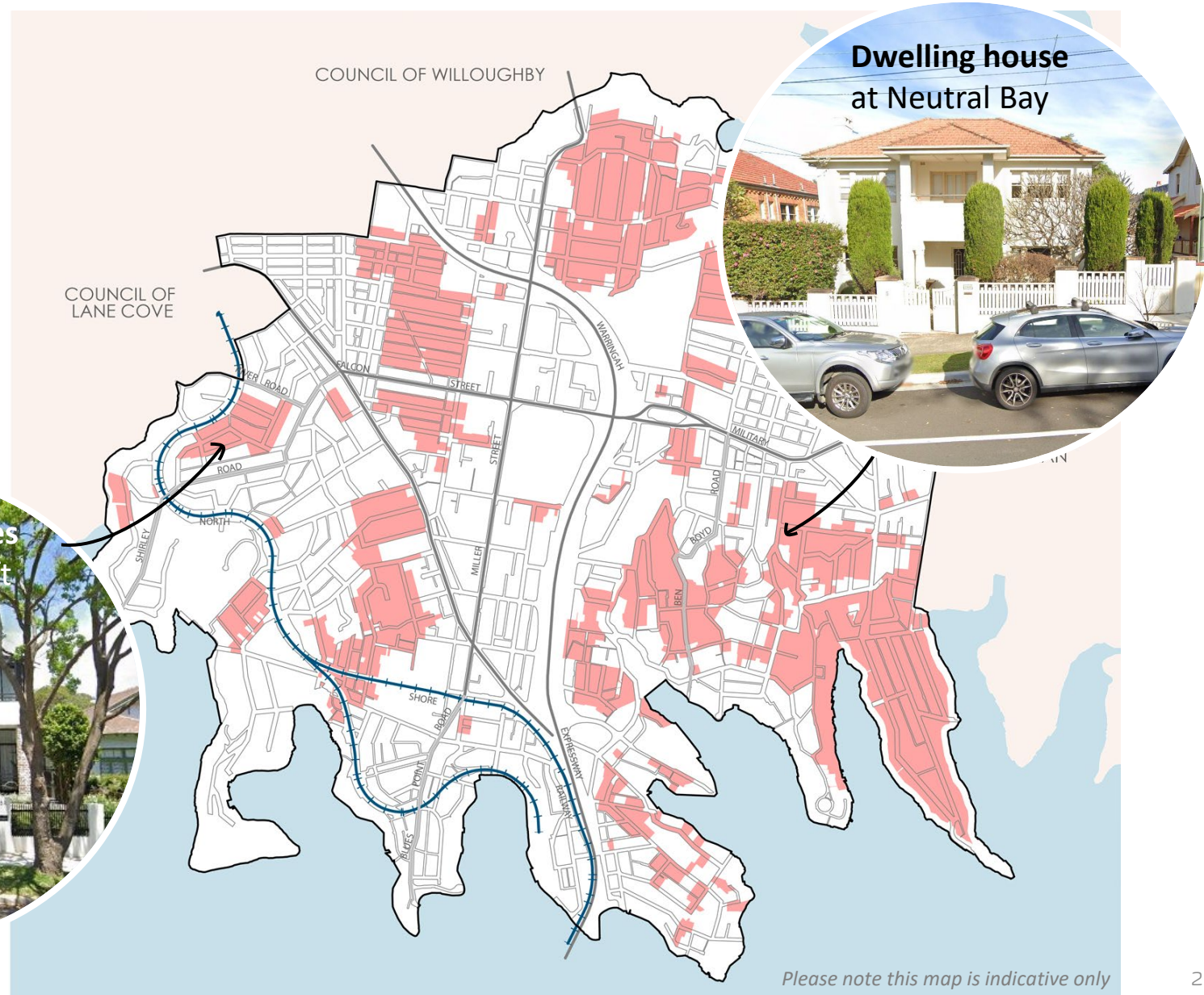
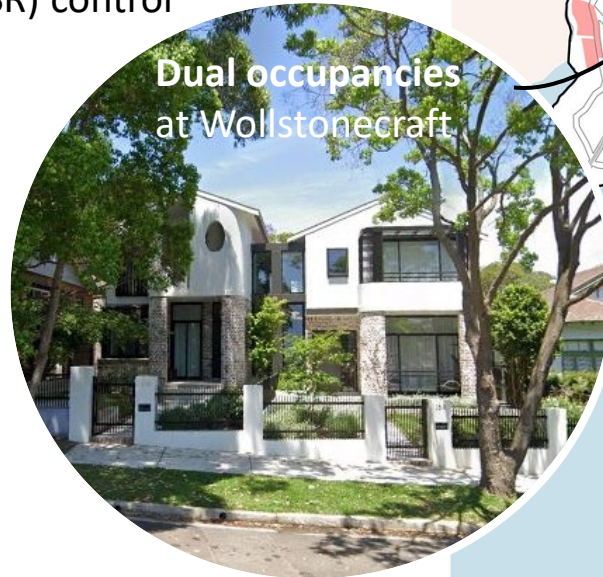
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Existing planning controls

