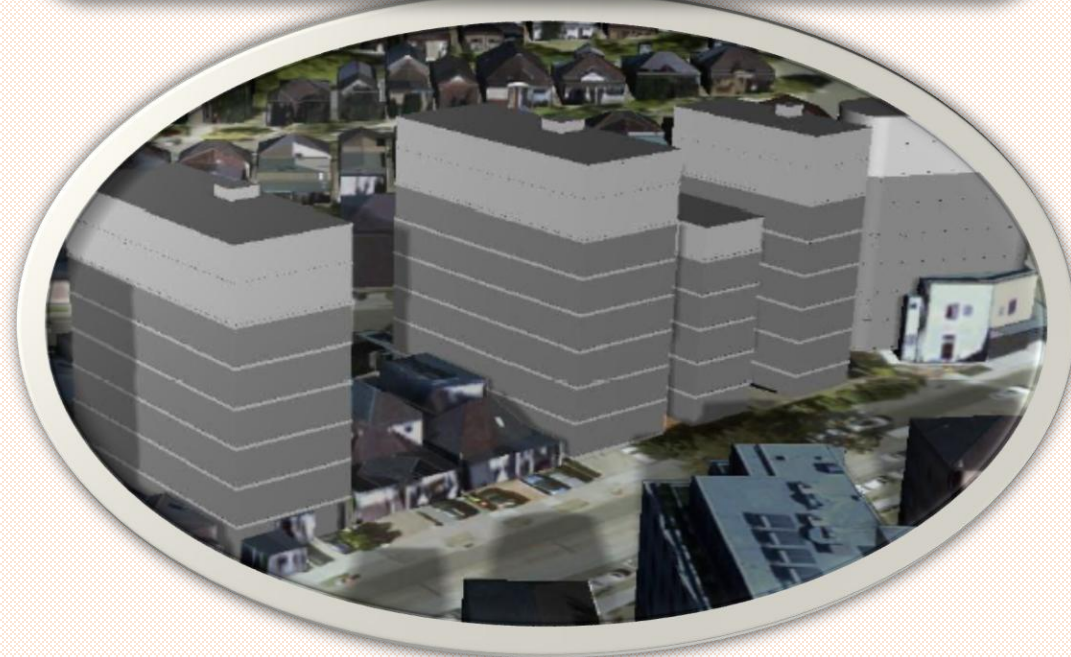
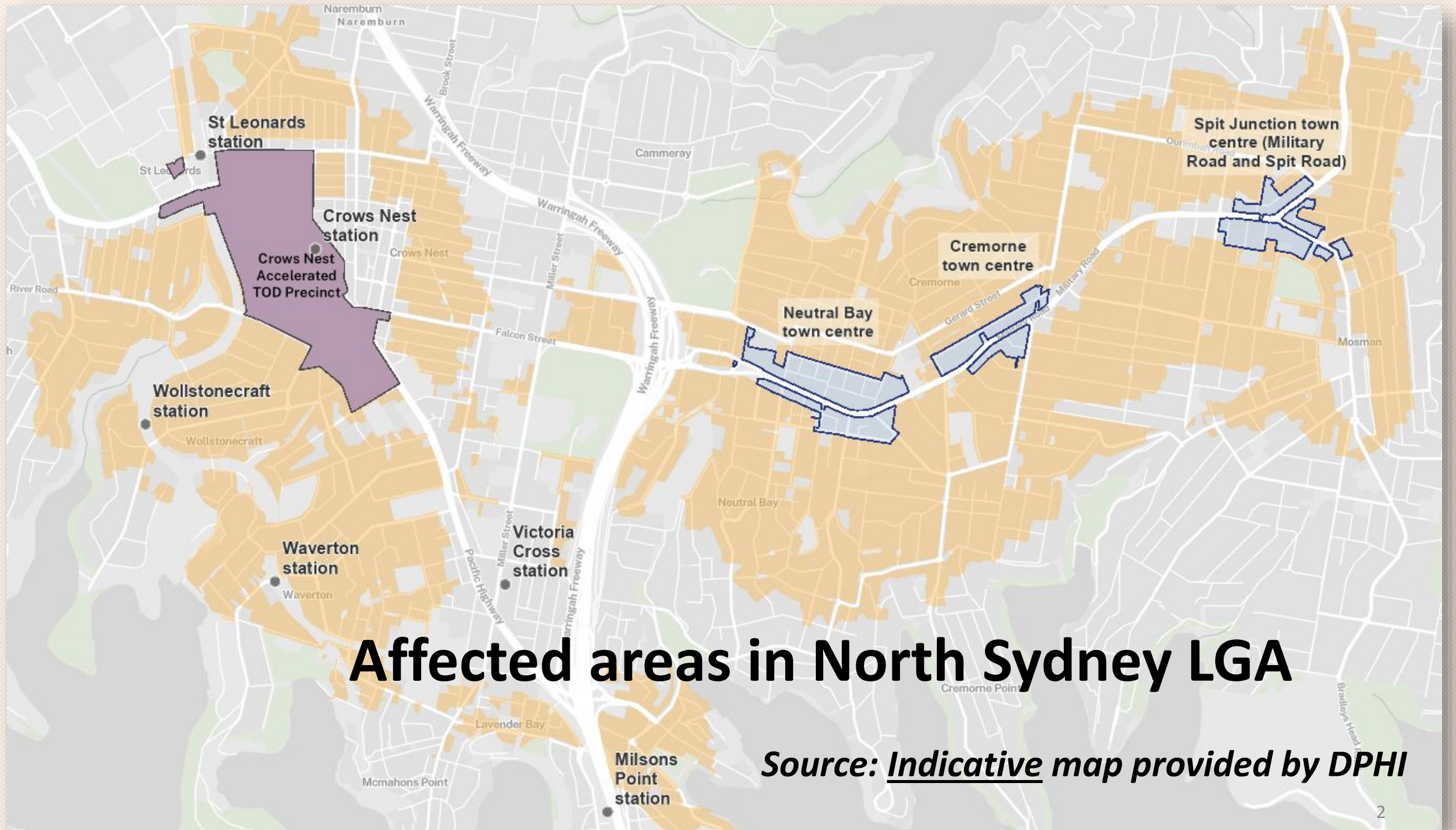


