



northern
beaches
council

State Reforms to Create Low and Mid-Rise Housing

Community Group Meeting 15 February 2024



Background

The proposed reforms link to the State government's commitment to deliver 314,000 new homes (377,000 a stretch goal) by 2029 under the National Housing Accord

- On **16 December 2023**, the Department released an EIE to create low and mid-rise housing, outlining proposals to *amend State Environmental Planning Policy (Housing) 2021 (SEPP)* to increase housing supply.
- On **19 December 2023**, Council resolved to write to the Premier of NSW and Minister for Planning raising concerns with the proposed changes and requesting an urgent meeting.
- On **20 December 2023**, Council published a news story on the key changes on its website encouraging the community to provide feedback.
- **February 2023**, the Premier declined meeting and Mayor has sought a meeting with the Minister for Planning.

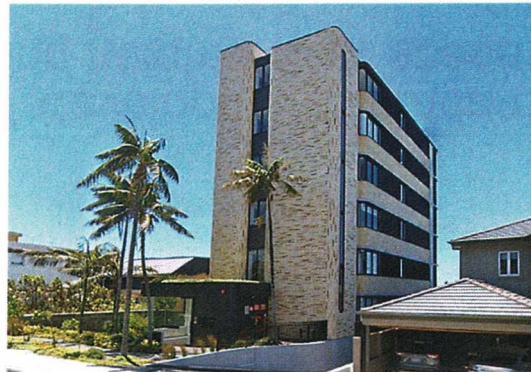
Proposed changes

- Permitting **dual occupancy** development in all R2 low density zones
- Permitting **terraces, townhouses and residential flat buildings (manor houses)** of 2-3 storeys in R2 low density zones within 800m of town centres containing a wide range of frequently needed good and services such as a full line supermarket.
- Permitting **Shop top housing** to 6-7 storeys within E2 zoned centres and in E1 and MU1 zoned centres containing a wide range of frequently needed good and services such as a full line supermarket.
- Permitting **Residential flat buildings** to 6-7 storeys in the R1 General Residential zone and R3 Medium Density Residential zone within 400m of town centres containing a wide range of frequently needed good and services such as a full line supermarket and to 5 storeys from 400m to 800m of those town centres.
- Establishing "non-refusal" development standards for these developments, including maximum building heights, floor space ratio, minimum site area, lot width, and car parking.

Examples of 'Low and Mid-Rise Housing'



Dual Occupancy



Residential Flat Building



Two-storey Residential Flat Building (Manor House)