- Maximum building height: 8.5m (2 storeys)
- No floor space ratio (FSR) control

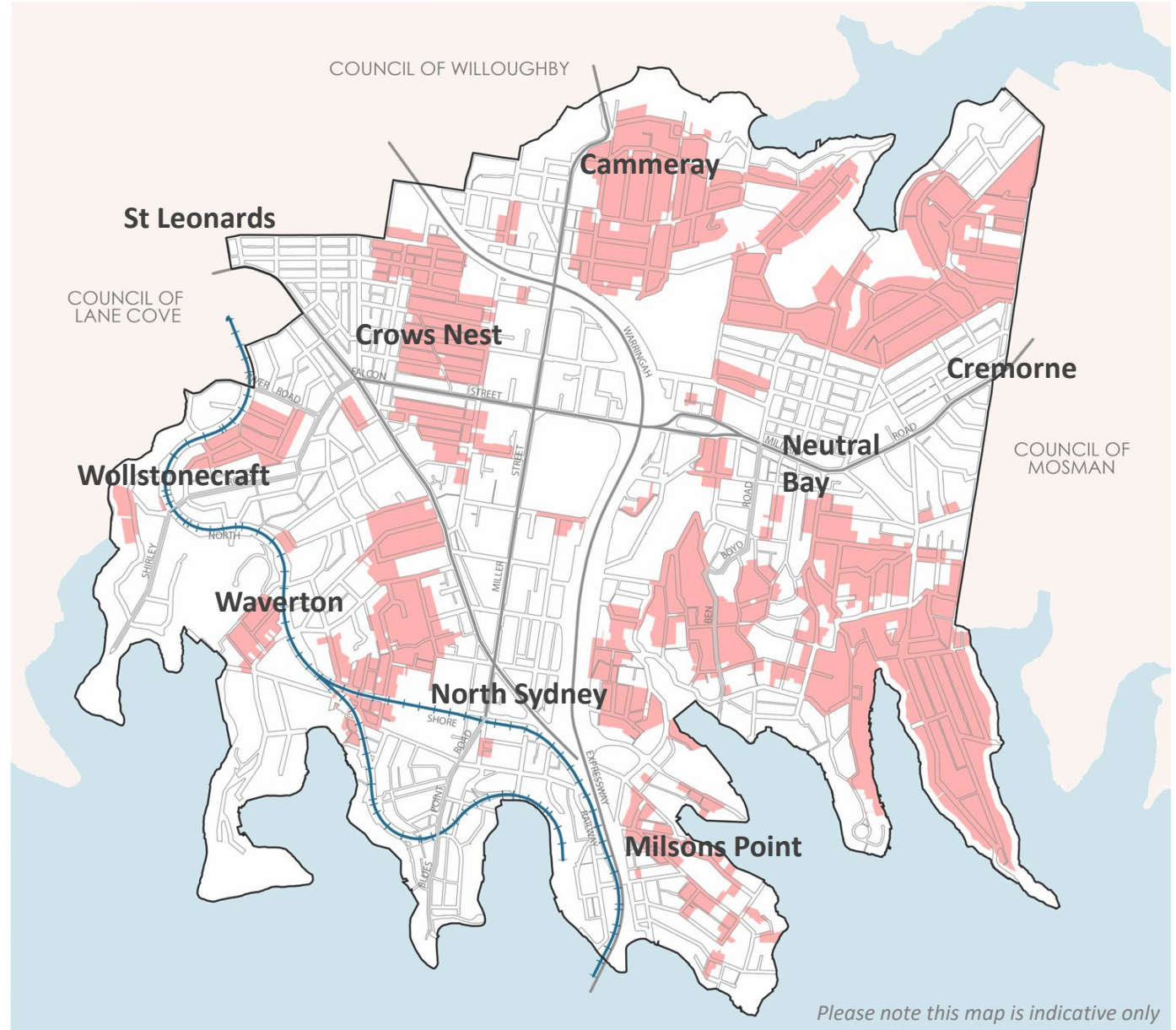
LOW-RISE HOUSING



Proposed Changes

R2 – Low density residential

LOW-RISE HOUSING



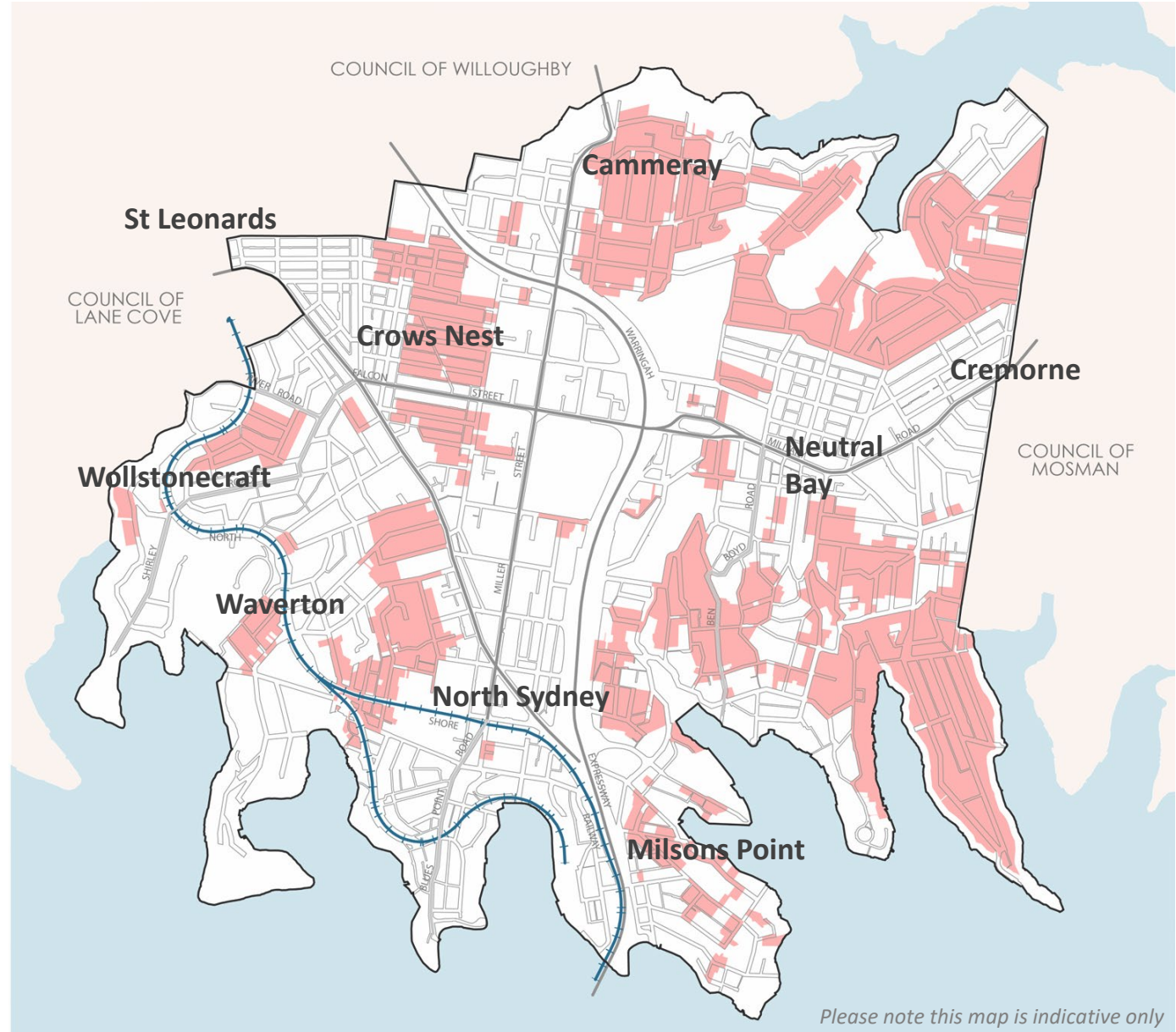
Proposed Changes

R2 – Low density residential

Permitted Housing Types

- Dwelling houses
- Dual occupancies – attached

LOW-RISE HOUSING



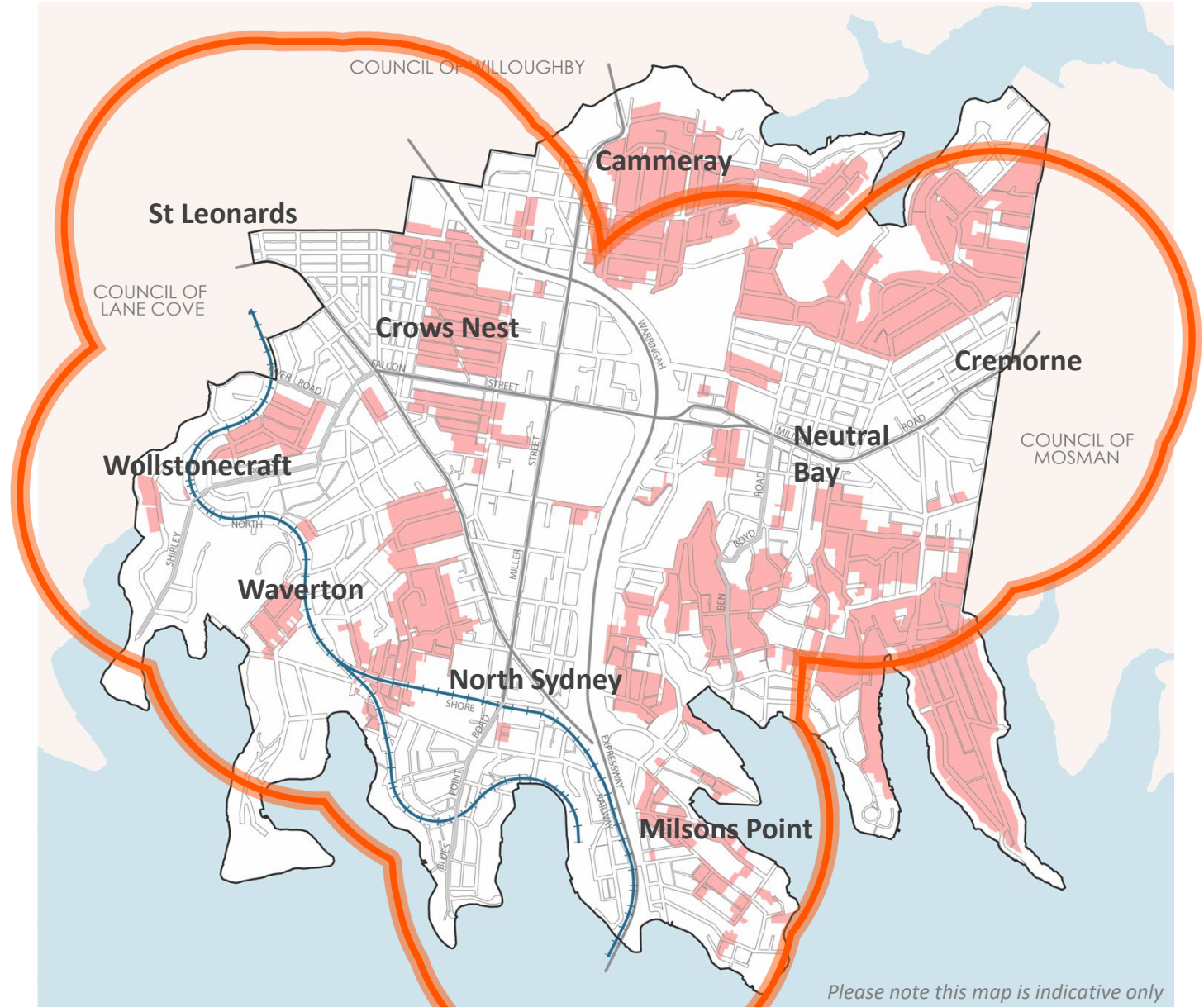
Proposed Changes

R2 – Low density residential

Permitted Housing Types

- Dwelling houses
 - Dual occupancies – attached
- +
- Dual occupancies - detached (new)
 - Manor houses (new)
 - Multi-dwelling housing – terraces (new)
 - Multi-dwelling housing - townhouses (new)

LOW-RISE HOUSING



Proposed Changes

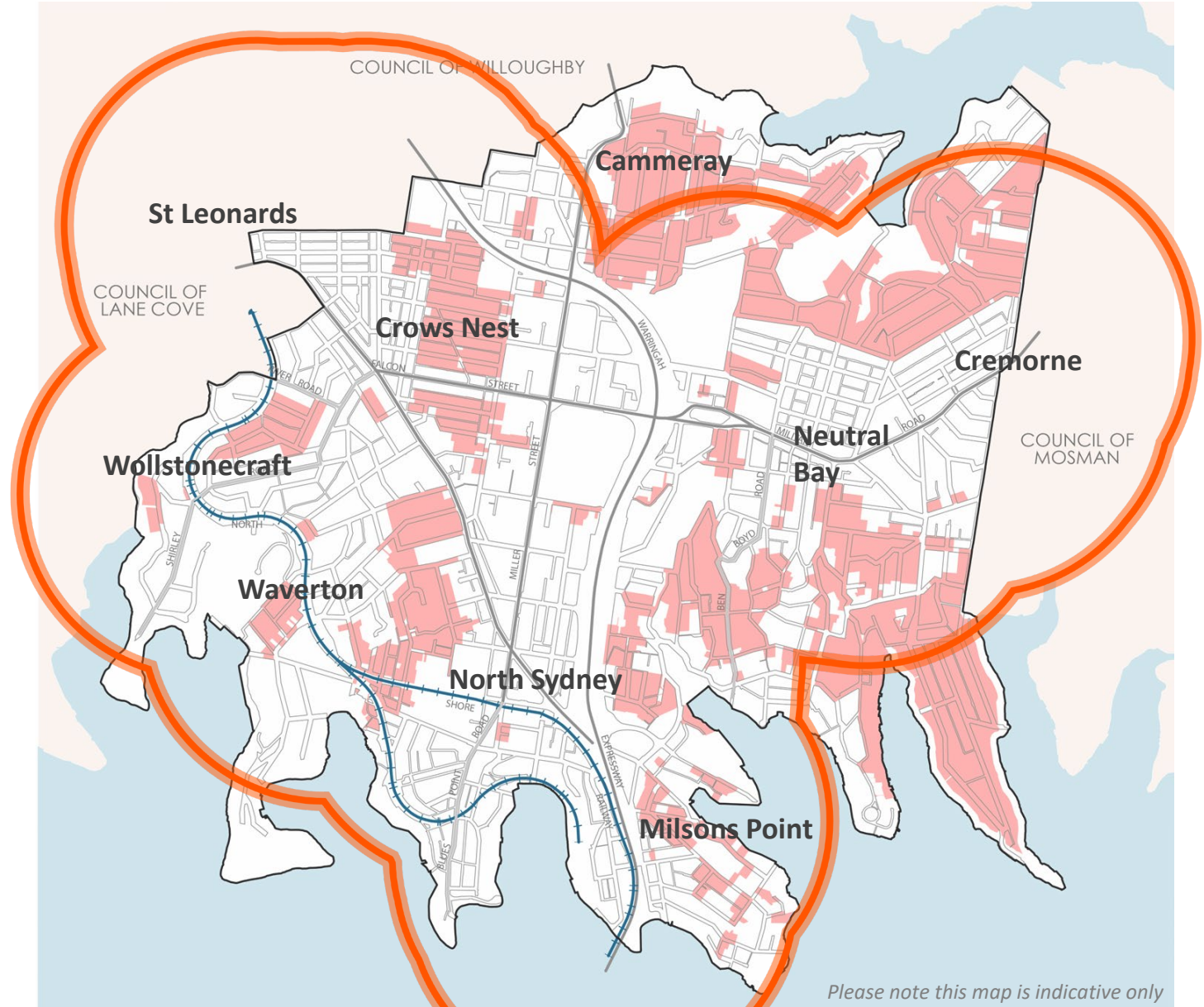
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Proposed State Controls

LOW-RISE HOUSING



Proposed Changes

R2 – Low density residential

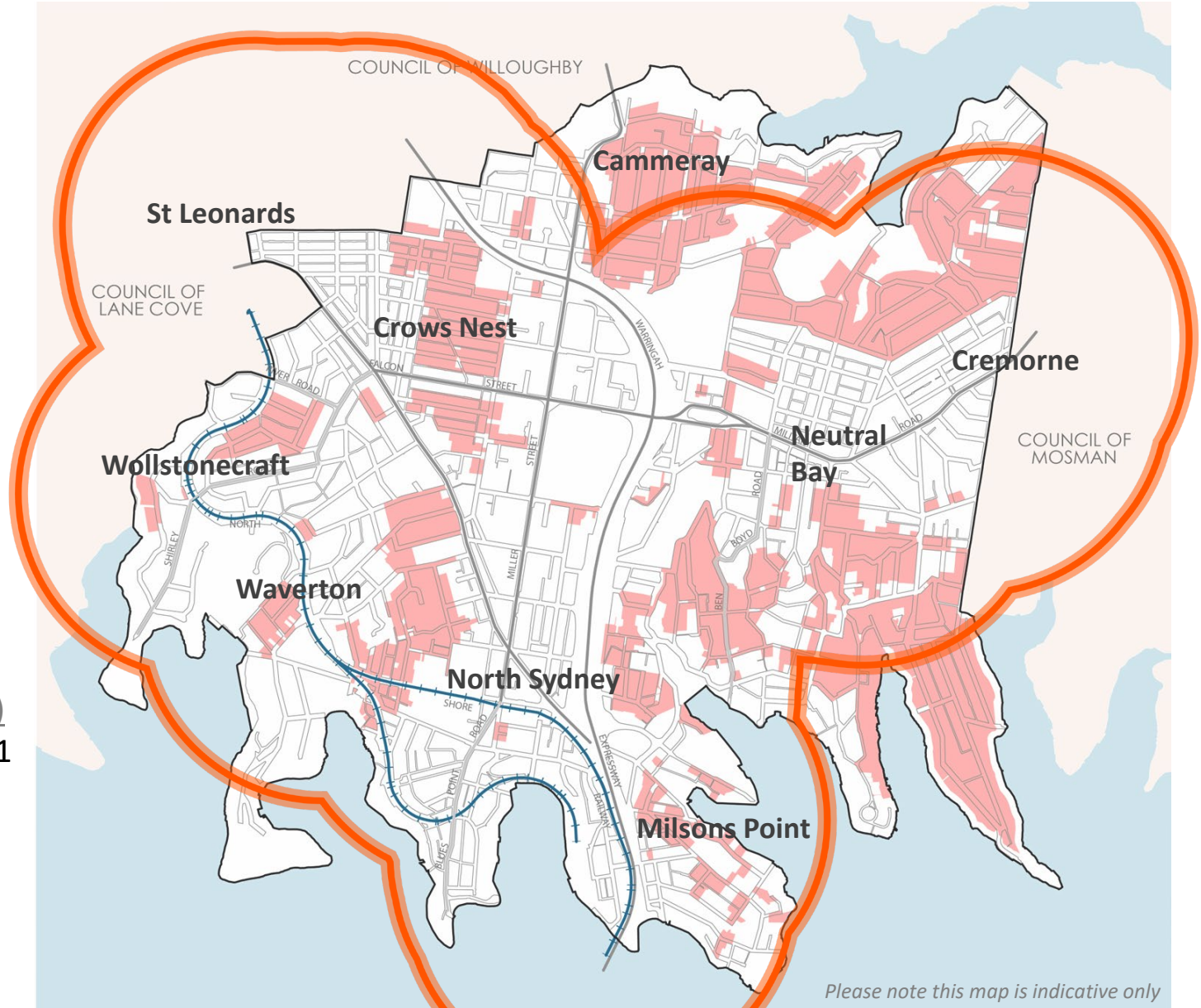
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 - Multi-dwelling housing - townhouses (new)

Proposed State Controls

- Maximum building heights: 9.5m (1m increase)
- Maximum floor space ratio (FSR): 0.65:1 – 0.8:1
- Minimum site area: 450m² – 600m²
- Minimum lot width: 12m and 18m (terraces)

LOW-RISE HOUSING



Proposed Changes

LOW-RISE HOUSING

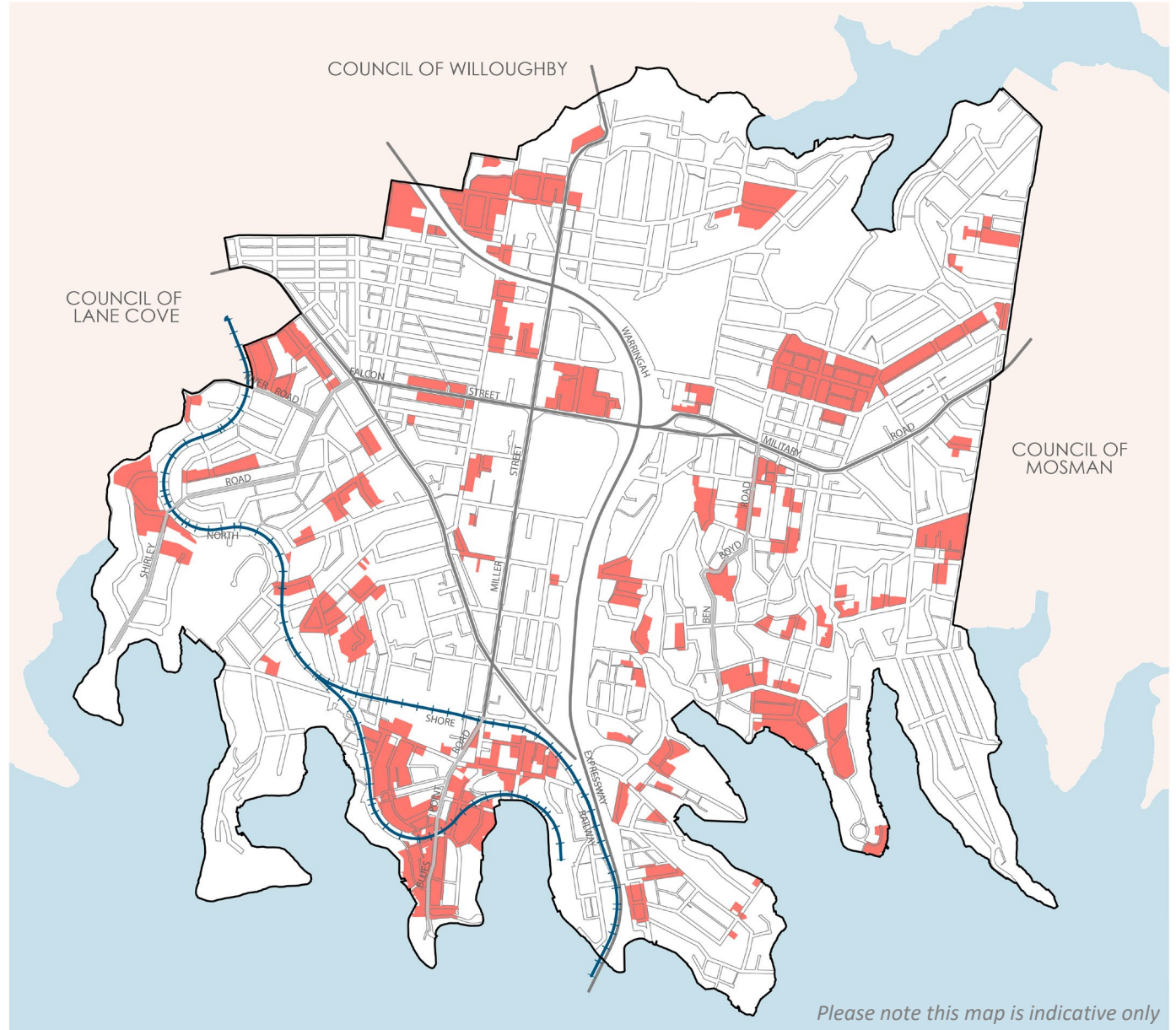


Existing Controls

Local Environmental Plan

R3 – Medium density residential

MID-RISE HOUSING



Existing Controls

Local Environmental Plan

R3 – Medium density residential

Permitted housing types

- Dwelling houses
- Dual occupancies
- Attached dwellings
- Semi-detached dwellings
- Multi-dwelling housing