Low and Mid-Rise Reforms

- Final changes announced by Department of Planning, Housing and Infrastructure on 21/02/25
- Planning instrument (SEPP amendments) will be finalised in the next week, changes to take effect from **28/02/25**
- Significant densification in areas close to train stations or town centres
- **Cremorne Town Centre** and **Neutral Bay Town Centre** have been nominated as **“Town Centre Precincts”**
- Other areas in North Sydney LGA captured are those triggered by Train Stations (**“Station Precincts”**)
- Mosman Spit Junction also included (will impact Cremorne)
- Won't apply to areas covered by TOD or individual heritage items



Images: Potential Urban Design outcomes, sourced from Waverley Council submission on Low & Mid-Rise reforms



Affected areas in North Sydney LGA

Source: Indicative map provided by DPHI

Current Controls (R2 Zone)

- Residential Flat Buildings (apartment blocks) **NOT permitted**
- Multi-dwelling housing (townhouses/terraces) **NOT permitted**
- R2 Zone intended for **houses, semi's, dual occupancies**
- Maximum Building Height: **8.5m (2 storeys + roof allowance)**

New controls (R2 Zone) - applies to land 800m from Town Centre

- Multi-dwellings and Residential Flat Buildings now permissible, with development controls shown below (note: 9.5 m will allow up to 3 storeys):

Residential Flat Buildings

- Max height: 9.5m
- Min lot size: 500m²
- Min lot width: 12m
- Max FSR: 0.8:1

Multi-Dwelling Terraces (3+ attached dwellings on separate lots)