Townhouses



Terraces

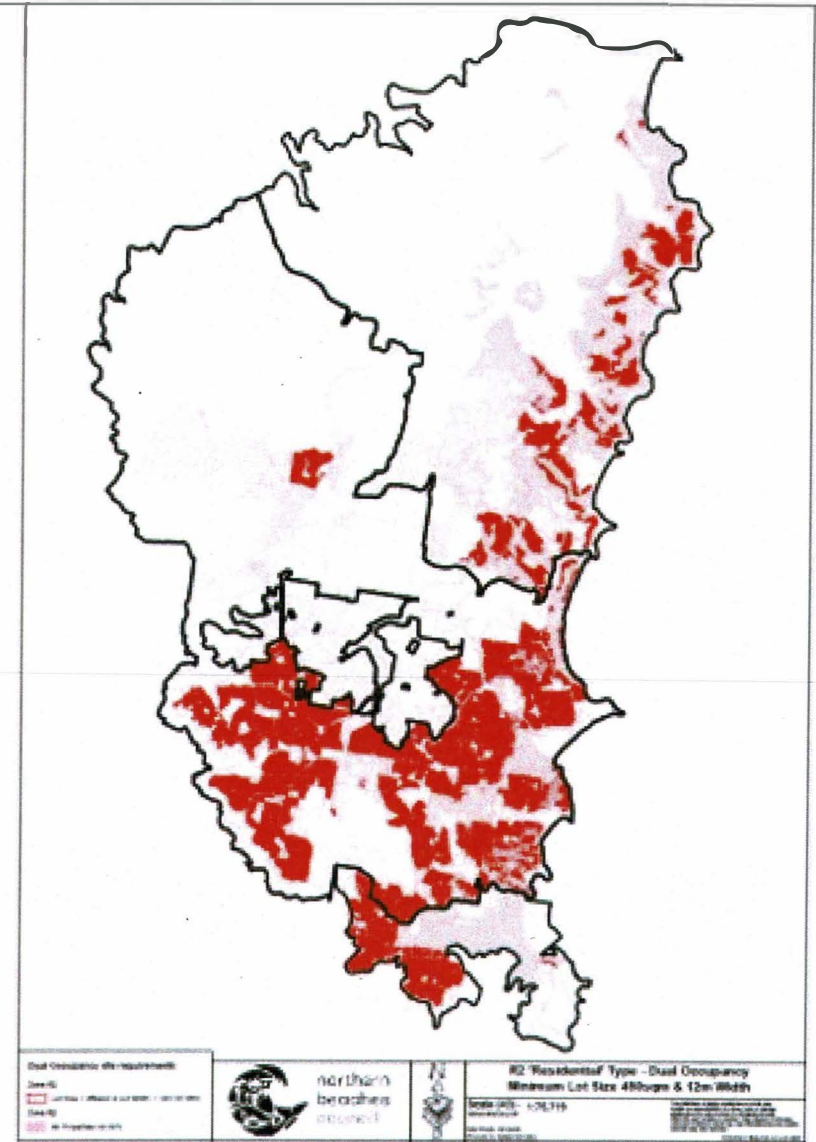


Shop-top Housing

What do the proposed reforms mean for the Northern Beaches?

Dual Occupancies

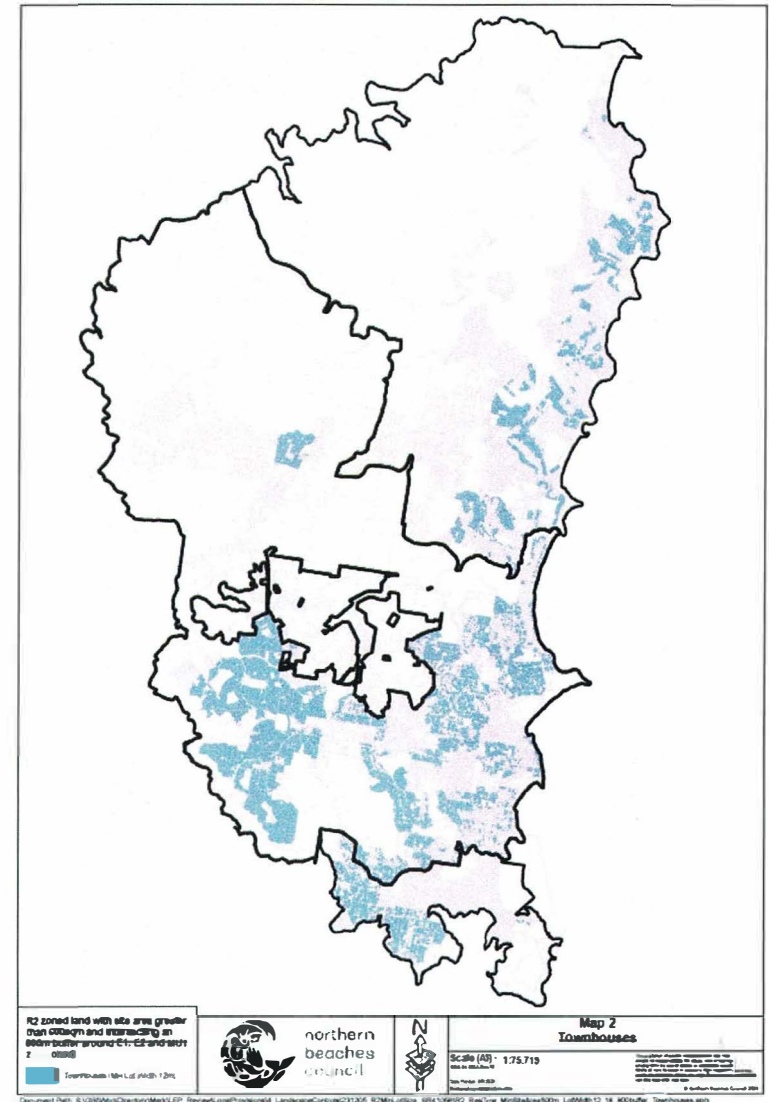
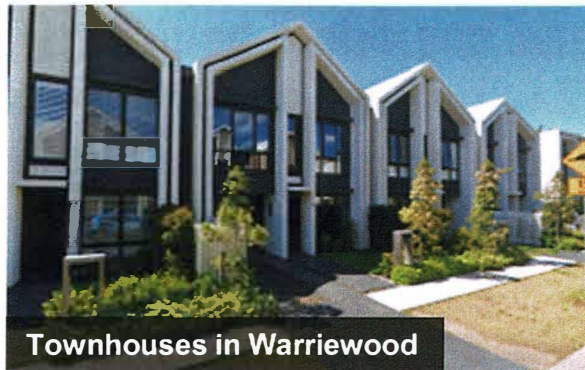
- **Dual occupancies** (12m lot width) up to 9.5m in height will be allowed in **all** low-density (**R2**) zoned properties with an area of greater than **450sqm**
- **IMPACT: 89% or 37,000** of R2 zoned properties on the Northern Beaches could meet the dual occupancy requirements



What do the changes mean for the Northern Beaches?