MID-RISE HOUSING



Existing Controls

Local Environmental Plan

R3 – Medium density residential

Permitted housing types

- Dwelling houses
- Dual occupancies
- Attached dwellings
- Semi-detached dwellings
- Multi-dwelling housing

Existing planning controls

- Maximum building height: 8.5m (2 storeys)
- No floor space ratio control

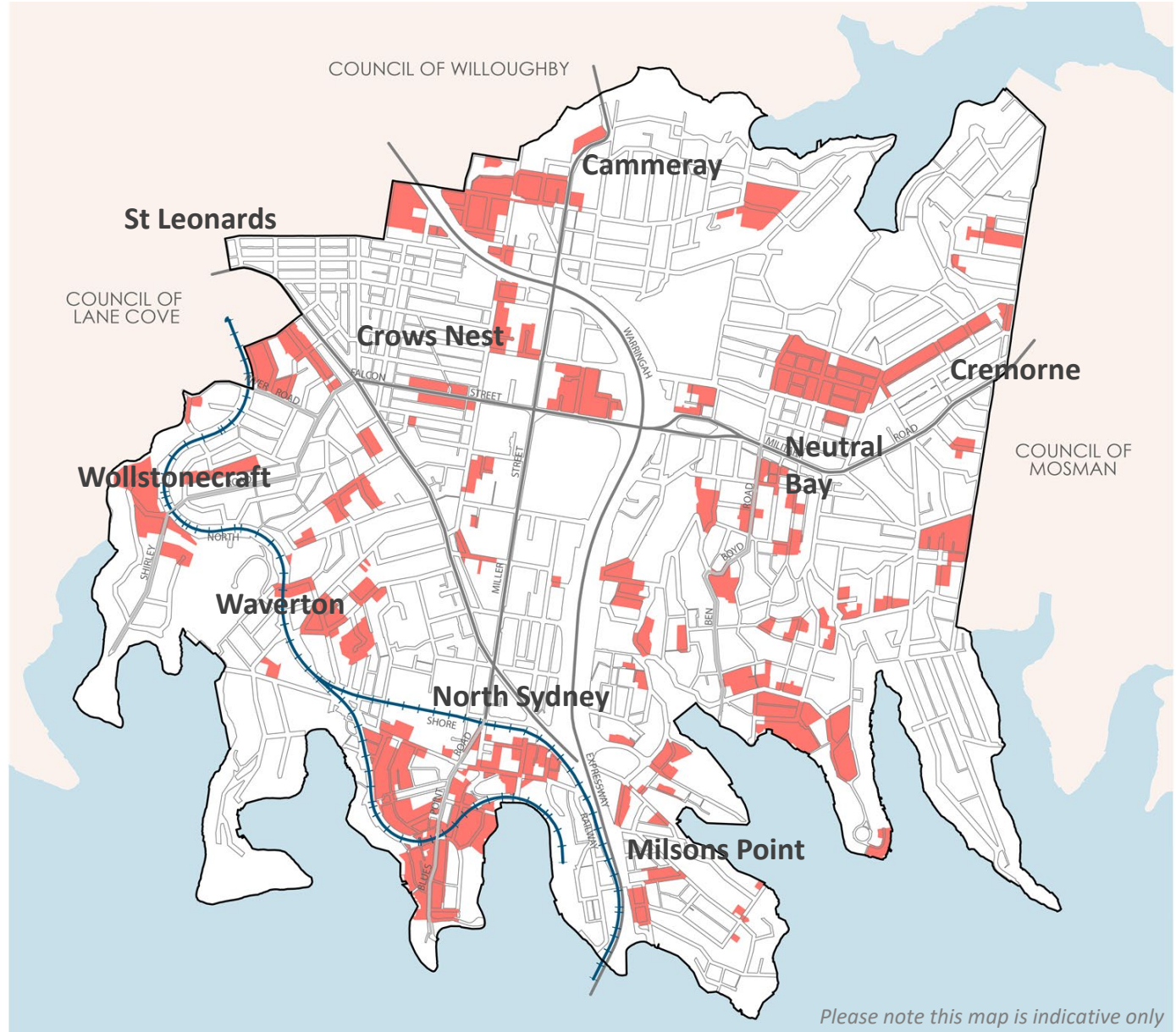
MID-RISE HOUSING



Proposed Changes

R3 – Medium density residential

MID-RISE HOUSING



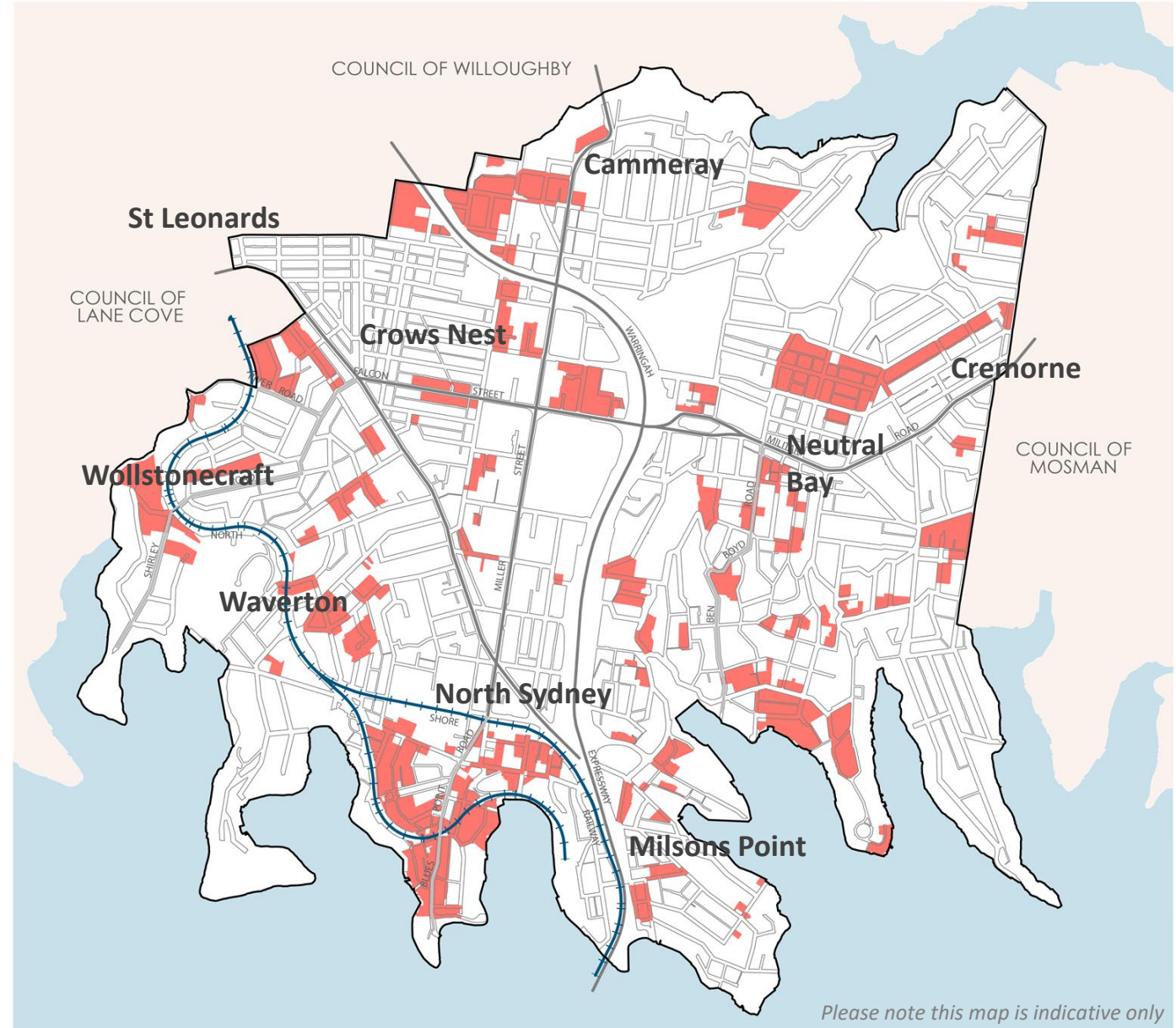
Proposed Changes

R3 – Medium density residential

Permitted housing types

- Dwelling houses
- Dual occupancies
- Attached dwellings
- Semi-detached dwellings
- Multi-dwelling housing

MID-RISE HOUSING



Proposed Changes

R3 – Medium density residential

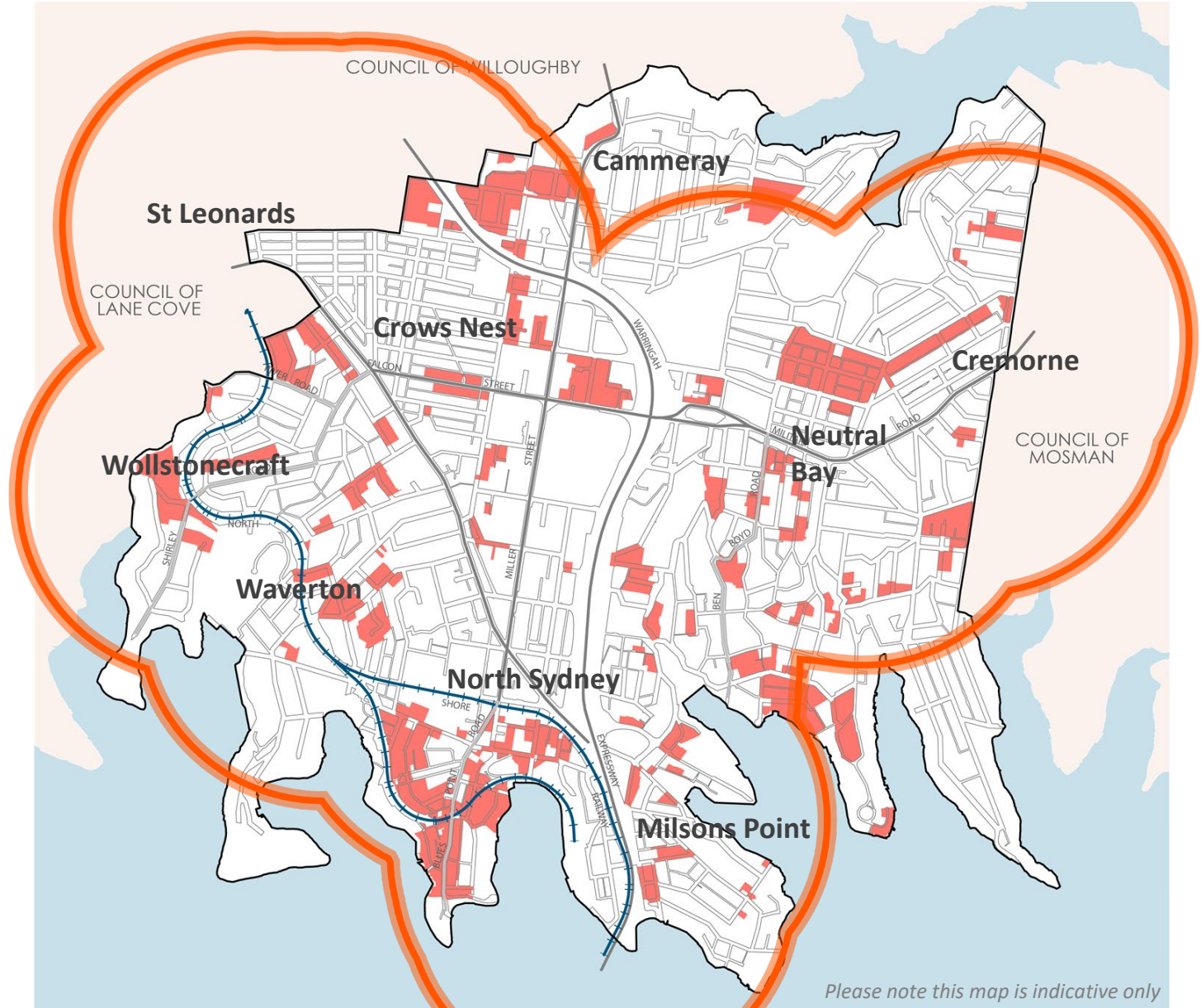
Permitted housing types

- Dwelling houses
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- Attached dwellings
- Semi-detached dwellings
- Multi-dwelling housing

+

- Residential flat building (new)

MID-RISE HOUSING



Proposed Changes

R3 – Medium density residential

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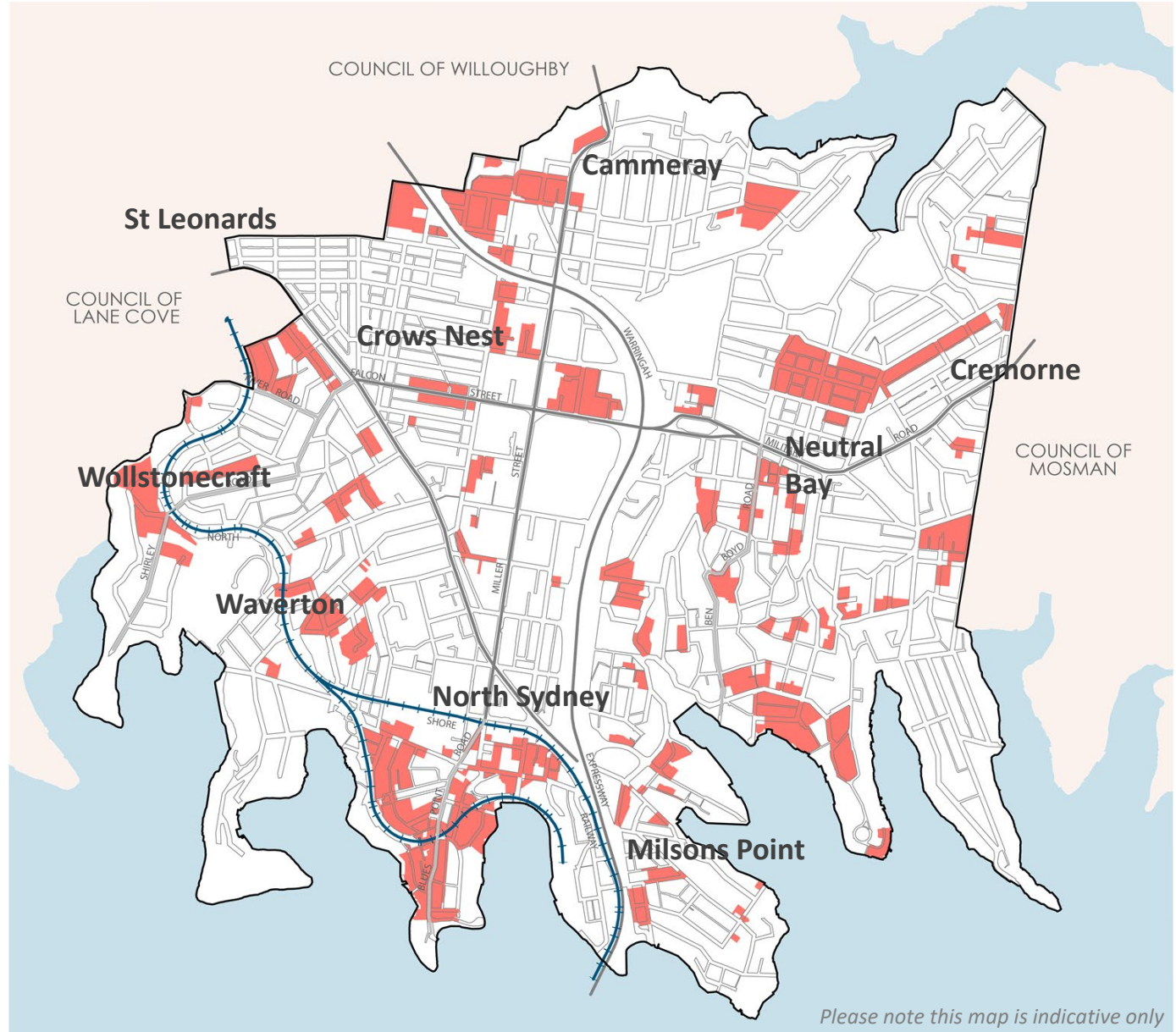
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+

