



## FACT SHEET:

### NSW Government's proposed low- and mid-rise housing reforms

The NSW Government is currently consulting on new reforms to create more low- and mid-rise housing.

City of Parramatta has compiled this fact sheet on what it may mean for our community.

You can have your say on the NSW Government's proposed reforms by making a submission by **Friday 23 February** at: [www.planning.nsw.gov.au/policy-and-legislation/housing/diverse-and-well-located-homes#have-your-say](http://www.planning.nsw.gov.au/policy-and-legislation/housing/diverse-and-well-located-homes#have-your-say)

#### What is low- and mid-rise housing

Low-rise housing refers to buildings up to 2 storeys and includes dual occupancies (2 dwellings on the same lot often referred to as a duplex), multi-dwelling housing such as terraces and townhouses and small 2 storey apartment blocks (also known as manor houses).



Mid-rise housing refers to residential flat buildings (also known as apartment blocks) and mixed use buildings where there are apartments on top of shops that is generally between 3 and 6 storeys.



#### What the NSW Government is proposing

Currently, each local council has its own rules for what kind of homes can be built in their area.

The NSW Government is proposing changes to planning controls that would:

- Allow dual occupancies (two dwellings on the same lot that is then subdivided) in all R2 low density residential zones including Heritage Conservation Areas and other areas where they are currently prohibited
- Allow terraces, townhouses and 2 storey apartment blocks (manor houses) near transport hubs and town centres in R2 low density residential zones
- Allow mid-rise apartment blocks near transport hubs and town centres in R3 medium density zones

See where this applies on [Map 1](#) and [Map 2](#).

The reforms will also introduce 'non-refusal standards' for all proposed housing types in the zones referenced above. This means Council cannot refuse a Development Application if the proposal is consistent with the Government's new planning controls even if the type and scale is not allowed in Council's Local Environmental Plan (LEP).

If Parramatta's LEP is more permissive than the proposed planning control, the LEP control prevails.

Read more about the standards in the proposed controls including height, minimum site area and minimum lot width here: [www.planning.nsw.gov.au/policy-and-legislation/housing/diverse-and-well-located-homes](http://www.planning.nsw.gov.au/policy-and-legislation/housing/diverse-and-well-located-homes)

## Why is the NSW Government proposing these changes

The NSW Government wants to see more low- to mid-rise housing being built in areas where they are currently not allowed.

It believes the proposed reforms will deliver an estimated 112,000 homes across the Greater Sydney region, Hunter, Central Coast and Illawarra Shoalhaven.

You can read the NSW Government's announcement here:

[www.planning.nsw.gov.au/news/new-planning-rules-fast-track-low-and-mid-rise-housing](http://www.planning.nsw.gov.au/news/new-planning-rules-fast-track-low-and-mid-rise-housing)

## When will the changes be implemented

The NSW Government has indicated it plans to introduce the new planning controls by the end of June 2024.

## What is considered 'near' a transport hub or town centre

In Parramatta, the Government's proposed reforms would apply to station and town centre precincts within:

- 800m walking distance of a heavy rail, metro or light rail station; or
- 800m walking distance of land zoned E2 Commercial Centre; or
- 800m walking distance of land zoned E1 Local Centre or MU1 Mixed use if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants.

See where this applies on [Map 2](#).

## What is my area currently zoned

You can check the zoning for your neighbourhood at: [www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address](http://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address)

## What the changes mean for the City of Parramatta

The proposed reforms will change what you can build where (permissibility) and how big you can build (density) in the City of Parramatta.

For example, the Parramatta LEP does not allow town houses, manor houses, and terraces in the R2 Low Density zone, and does not allow apartment buildings in the R3 Medium Density zone. Under the proposed State Government reforms, these uses will be allowed.

In most cases, the reforms will also allow greater density on smaller, narrower lots in the R2 low density, R3 medium density, and R4 high density zones compared to what is allowed under the Parramatta LEP.

The Parramatta LEP prohibits dual occupancies in some areas, including some HCAs and some Special Character Areas. Under the proposed reforms, dual occupancies will be allowed in all R2 zones even if they are prohibited under Council's LEP.