Multi dwellings - Townhouses

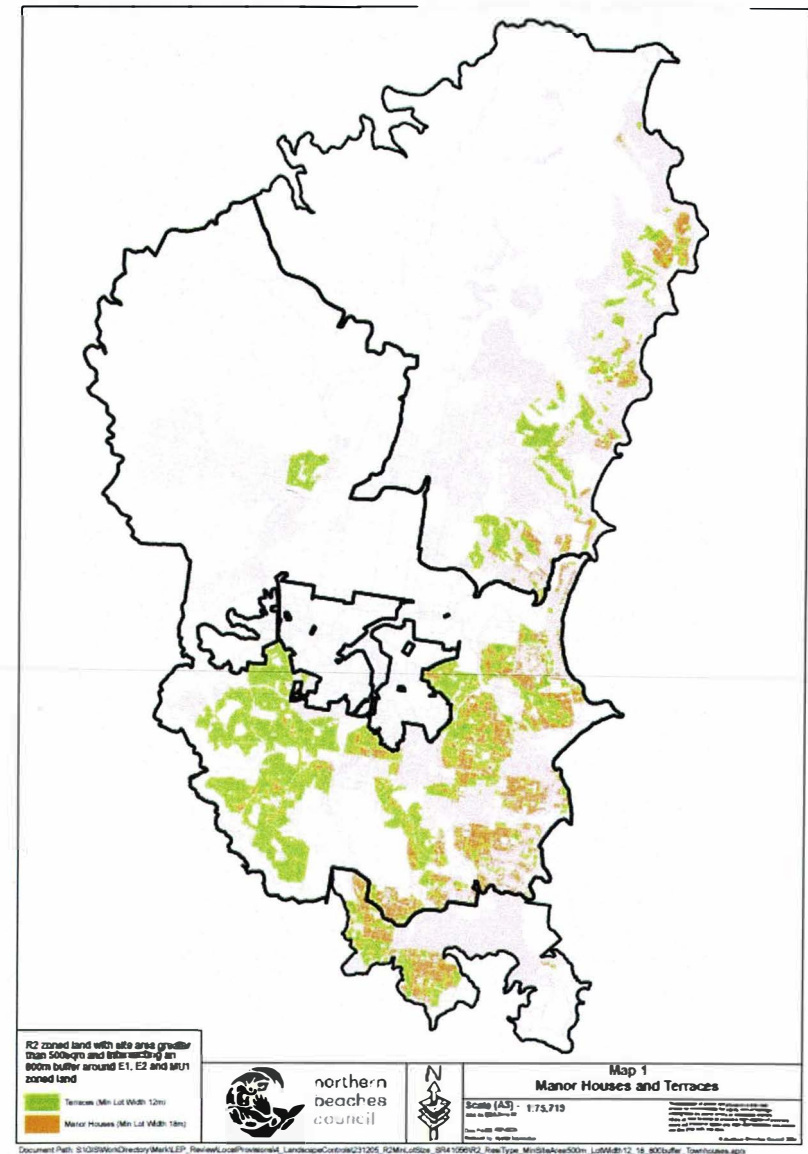
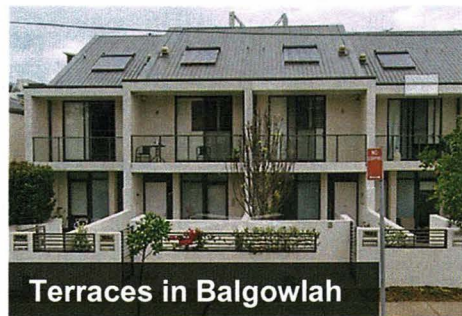
- **Townhouses** (12 m lot width) up to 9.5m in height will be allowed within low-density (R2) zoned properties with an area of greater than **600sqm** and within 800m of town centres
- **IMPACT: 57% or 24,000** of R2 zoned properties on the Northern Beaches could meet the townhouse requirements



What do the changes mean for the Northern Beaches?

Multi dwellings - Terraces

- **Terraces** (18m lot width) up to 9.5m in height will be allowed within low-density (**R2**) zoned properties with an area of greater than **500sqm** and within 800m of town centres
- **IMPACT: 50% or 21,000** of R2 zoned properties on the Northern Beaches could meet the townhouse requirements
- Indicated in **Green** on the map