- Residential flat building (new)

Proposed controls

MID-RISE HOUSING



Proposed Changes

R3 – Medium density residential

Permitted housing types

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- Dual occupancies
- Attached dwellings
- Semi-detached dwellings
- Multi-dwelling housing

+

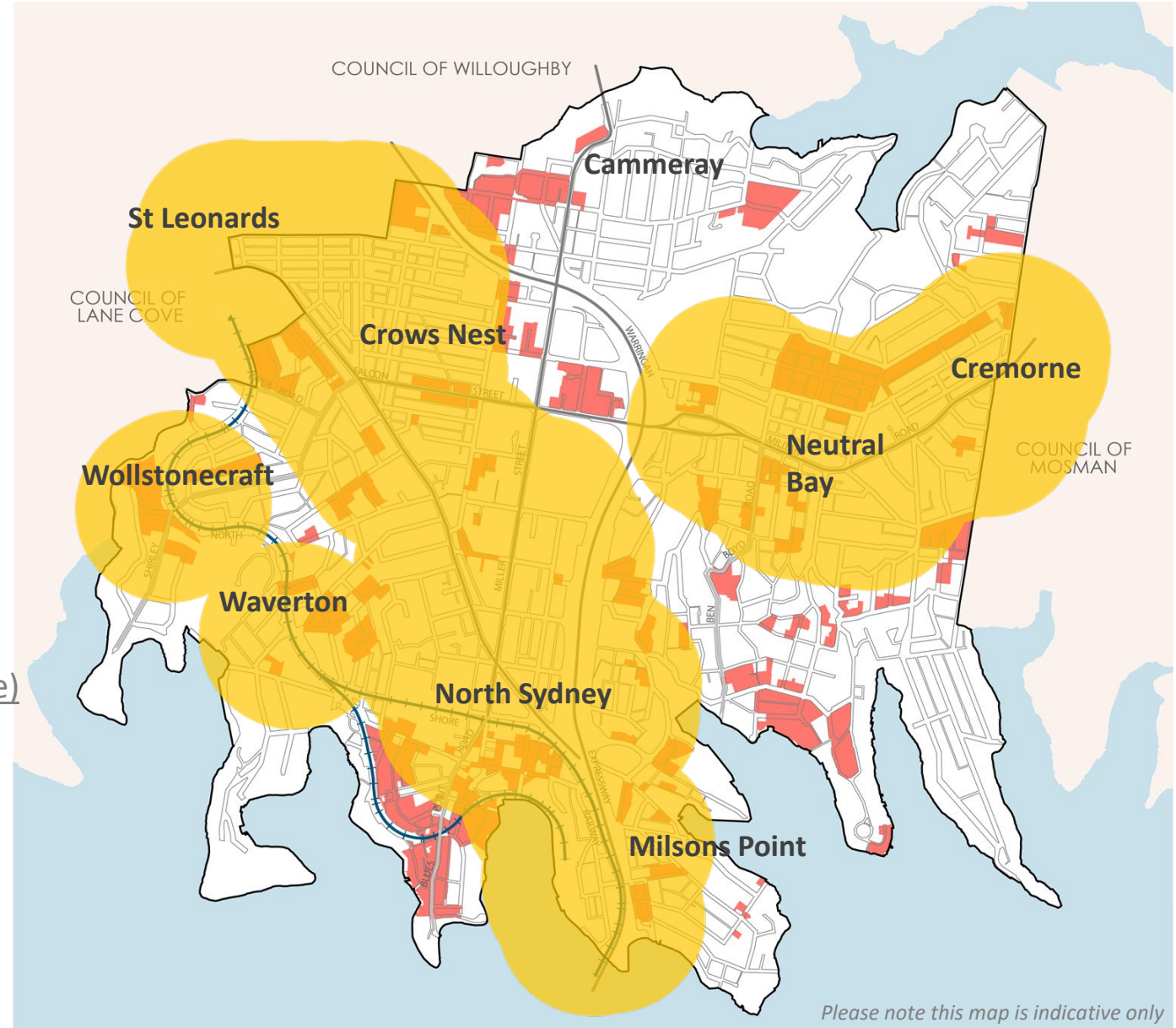
- Residential flat building (new)

Proposed controls

Inner catchment - within 400m

- Maximum building heights: 21m (12.5m increase)
- Maximum floor space ratio (FSR): 3:1

MID-RISE HOUSING



Proposed Changes

R3 – Medium density residential

Permitted housing types

- Dwelling houses
- Dual occupancies
- Attached dwellings
- Semi-detached dwellings
- Multi-dwelling housing

+

- Residential flat building (new)

Proposed controls

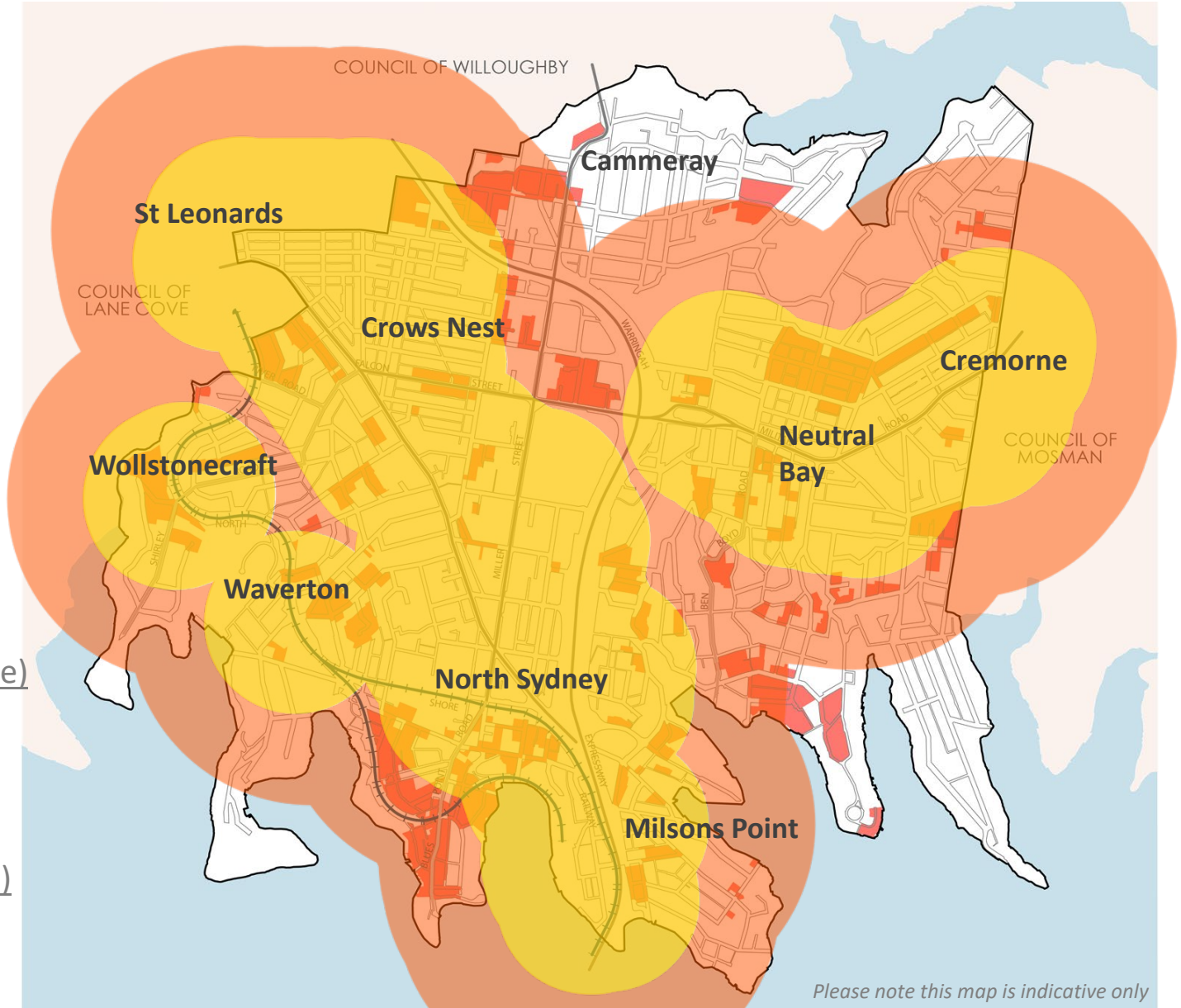
Inner catchment - within 400m

- Maximum building heights: 21m (12.5m increase)
Maximum floor space ratio (FSR): 3:1

Outer catchment – from 400m to 800m

- Maximum building heights: 16m (7.5m increase)
Maximum floor space ratio (FSR): 2:1

MID-RISE HOUSING

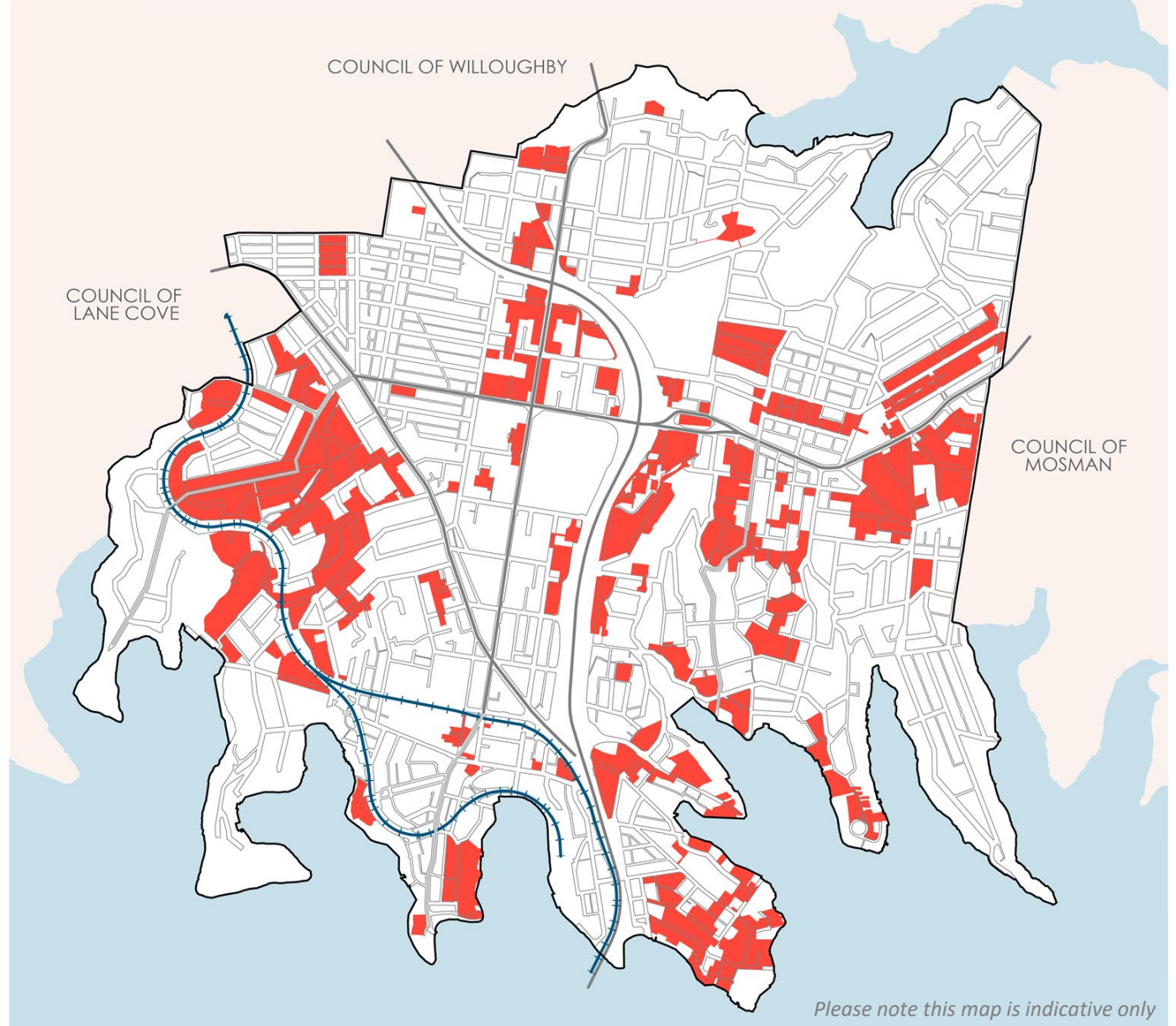


Existing Controls

Local Environmental Plan

R4 – High density residential

MID-RISE HOUSING



Existing Controls

Local Environmental Plan

R4 – High density residential

Permitted housing types

- Dwelling houses
- Dual occupancies
- Attached dwellings
- Semi-detached dwellings
- Multi-dwelling housing
- Residential flat buildings
- Shop top housing