Analysis by Council indicates the new planning controls could create capacity for 80,000 new dwellings across the City in areas zoned R2, R3 and R4. If just half of these dwellings were actually built, this would be equal to an additional 105,000 new residents.

Council has already rezoned land for more than 25,500 new dwellings, exceeding its housing targets for 2021-2026 and most of the 80,000 new dwellings possible under the reforms would be in addition to this.

## What impact could the proposed changes have on neighbourhoods

The proposed changes will increase the range of housing types allowed to be built in neighbourhoods. The new housing in general will be both bigger and allowed on smaller sites than what is currently permitted under the Parramatta LEP.

Within 800m of a station or local centre, the new controls will allow manor houses, terraces and townhouses on R2 zoned land. Apartment buildings up to 6 storeys (21 metres) will be able to be built within 400m of a station and town centre and up to 3 storeys (16 metres) within 400-800m of a station or town centre in R3 and R4 zones.

Council has looked at how a typical block may change under the proposed housing types and development standards such as setbacks, heights, density controls and lot frontages.

Compared to the current Council rules, the proposed development standards would allow a building to cover more of the site with reduced landscaping and tree canopy cover, potentially reducing privacy and amenity.

## What is Council doing to address the housing crisis

Council is on track to exceed its housing targets and working to ensure we meet the growing need for housing in our area.

Council is also investigating areas that may be suitable for additional medium density.

However, Council does not support a 'one size fits all' approach to housing reform that does not take into account the character of local neighbourhoods.

## How is Council responding to the proposed reforms

Council is reviewing the proposed changes and their implications across neighbourhoods within the City of Parramatta and will be making a submission to address planning considerations such as the proposed size and scale of new development, potential design and amenity impacts and critically, the need to provide infrastructure to support growth.

Council encourages the community to have their say on the proposed reforms.

## Have your say

You can have your say on the NSW Government's proposed reforms by making a submission on the NSW Planning Portal by **Friday 23 February**.

The portal includes the NSW Government's *Explanation of Intended Effect*, answers to frequently asked questions and the link to make a submission.

[www.planning.nsw.gov.au/policy-and-legislation/housing/diverse-and-well-located-homes](http://www.planning.nsw.gov.au/policy-and-legislation/housing/diverse-and-well-located-homes)

DISCLAIMER: This fact sheet is based on the City of Parramatta's assessment of the NSW Government's reforms and is general in nature only. Council encourages you to read the material on the NSW Planning Portal about the proposed reforms, and direct questions to the Department of Planning, Housing and Infrastructure. You may also wish to seek independent planning advice on your specific circumstances.