- Max height: 9.5m
- Min lot size (before subdivision): 500m²
- Min lot width: 18m
- Max FSR: 0.7:1

Multi-Dwelling Housing (3+ dwellings on 1 lot)

- Max height: 9.5m
- Min lot size: 600m²
- Min lot width: 12m
- Max FSR: 0.7:1

Current Controls (R3 Zone)

- Residential Flat Buildings (apartment blocks) **NOT permitted**
- Multi-dwellings (townhouses/terraces) **permitted**
- R3 Zone intended to encourage **multi-dwellings (townhouses, terraces), semi's**
- Maximum Building Height: **8.5m (2 storeys + roof allowance)**

New controls (R3 Zone)

- **Multi-dwellings** – same as new controls that apply to R2 Zone – refer to page 3
- **Residential Flat Buildings now permissible**, with development controls shown below:

RFB's: 0-400m from town centre

- Maximum Height: **22m (6-7storeys)***
- FSR: Max 2.2:1
- No minimum lot size or width

RFB's: 400m-800m from town centre

- Maximum Height: **17.5m (4-5 storeys)***
- FSR: Max 1.5:1
- No minimum lot size or width

- Up to 30% height & FSR bonus applies if at least 10% of affordable housing is included

**Note: DPHI's policy indicates there may be a cap of 6 storeys and 4 storeys in the first 400m and second 400m zones respectively – to be confirmed when the planning instrument is released.*

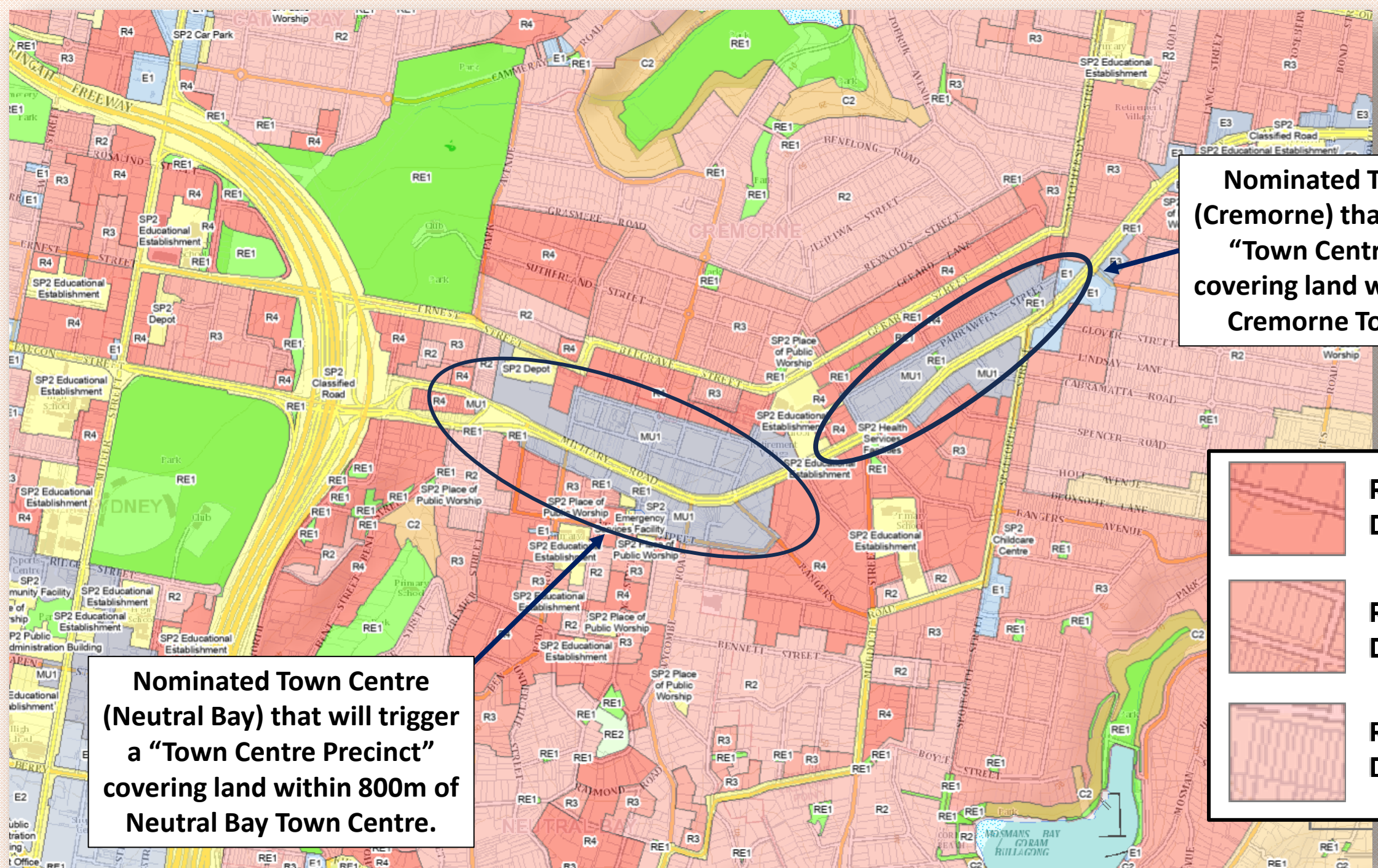
Current Controls (R4 Zone)