Existing Controls

Local Environmental Plan

R4 – High density residential

Permitted housing types

- Dwelling houses
- Dual occupancies
- Attached dwellings
- Semi-detached dwellings
- Multi-dwelling housing
- Residential flat buildings
- Shop top housing

Existing planning controls

- Maximum building height: 12m (3/4 storeys)
- No floor space ratio control

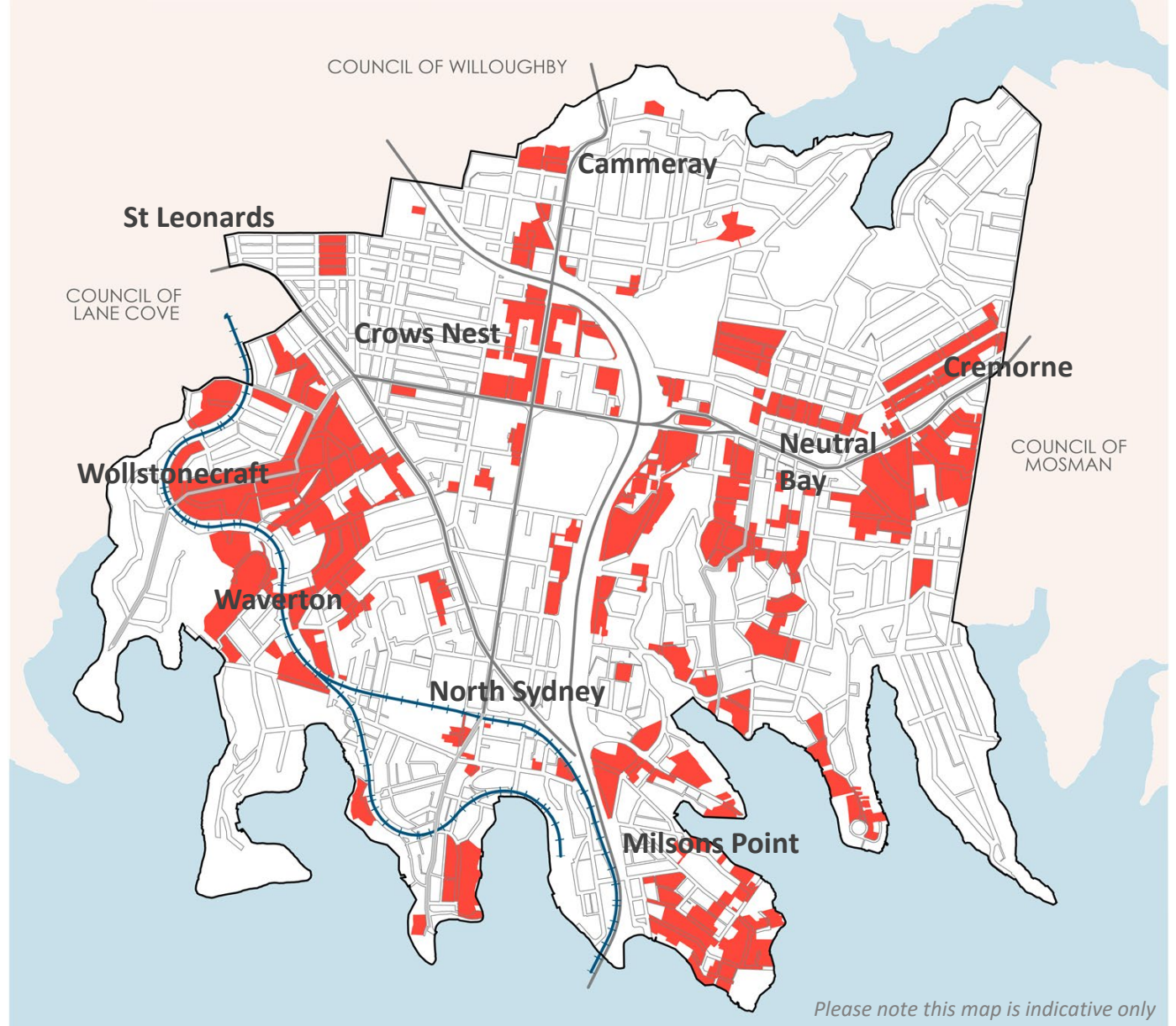


Please note this map is indicative only

Proposed Changes

R4 – High density residential

MID-RISE HOUSING

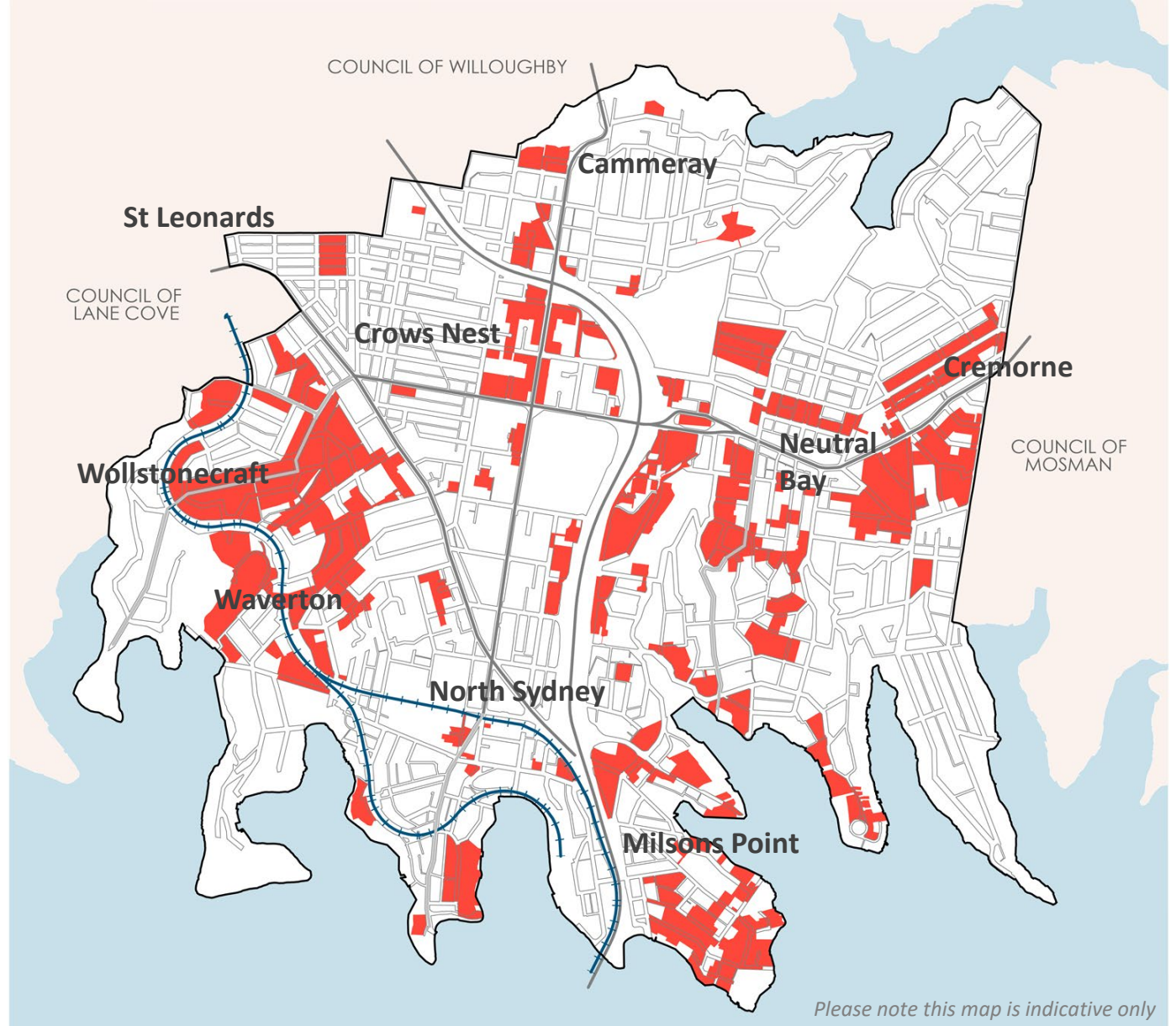


Proposed Changes

R4 – High density residential

Proposed controls

MID-RISE HOUSING



Proposed Changes

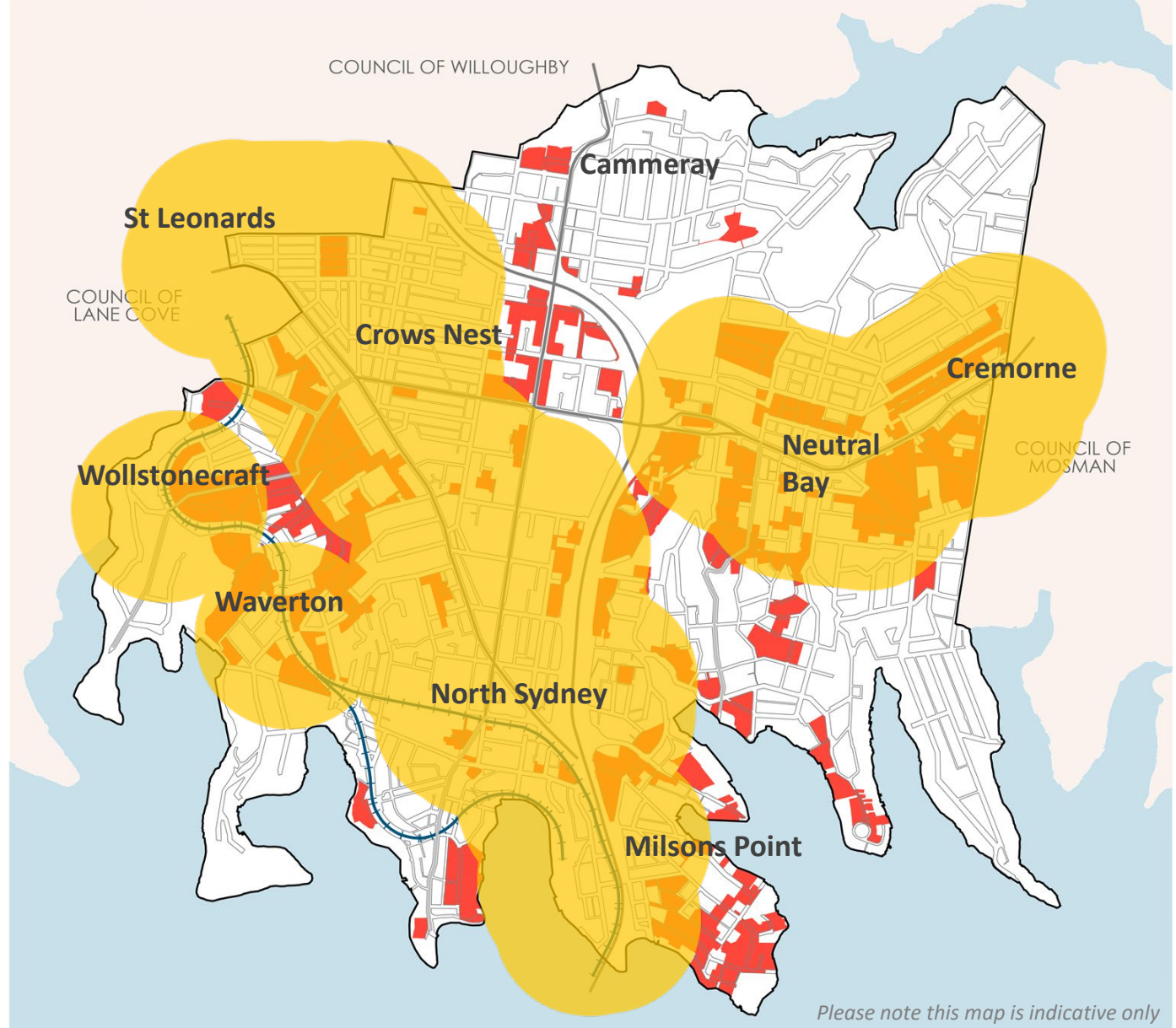
R4 – High density residential

Proposed controls

Inner catchment - within 400m

- Maximum building height: 21m (9m increase)
- Maximum floor space ratio (FSR): 3:1

MID-RISE HOUSING



Proposed Changes

R4 – High density residential

Proposed controls

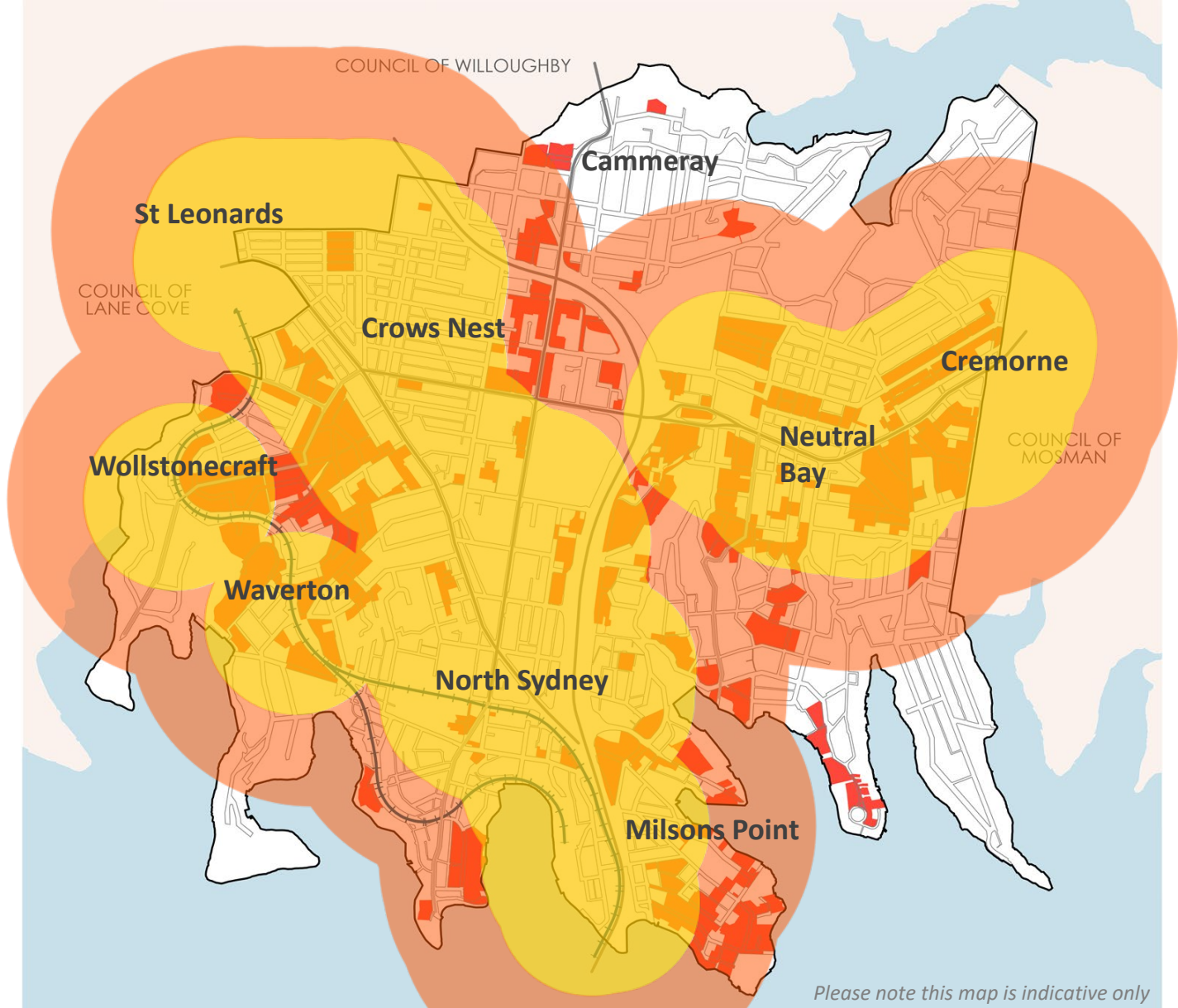
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Outer catchment – from 400m to 800m