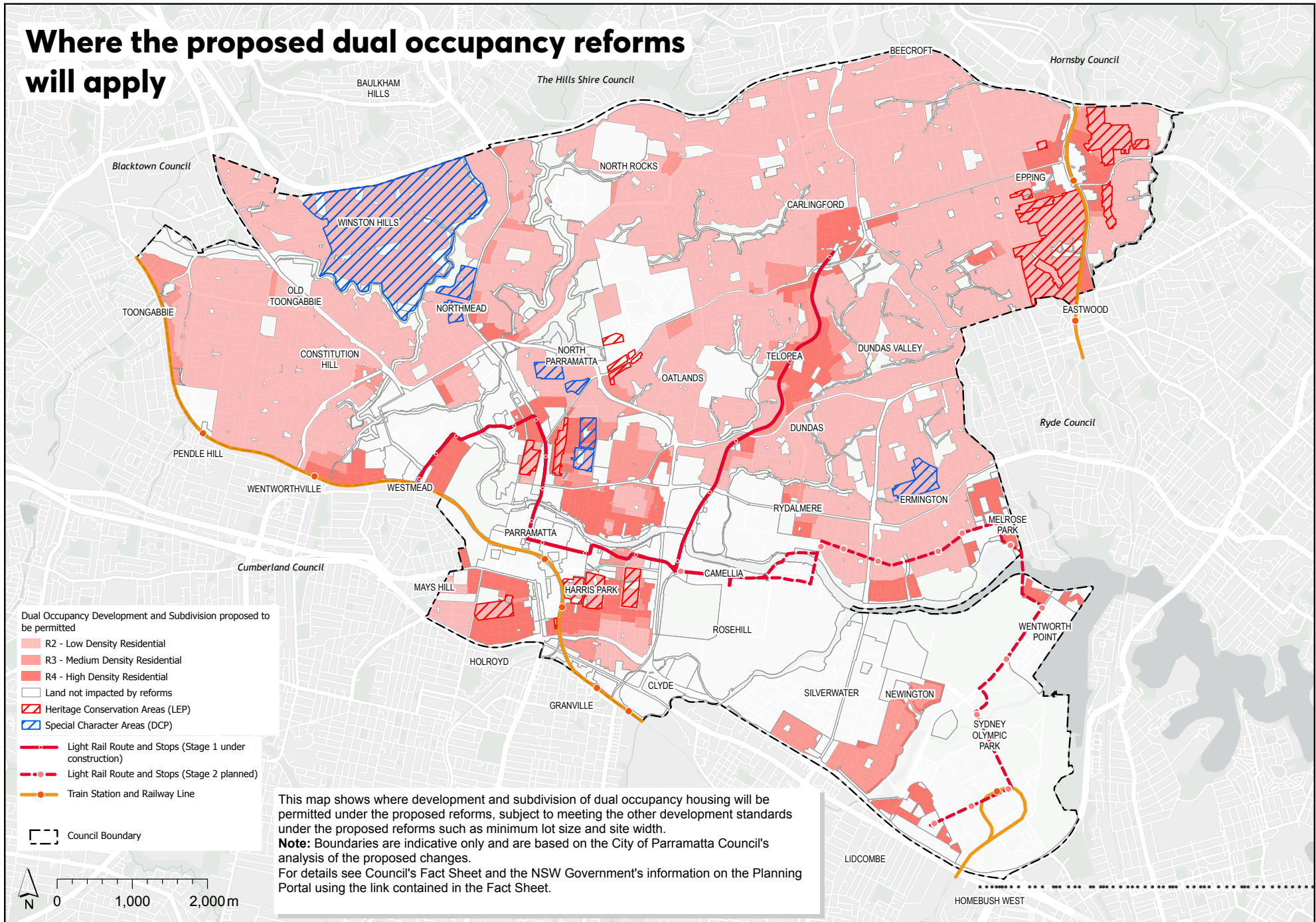


**SEE  
MAPS  
BELOW**

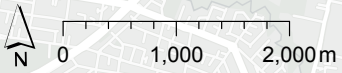


# MAP 1

## Where the proposed dual occupancy reforms will apply



- Dual Occupancy Development and Subdivision proposed to be permitted
- R2 - Low Density Residential
  - R3 - Medium Density Residential
  - R4 - High Density Residential
  - Land not impacted by reforms
  - Heritage Conservation Areas (LEP)
  - Special Character Areas (DCP)
  - Light Rail Route and Stops (Stage 1 under construction)
  - Light Rail Route and Stops (Stage 2 planned)
  - Train Station and Railway Line
  - Council Boundary