- Multi-dwellings (townhouses/terraces) **permitted**
- Residential Flat Buildings (apartment blocks) **permitted**
- Shop top housing **permitted**
- Maximum Building Height: **12m (4 storeys)**
- R4 Zone intended to encourage **shop top housing & residential flat buildings**

New controls (R4 Zone)

- **Multi-dwellings** – same as new controls that apply to R2 & R3 Zone
- **Residential Flat Buildings** – same as new controls that apply to R3 Zone, including max height increase to 22m in first 400m within a town centre, and 17.5m in next 400m (refer to page 4)
- **Shop top housing** – same as new controls that will apply to RFBs, but with 24m max height within 400m of a town centre
- Up to 30% height & FSR bonus applies if at least 10% of affordable housing is included

Source: DPHI website, 22.02.25. Minor changes may occur in the final planning instrument.



Nominated Town Centre (Cremorne) that will trigger a "Town Centre Precinct" covering land within 800m of Cremorne Town Centre.

Nominated Town Centre (Neutral Bay) that will trigger a "Town Centre Precinct" covering land within 800m of Neutral Bay Town Centre.

	R4 High Density
	R3 Medium Density
	R2 Low Density

Impacts on current and future communities

- ✘ **Lack of social infrastructure:** no public high school, hospital or rail access (for Cremorne & Neutral Bay)
- ✘ **Overloading of existing infrastructure:** Strain on roads, buses, green space, sporting facilities
- ✘ **Chronic congestion:** WFU and WHT will only make it worse (for Cremorne & Neutral Bay)
- ✘ **Poor urban planning:** One-size fits all approach with no consideration for unique characteristics of each locality
- ✘ **Green space shortage:** no plan to address green space scarcity
- ✘ **Loss of housing diversity:** Only 11% of dwellings in North Sydney LGA are detached homes, 89% are already medium to high density (ABS 2021). The demolition of houses will be accelerated, diminishing housing choice for families
- ✘ **Reduced quality of life:** Less open space, declining canopy, more concrete, more urban heat, more traffic & noise
- ✘ **Intense development pressure:** Many residents (including vulnerable individuals) will be pressured to sell and leave the community– while developers take advantage of the situation to maximise profits – not everyone benefits from upzoning

**Unsustainable pursuit of densification with no limits: just more strain, less liveability.
What comes next after the Low & Mid-Rise reforms? When will it stop?**