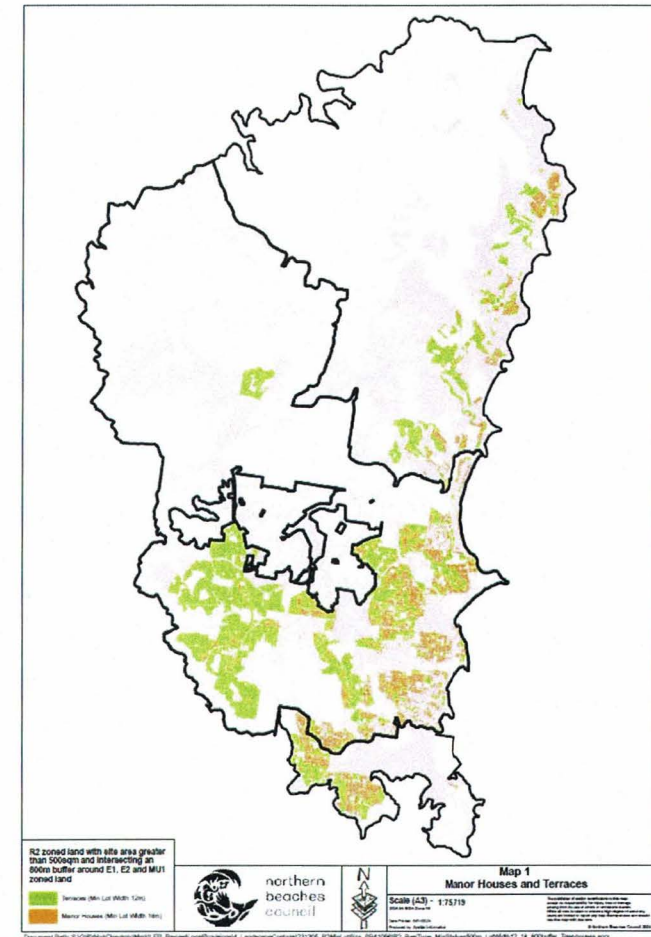


What do the changes mean for the Northern Beaches?

Northern Beaches?

Manor Houses

- **Manor Houses**(12m lot width) up to 9.5m in height will be allowed within low-density (**R2**) zoned properties with an area of greater than **500sqm** and within 800m of town centres
- **IMPACT: 76% or 32,000** of R2 zoned properties on the Northern Beaches could meet the townhouse requirements
- Indicated in **Green** and **Orange** on the map



Non-refusal standards for Dual Occupancies, Townhouses, Terraces & Manor Houses

Dual occupancies	Make dual occupancies permitted with consent across Low Density Residential (R2) zones in NSW.	Introduce non-refusal standards that apply to dual occupancies wherever they are permitted in Greater Sydney: <ul style="list-style-type: none"> • Maximum Building Height: 9.5m • Maximum FSR: 0.65:1 • Minimum Site Area: 450m² • Minimum Lot Width: 12m • Minimum Car Parking: 1 space per dwelling 	Multi-dwelling housing (terraces)	Make MDH (terraces) permitted with consent in the Low Density Residential (R2) zone within <i>station and town centre precincts</i> in the Six Cities region.	Introduce non-refusal standards that apply to MDH Terraces wherever they are permitted within <i>station and town centre precincts</i> in the Six Cities region: <ul style="list-style-type: none"> • Maximum Building Height: 9.5m • Maximum FSR: 0.7:1 • Minimum Site Area: 500m² • Minimum Lot Width: 18m • Minimum Car Parking: 0.5 space per dwelling
Manor houses	Make manor houses permitted with consent in the Low Density Residential (R2) zone within <i>station and town centre precincts</i> in the Six Cities region.	Introduce non-refusal standards that apply to Manor Houses wherever they are permitted within <i>station and town centre precincts</i> in the Six Cities region: <ul style="list-style-type: none"> • Maximum Building Height: 9.5m • Maximum FSR: 0.8:1 • Minimum Site Area: 500m² • Minimum Lot Width: 12m • Minimum Car Parking: 0.5 space per dwelling 	Multi-dwelling housing	Make MDH permitted with consent in the Low Density Residential (R2) zones within <i>station and town centre precincts</i> in the Six Cities region.	Introduce non-refusal standards that apply to MDH whenever they are permitted within <i>station and town centre precincts</i> in the Six Cities region: <ul style="list-style-type: none"> • Maximum Building Height: 9.5m • Maximum FSR: 0.7:1 • Minimum Site Area: 600m² • Minimum Lot Width: 12m • Minimum Car Parking: 1 space per dwelling

What are 'non-refusal standards'?

- Non-refusal standards overrule LEP and DCP standards that are more onerous than the non-refusal standard. If the non-refusal standard is met, Council cannot refuse a DA on that basis, despite the local provisions that may apply.

Non-refusal standards for Shop Top Housing and Residential Flat Buildings

Mid-rise housing		
Residential flat buildings (RFBs)	Permit RFBs with consent in the R3 zone within <i>station and town centre precincts</i> in the Six Cities region.	<p>Introduce non-refusal standards that apply to RFBs wherever they are permitted (excluding R2 zones) in <i>station and town centre precincts</i> in the Six Cities region.</p> <p>Within <i>inner (0-400m) station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> • Maximum Building Height: 21m • Maximum FSR: 3:1 <p>Within <i>outer (400-800m) station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> • Maximum Building Height: 16m • Maximum FSR: 2:1
Shop-top housing (STH)	No change proposed.	Introduce non-refusal standards that apply to shop top housing (identical to those proposed for RFBs) wherever they are permitted (excluding for R2 zones).