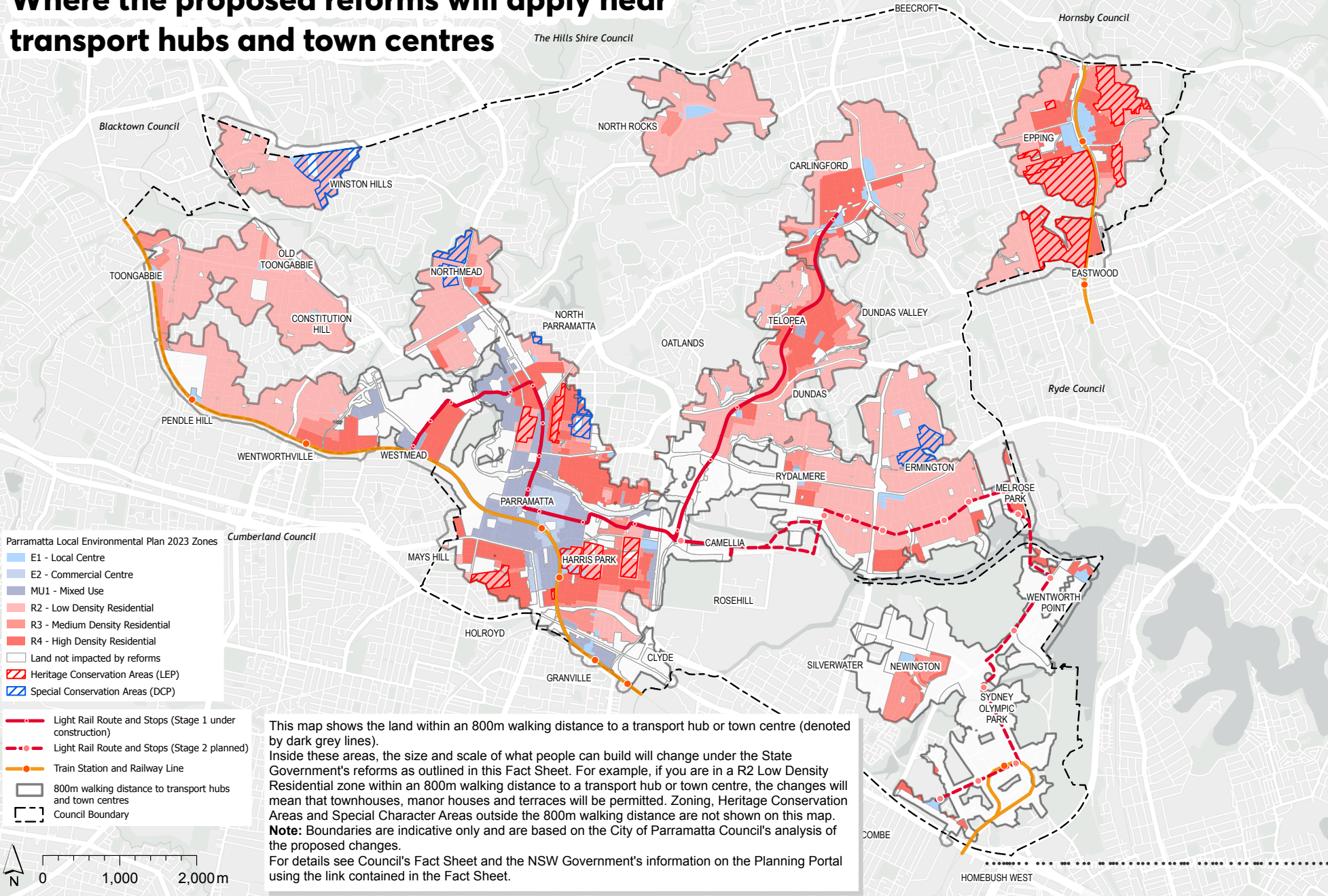


This map shows where development and subdivision of dual occupancy housing will be permitted under the proposed reforms, subject to meeting the other development standards under the proposed reforms such as minimum lot size and site width.  
**Note:** Boundaries are indicative only and are based on the City of Parramatta Council's analysis of the proposed changes.  
 For details see Council's Fact Sheet and the NSW Government's information on the Planning Portal using the link contained in the Fact Sheet.



# MAP 2

## Where the proposed reforms will apply near transport hubs and town centres



This map shows the land within an 800m walking distance to a transport hub or town centre (denoted by dark grey lines). Inside these areas, the size and scale of what people can build will change under the State Government's reforms as outlined in this Fact Sheet. For example, if you are in a R2 Low Density Residential zone within an 800m walking distance to a transport hub or town centre, the changes will mean that townhouses, manor houses and terraces will be permitted. Zoning, Heritage Conservation Areas and Special Character Areas outside the 800m walking distance are not shown on this map. **Note:** Boundaries are indicative only and are based on the City of Parramatta Council's analysis of the proposed changes. For details see Council's Fact Sheet and the NSW Government's information on the Planning Portal using the link contained in the Fact Sheet.