- Maximum building height: 16m (4m increase)
Maximum floor space ratio (FSR): 2:1

MID-RISE HOUSING



Proposed Changes

MID-RISE HOUSING



Proposed Changes

Business zones

- Mixed Use and Local Centres

MID-RISE HOUSING



Proposed Changes

Business zones

– Mixed Use and Local Centres

Proposed controls – shop-top housing

- Maximum building heights: 21m (9m increase)
Maximum floor space ratio (FSR): 3:1

MID-RISE HOUSING



Transport Oriented Development Accelerated Precinct

WHAT IS PROPOSED?

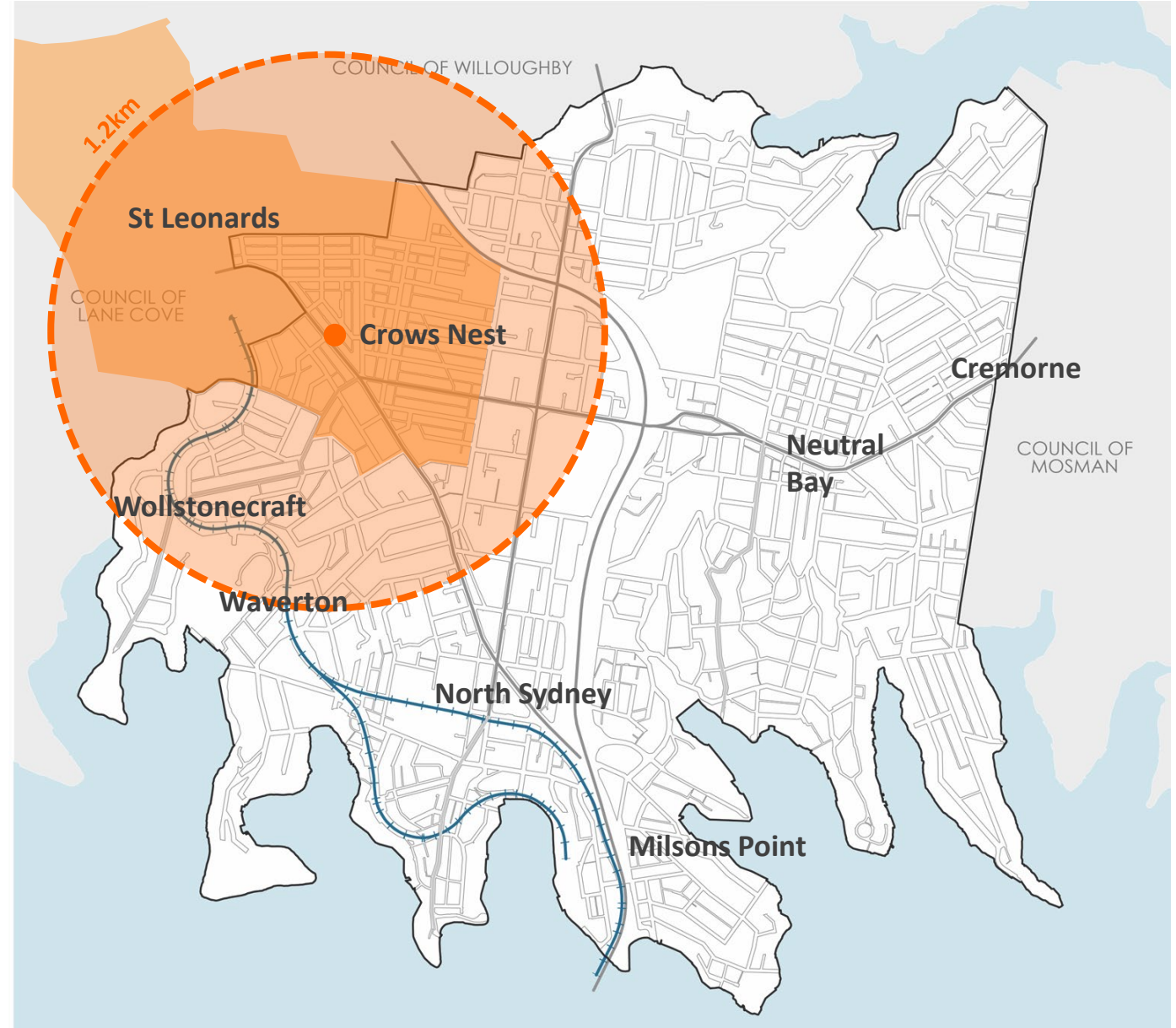


Transport Oriented Development Accelerated Precinct

WHAT IS PROPOSED?

APPLY TO

Land within 1,200m of Crows Nest station



Transport Oriented Development Accelerated Precinct

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APPLY TO

Land within 1,200m of Crows Nest station

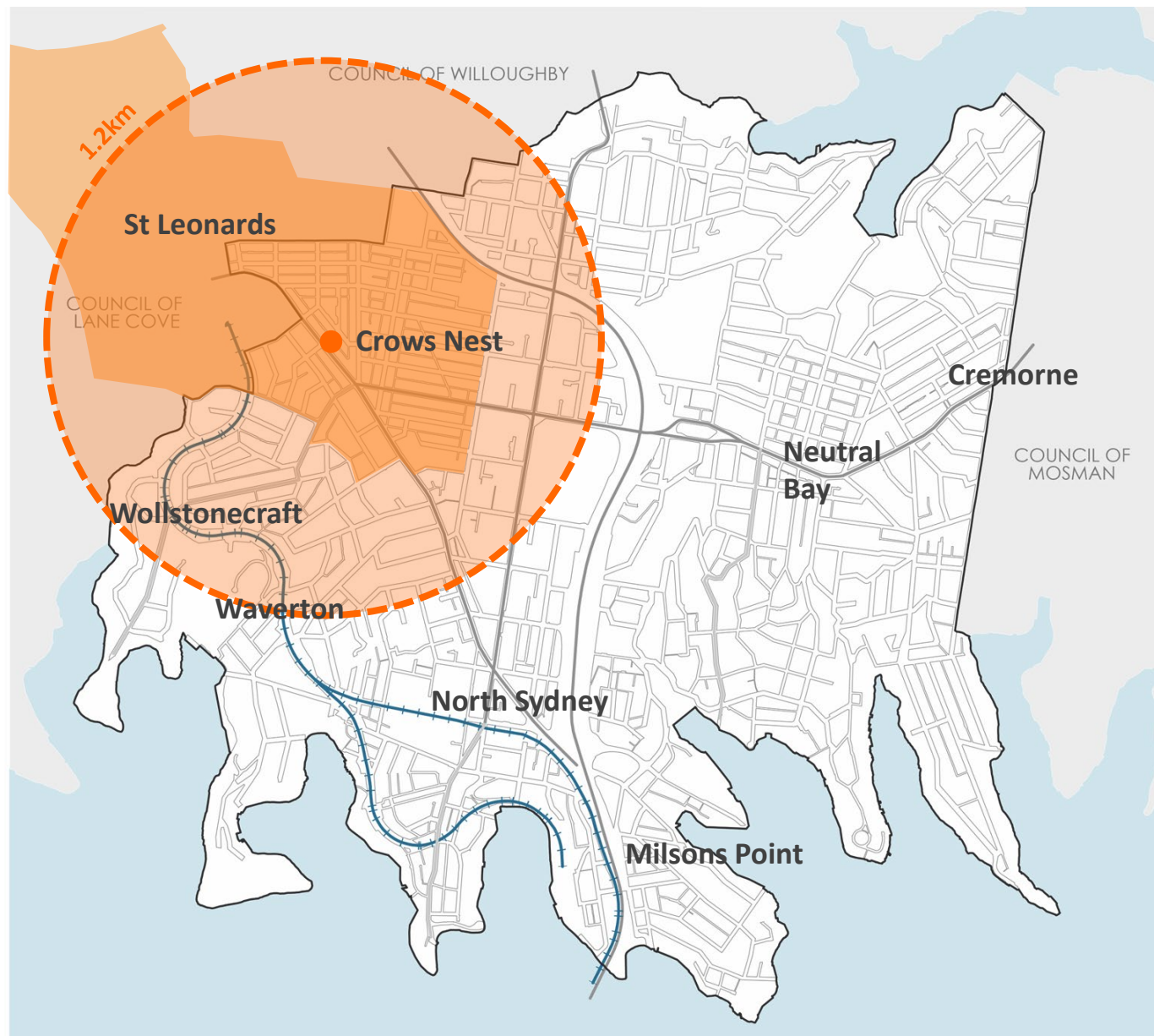
PROCESS

A state-led rezoning informed by master plan

Dec 2023
TOD program
published

April 2024
Consultation
and engagement

Nov 2024
Rezoning
completed



Transport Oriented Development Accelerated Precinct

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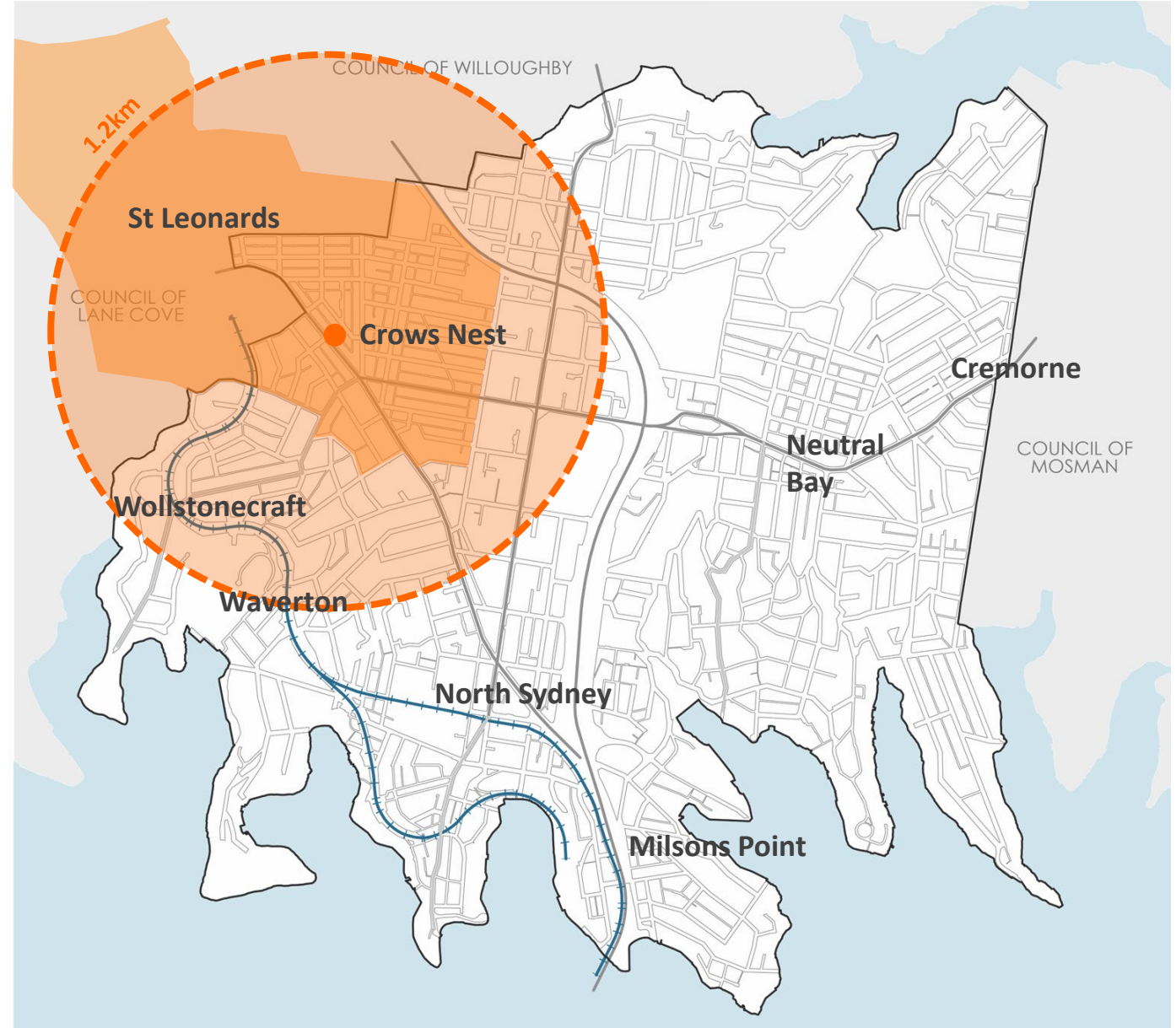
NSW GOVERNMENT STATED OBJECTIVES