What do the changes mean for the Northern Beaches?

Town Centres

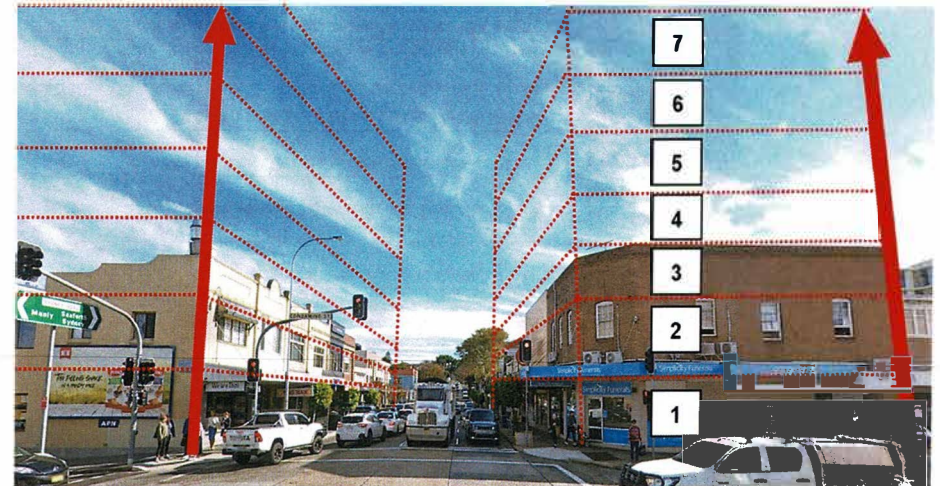
Mid-rise housing in Station and Town Centre Precincts

Station and town centre precincts

The Station and town centres precincts are proposed to be:

- within the Six Cities Region; and
- 800m walking distance of a heavy rail, metro or light rail station; or
- 800m walking distance of land zoned **E2 Commercial Centre** or SP5 Metropolitan Centre; or
- 800m walking distance of land zoned **E1 Local Centre** or **MU1 Mixed use** but only if the zone contains a wide range of frequently needed goods and services such as **full line supermarkets**, shops and restaurants.
 - The Department is seeking input from councils to determine which E1 and MU1 centres contain an appropriate level of goods, services and amenities to be included.

Extract from pg. 27 of the EIE



21m (6-7 storeys) depiction of Sydney Road, Balgowlah which currently has a maximum building height of 12.5m

Key Town Centres on the Northern Beaches

Centres	Land Zone	HoB (Current Baseline)	HoB (Proposed) % increase	Identified Centre Investigation Area?	Contains a Full Line Supermarket, Shops, Restaurants, Services & Amenities	Potential as a Town Centre Precinct
Frenchs Forest (Forestway)	E1 Local Centre	12m	21m 75%	Yes, forms part of Phase 3 of the Northern Beaches Hospital Precinct Structure Plan	Yes, Supermarkets' total floor area is estimated to exceed 2,500 sqm	Yes
Brookvale (Warringah Mall)	E2 Commercial Centre		21m	Yes, forms part of the Brookvale Structure Plan	Yes, Supermarkets' total floor area is estimated to exceed 2,500 sqm	Yes
Dee Why	MU1 Mixed Use	13m	21m 61%	Yes	Yes, Supermarkets' total floor area is estimated to exceed 2,500 sqm	Yes
Mona Vale	MU1 Mixed Use	8.5m	21m 147%	Yes, forms part of the draft Mona Vale Place Plan	Yes, Supermarkets' total floor area is estimated to exceed 2,500 sqm	Yes
Warriewood (Warriewood Square)	E1 Local Centre	8.5m	21m 147%	No	Yes, Supermarkets' total floor area is estimated to exceed 2,500 sqm	No
Balgowlah	E1 Local Centre	12.5m	21m 68%	No	Yes, Supermarkets' total floor area is estimated to exceed 2,500 sqm	Indeterminate, subject to further analysis of constraints
Belrose (Glenrose Village)	E1 Local Centre	8.5m	21m 147%	No	Yes, Supermarkets' total floor area is estimated to exceed 2,500 sqm	No
Manly	E1 Local Centre	10m	21m 110%	No, forms part of draft Manly Place Plan	Yes, Supermarkets' total floor area is estimated to exceed 2,500 sqm	Yes
Avalon Beach	E1 Local Centre	8.5m	21m 147%	No	No, the existing floor area of the Woolworths Metro is < 2,500sqm	No
Newport	E1 Local Centre	8.5m-11.5m	21m 147%	No	No, the existing floor area of the Coles Supermarket is < 2,500sqm	No
Narrabeen	E1 Local Centre	11m	21m 90%	Yes	No, the existing floor area of the Woolworths is < 2,500sqm	Yes
Freshwater	E1 Local Centre	11m	21m 90%	No	No, the existing floor area of the Supamart IGA is < 2,500sqm	No
Manly Vale	E1 Local Centre	11m	21m 90%	Yes	No, the existing floor area of the Coles Supermarket is < 2,500sqm	Yes
Forestville	E1 Local Centre	12m	21m 75%	No, subject to a future B-Line route	Yes, the existing floor area of the Coles Supermarket is estimated to exceed 2,500sqm	Indeterminate, subject to further analysis of constraints
Collaroy	E1 Local Centre	11m	21m 90%	No	No, the existing floor area of the IGA Express is < 2,500sqm	No
Seaforth	E1 Local Centre	12.5m	21m 68%	No	No, the existing floor area of the IGA Local Grocer is < 2,500sqm	No



Mona Vale

Town Centre Precincts

 E1 Local Centre / MU1 Mixed Use zones

 400m buffer


 800m buffer


Existing Planning Controls


 Heritage Conservation Areas

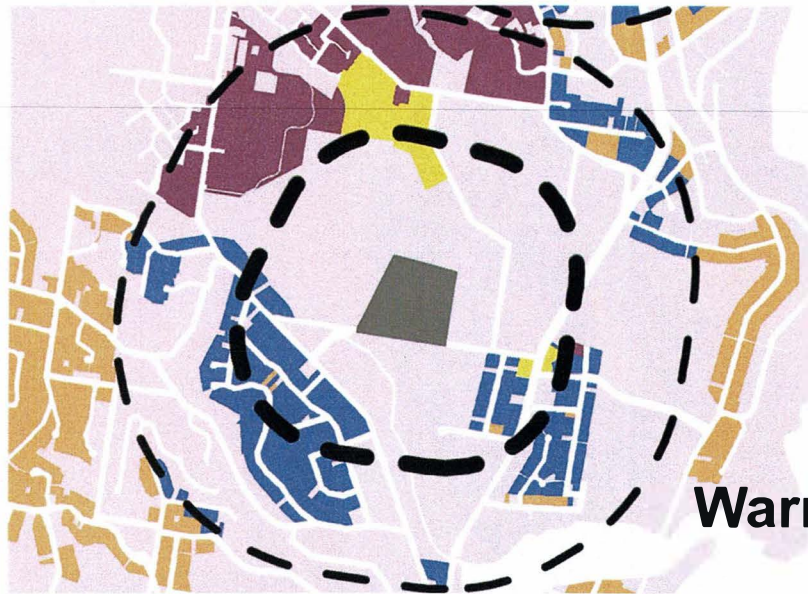
NSW Government proposed new planning controls

 Dual occupancy up to 9.5m high and floor space ratio 0.65:1 (minimum site area 450 sqm)

 Multi dwelling housing (terraces and townhouses) up to 9.5m high and floor space ratio 0.7:1, as well as manor houses up to 9.5m high and floor space ratio 0.8:1