Increase housing supply

Enable a variety of land use

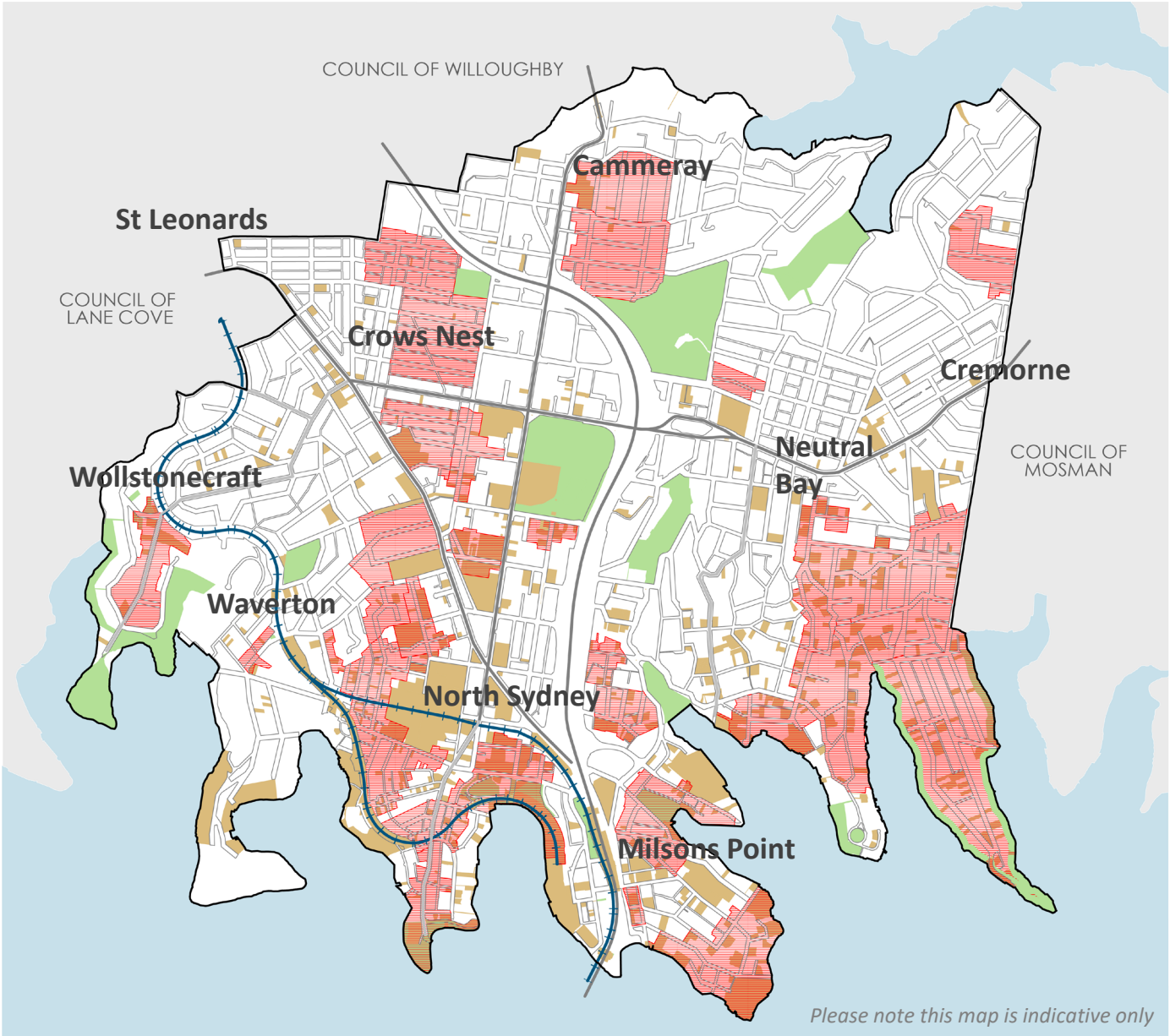
Housing supported by infrastructure

Increase housing affordability



North Sydney Heritage

HERITAGE IMPACT

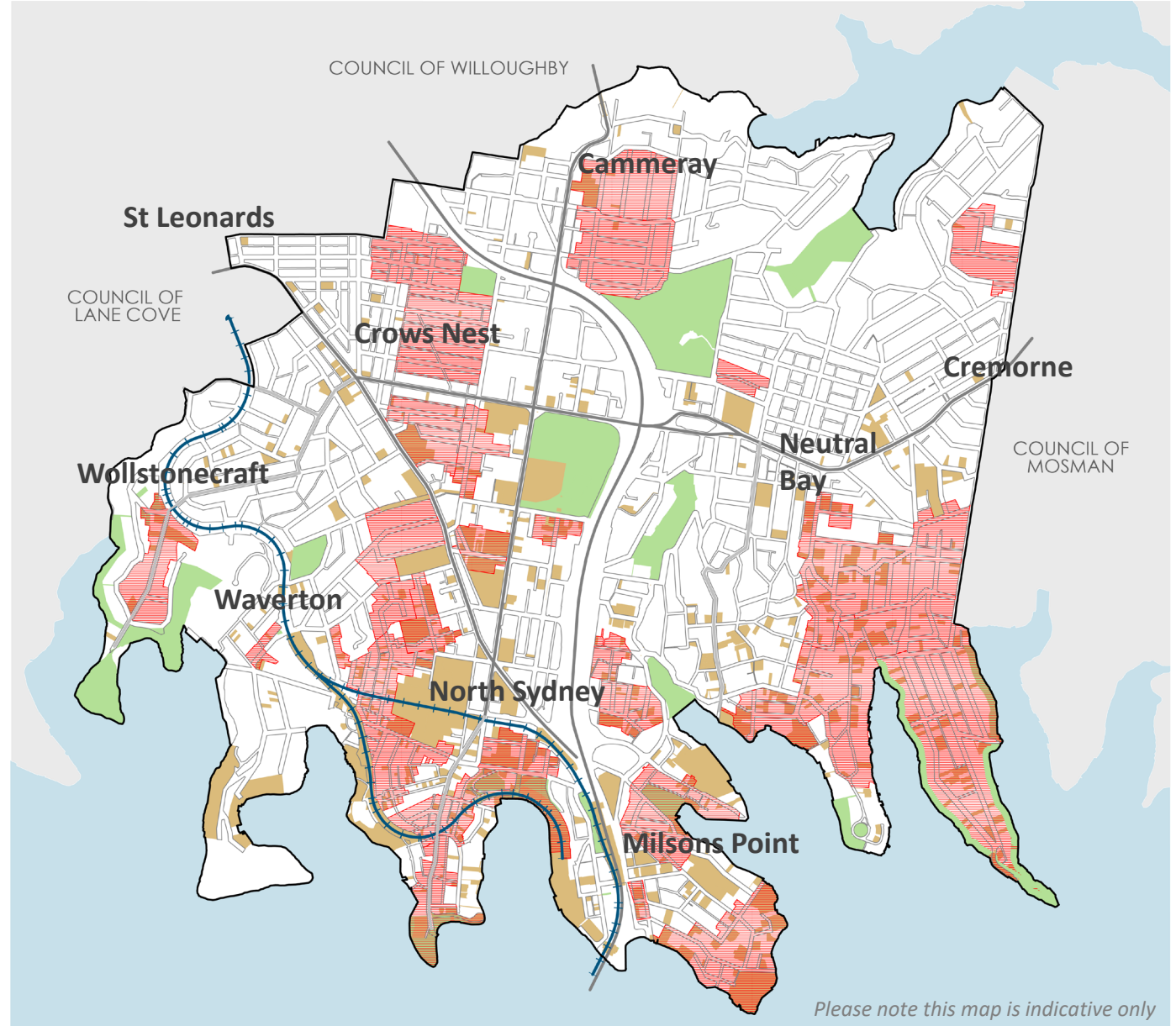


North Sydney Heritage

+1100 heritage items

25 heritage conservation areas

HERITAGE IMPACT

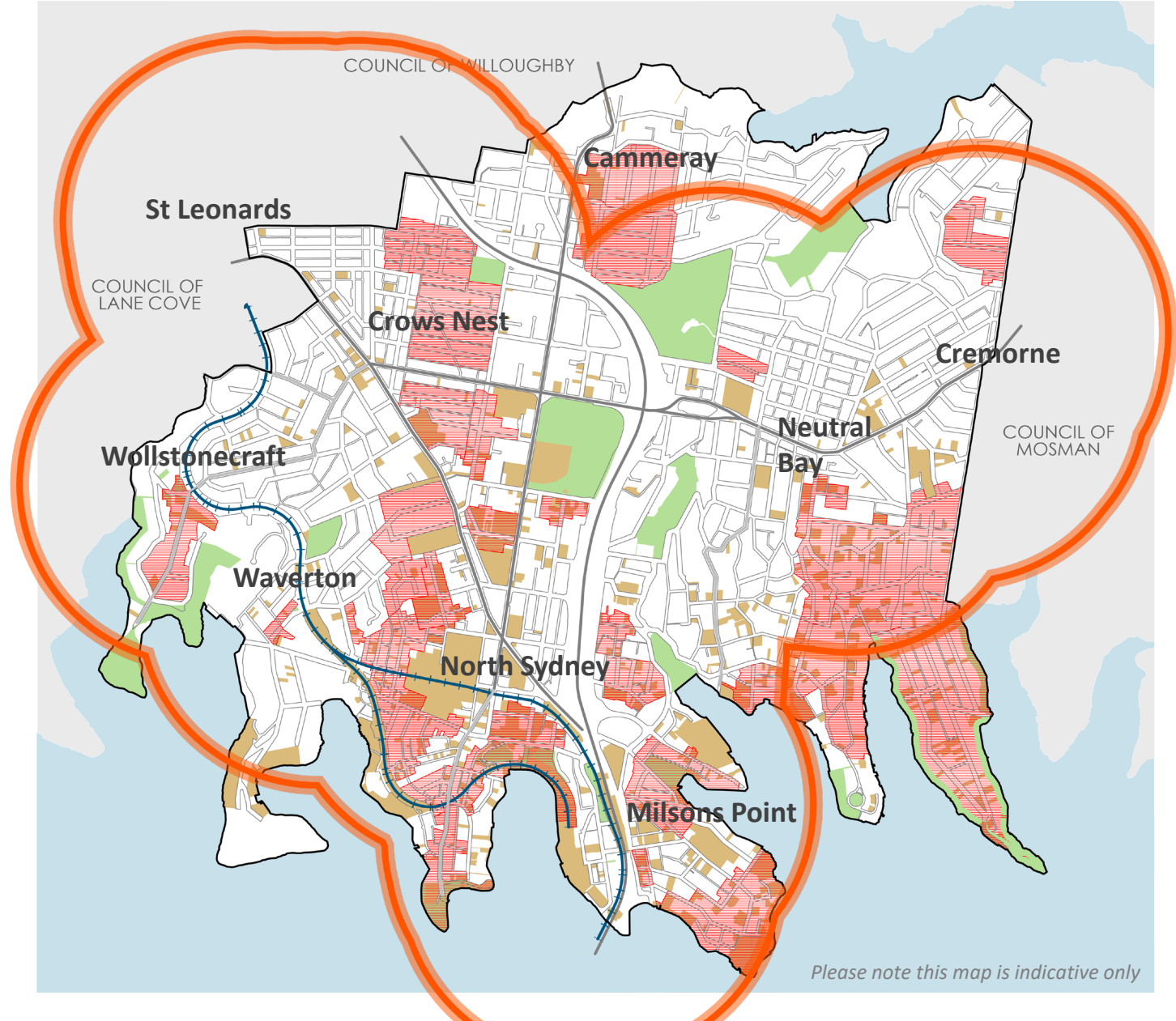


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HERITAGE IMPACT



North Sydney Heritage

HERITAGE IMPACT

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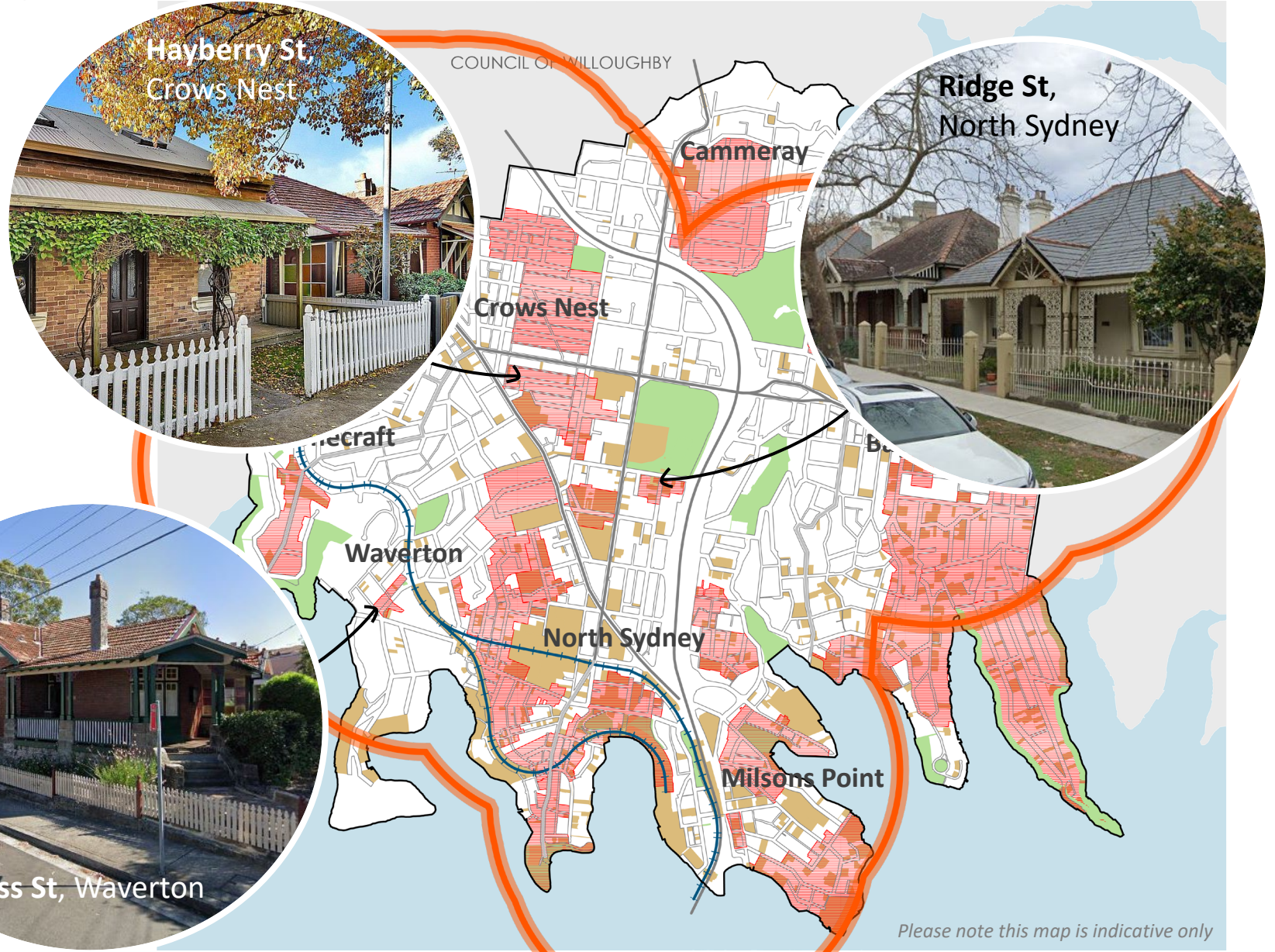
North Sydney Heritage

HERITAGE IMPACT

+1100 heritage items

25 heritage conservation areas

- These changes will apply in heritage conservation areas.
- A 'merit-based' assessment process will continue to apply??