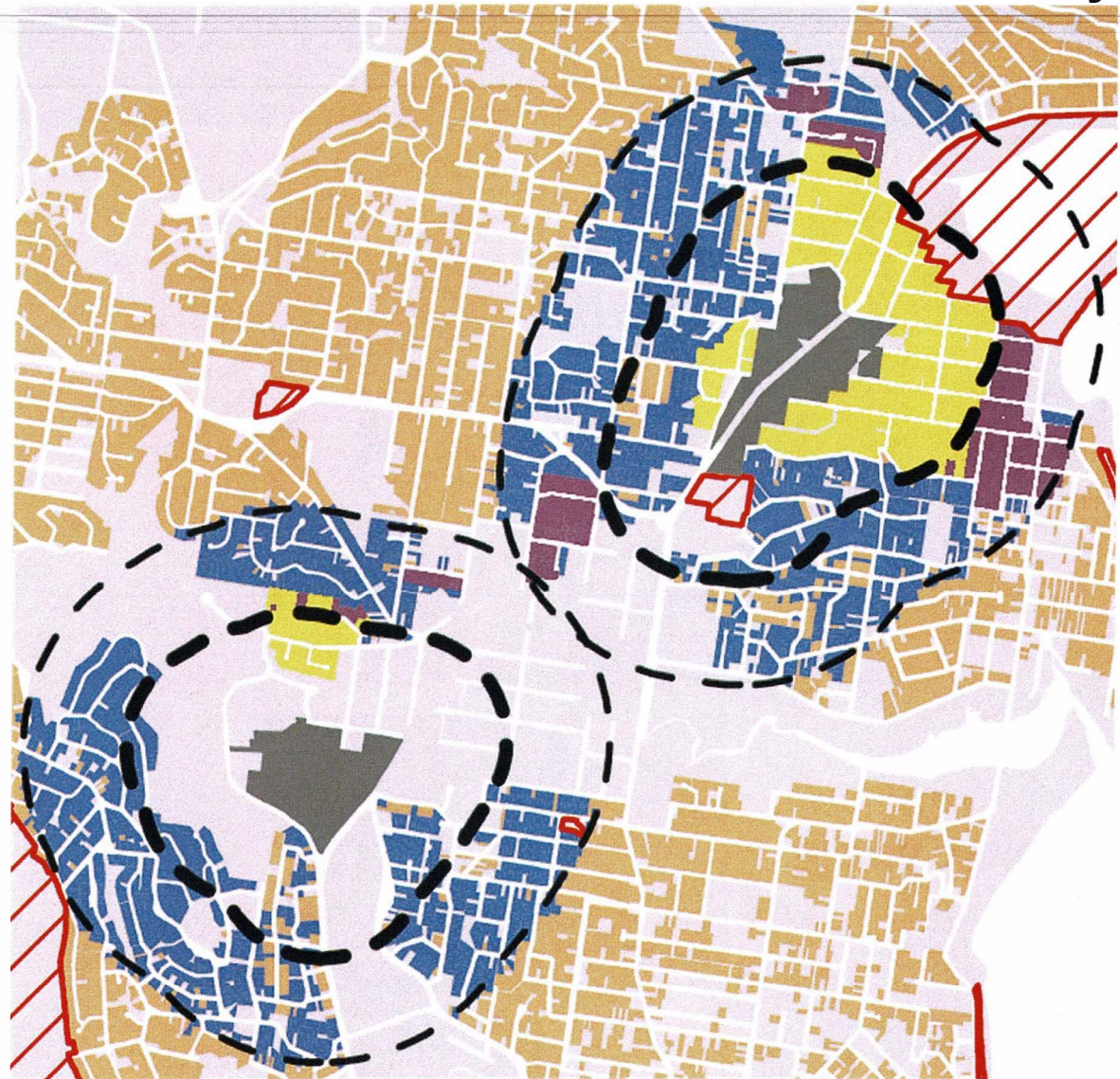
 Residential apartments and Shop top housing up to 16m high (approx. 4 to 5 storeys) and floor space ratio 2:1

 Residential apartments and Shop top housing up to 21m high (approx. 6 to 7 storeys) and floor space ratio 3:1



Warriewood





Brookvale

Town Centre Precincts

-  E1 Local Centre / MU1 Mixed Use zones
-  400m buffer
-  800m buffer

Existing Planning Controls

-  Heritage Conservation Areas

NSW Government proposed new planning controls

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-  Multi dwelling housing (terraces and townhouses) up to 9.5m high and floor space ratio 0.7:1, as well as manor houses up to 9.5m high and floor space ratio 0.8:1
-  Residential apartments and Shop top housing up to 16m high (approx. 4 to 5 storeys) and floor space ratio 2:1
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Belrose

Frenchs Forest

Forestville

Town Centre Precincts

 E1 Local Centre / MU1 Mixed Use zones

 400m buffer


 800m buffer


Existing Planning Controls


 Heritage Conservation Areas

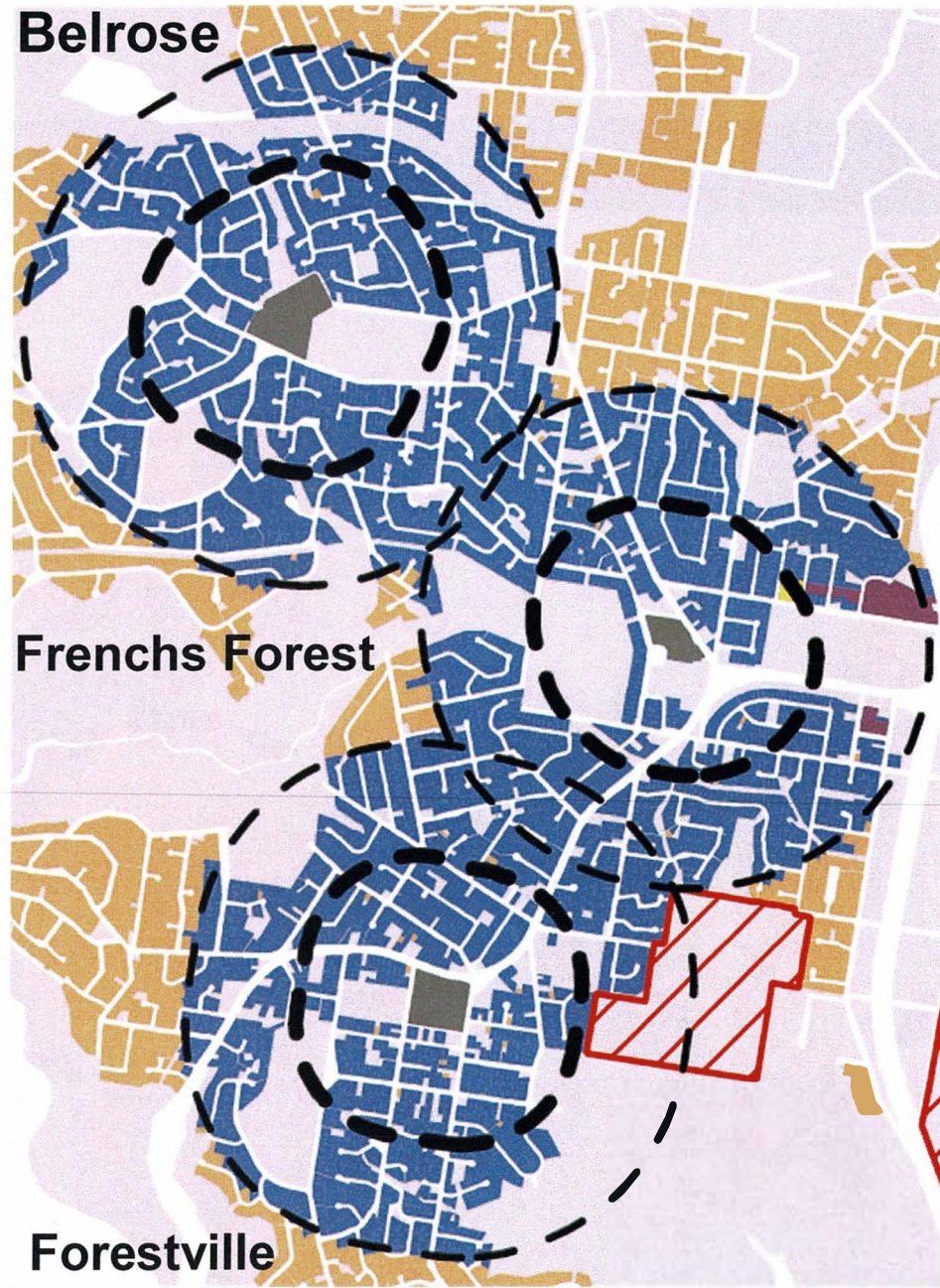
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Town Centre Precincts

 E1 Local Centre / MU1 Mixed Use zones


 400m buffer


 800m buffer


Existing Planning Controls


 Heritage Conservation Areas

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 Residential apartments and Shop top housing up to 16m high (approx. 4 to 5 storeys) and floor space ratio 2:1

 Residential apartments and Shop top housing up to 21m high (approx. 6 to 7 storeys) and floor space ratio 3:1



Draft Submission* - Key Points

1. Council acknowledges the need for urgent action on housing and supports a centres-based approach to growth. Council is committed to working with the Government to address housing supply and asks that this be done in a collaborative manner that includes the planning and provision of supporting infrastructure.
2. Council provides conditional support for residential flat building development in the R3 medium density zone and dual occupancy development in the R2 low density zone subject to more stringent development standards than those outlined in the EIE.
3. Some of the centres identified under the Department's draft criteria for town centre precincts may be suitable for future growth.
4. The EIE proposals are of a scale and density that would in many cases have significant impacts on local character and place, tree canopy and the environment, access, transport and traffic, demand for community infrastructure, exposure to natural and man-made hazards, areas and items of heritage significance, and affordable housing provision, warranting further, more detailed assessment.
5. The proposals conflict with current and proposed Council-led precinct planning in places like Frenchs Forest, Brookvale, and Mona Vale.
6. Changes of this scale should be accompanied by amendments to existing Council-made infrastructure contributions plans and affordable housing contribution plans, or as an alternative, be subject to increased "flat-rate" contributions e.g. 3% to 5% levy for infrastructure and affordable housing contributions made under the SEPP.
7. Council's Local Housing Strategy provides a suitable basis to identify further growth opportunities on the Northern Beaches.
8. Council is well-placed to identify alternative strategies for growth and infrastructure in collaboration with the Department, with implementation potentially being fast-tracked via a SEPP amendment to Council's LEPs.
9. Council is concerned about the potential for Dual Occupancies, Manor Houses, Multi-dwelling housing (terraces), and Townhouses to now be approved under a Complying Development Certificate (CDC) pathway within the R2 Zone.

*Subject to Council approval

Next steps

27 February 2024

Council meeting on 27 February 2024, Item 12.1 recommending that Council endorse the draft submission and forward it to the Department of Planning, Housing and Infrastructure.

March 2024 ~ Late 2024

It is understood that submissions will be considered by the Department of Planning between March and April 2024, with the Department drafting policy between March and June 2024, aiming for finalisation by the third quarter of 2024.

The implementation is to be done via SEPP. Council strongly recommends that the SEPP not be made unilaterally, rather that it be exhibited for further comments and analysis.