State Policy

KEY IMPACTS & ISSUES



Lack of clarity

- the measurement of the walking catchment is unclear
- details of legislation and policy have not been released
- Town centres eligibility criteria unclear



One size fits all

- lack of place-based approach



Shortage of infrastructure

- lack of consideration for whether existing infrastructure can support proposed density increases



Bulky built form

- proposed Floor Space Ratios will increase bulk and scale



Character and amenity impacts

- result in significant changes to the character of heritage conservation areas
- dramatically alter the desired character of a locality



Employment

- lack of planning for employment

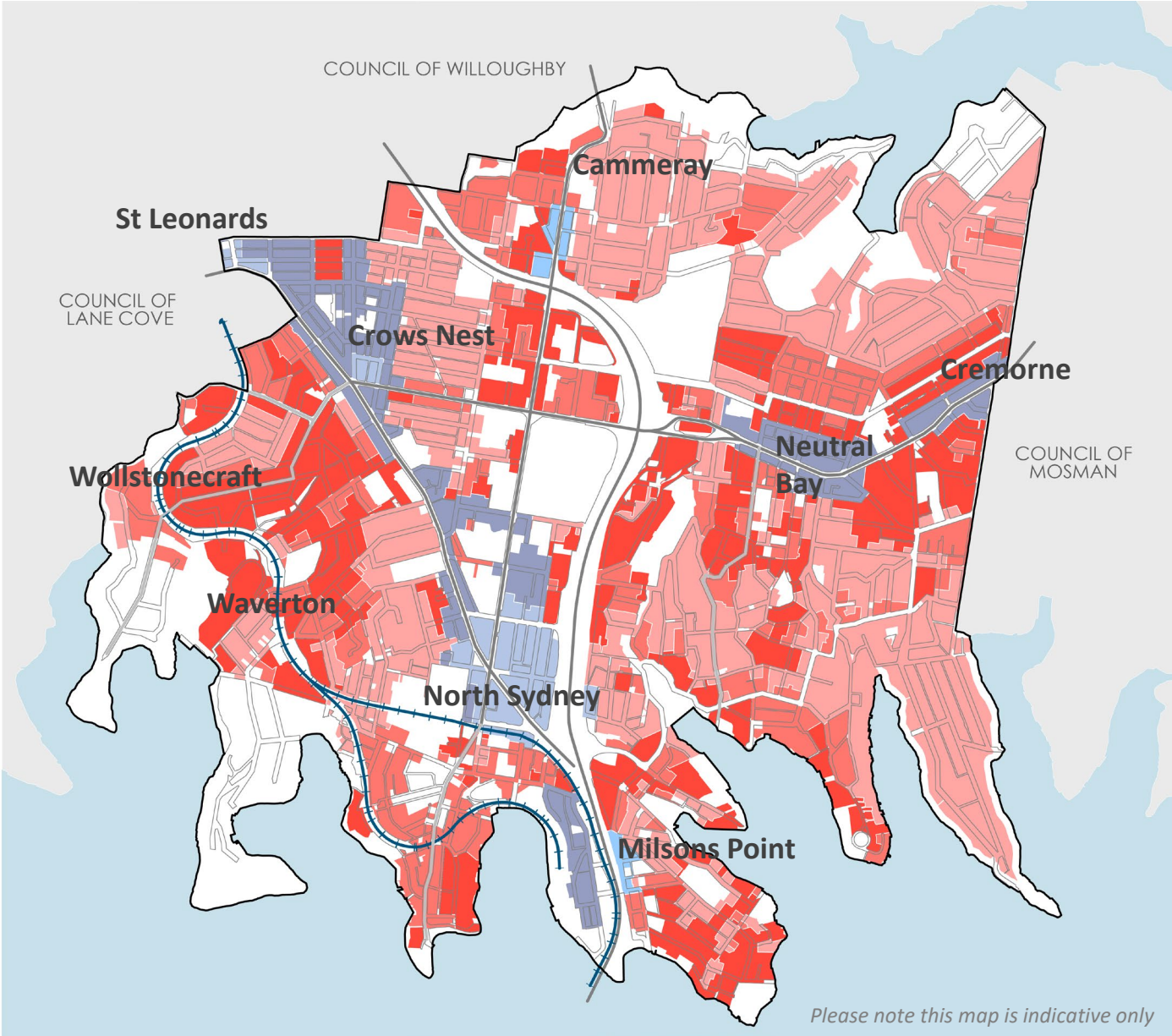


Transport

- the proposed shift from Council's "maximum" parking rates to "minimum" will likely undermine Council's management of traffic congestion

Planning Reforms

WHERE WILL BE IMPACTED

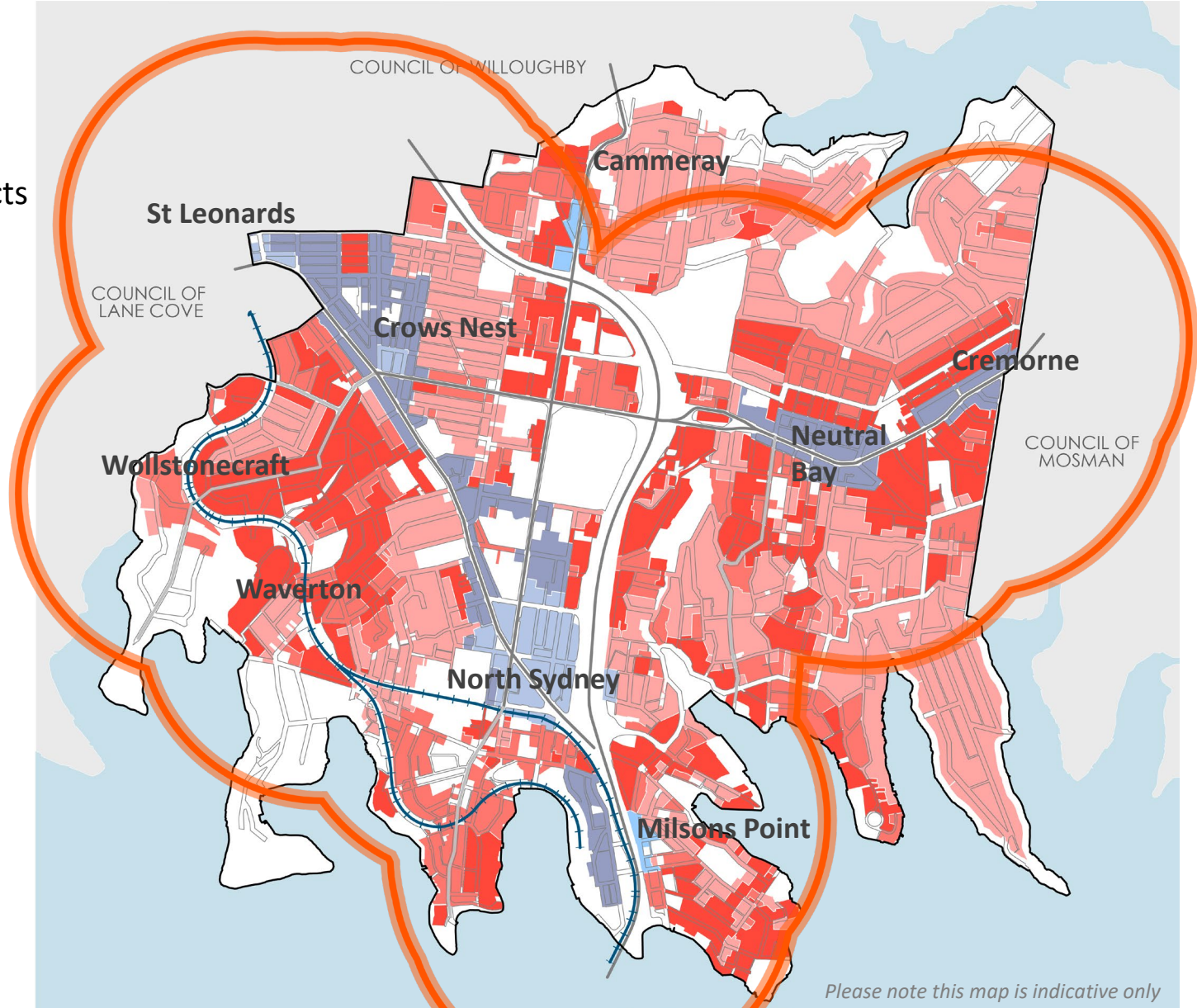


Planning Reforms

Which areas will be impacted

- Low, Medium and High-density zones within 800m - Station and Town Centre Precincts
- Mixed Use and Local centres
- Land within 1,200m of Crows Nest station

WHERE WILL BE IMPACTED



Planning Reforms

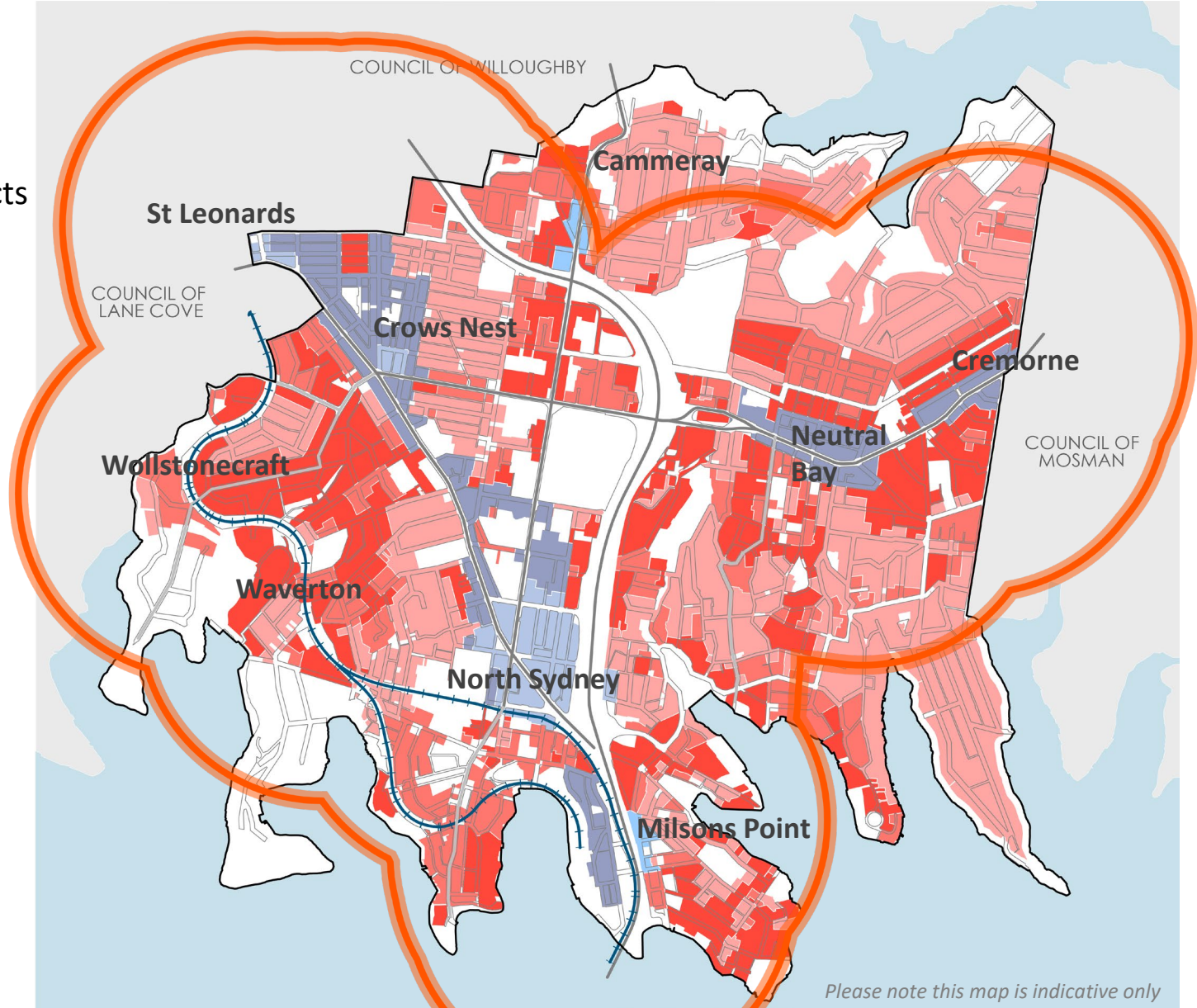
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- Low, Medium and High-density zones within 800m - Station and Town Centre Precincts
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- Land within 1,200m of Crows Nest station

When and how will these changes occur?

- Low and Mid-Rise housing changes
– mid 2024 - Amendment to Housing SEPP
- Crows Nest Station study and re-zoning
– November 2024

WHERE WILL BE IMPACTED





- Scan the QR code below and type your questions into the Q&A
- Please be respectful of others
- Questions about individual addresses are not able to be answered
- Presentation and recording will be available later this week



HAVE YOUR SAY

Make your submission directly to the NSW Government – closes 23 Feb

Scan the **QR code** to make a submission



Make your submission directly to the NSW Government – closes 23 Feb

Scan the **QR code** to make a submission



For more information

Explanation of Intended Effect: Changes to create low and mid-rise housing

www.planningportal.nsw.gov.au/draftplans/exhibition/explanation-intended-effect-changes-create-low-and-mid-rise-housing

transport Oriented Development Program – NSW state government

www.planning.nsw.gov.au/policy-and-legislation/housing/transport-oriented-development-program/accelerated-precincts

Council Report – 12 Feb '24 - Item 10.3 State Government Planning interventions to increase housing density

www.northsydney.nsw.gov.au/ecm/download/document-10948704