

# State Government Housing Reforms – TOD & DWLH

21 February 2024

INNER WEST



# State government housing reforms

## Transport Orientated Development (TOD) Program

- a summary document was published on 18 December
- this is not on public exhibition
- proposed to be implemented by April or Nov 2024 (depending on the area)







## Diverse and Well-Located Housing (DWLH)

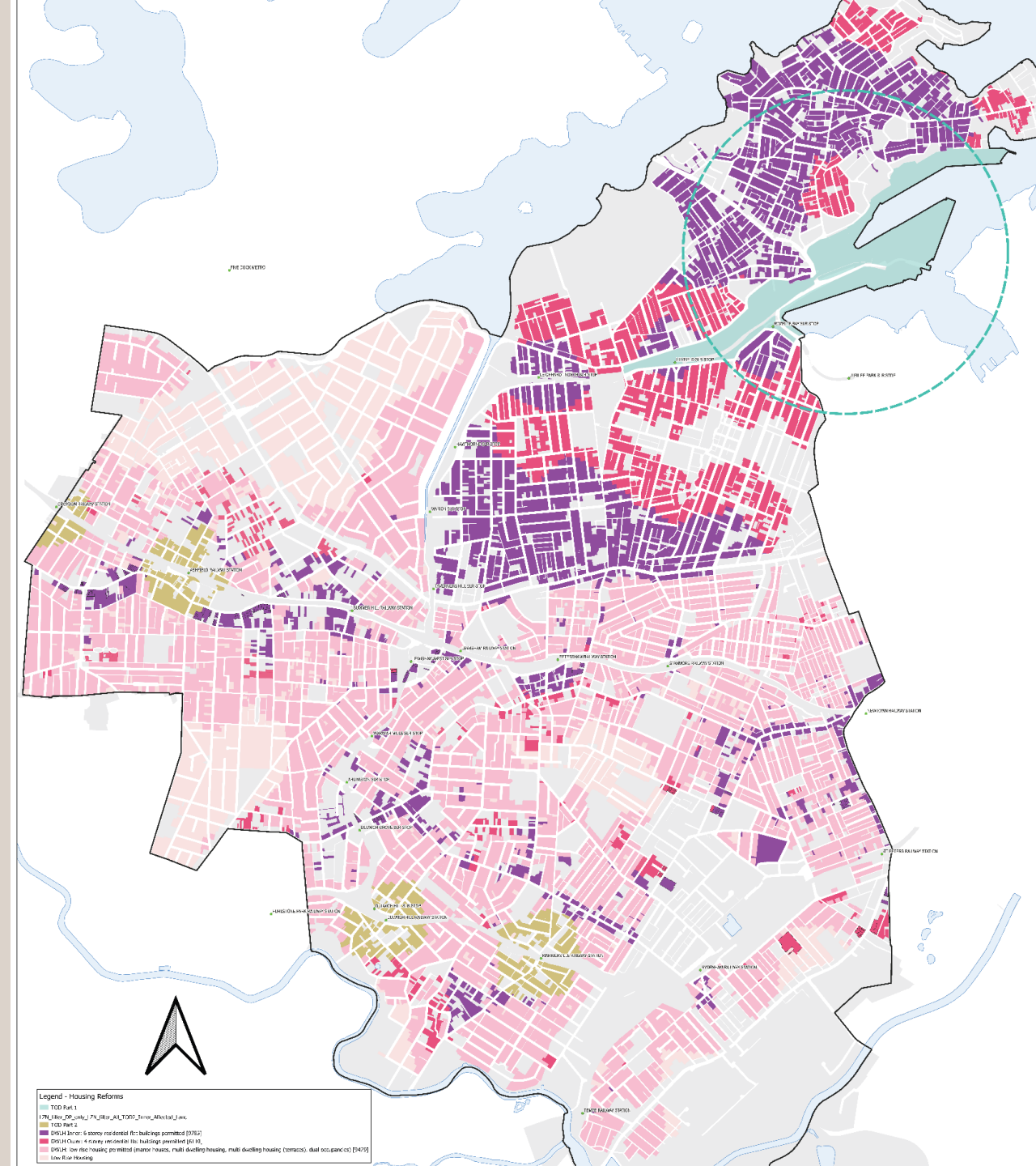
- an *Explanation of Intended Effect (EIE): Changes to create low- and mid-rise housing* was published on 18 December
- this is on public exhibition until 23 February
- it is proposed this reform will be implemented in July 2024



# What the reforms mean for the Inner West

- Initial mapping analysis has identified the housing reforms will impact 75% of the LGA
- This is indicative only as it is unclear how the reforms will ultimately be applied
- Does not include industrial land/parks/schools

	Housing Reform	Where applicable	Relevant zones	New permissible uses
	TOD Part 1	Bays West (1.2km radius)	n/a	Not known – subject to Precinct Planning
	TOD Part 2	Station precincts: Croydon, Ashfield, Dulwich Hill, Marrickville (0-400m)	R1, R2, R3, R4, E1, E2, MU1	Residential Flat Buildings (RFB) – 21m (6 storey)
	DWLH Inner	All stations and select centres (0-400m)	R1, R3, R4, E1, E2, MU1	RFB – 21m (6 storey)
	DWLH Outer	All stations and select centres (401-800m)	R1, R3, R4, E1, E2, MU1	RFB – 16m (4 storey)
	DWLH Low-rise housing	All stations and select centres (0-800m)	R2	Multiple Dwelling Housing, Multiple Dwelling (Terrace), Manor House, Dual Occupancy – 9.5m (2 storeys)
	DWLH Low-rise housing	Remainder of R2 zone in LGA	R2	Dual Occupancy – 9.5m (2 storeys)



# Summary of the reforms – TOD Part 1

## 8 accelerated precincts in NSW

- Land within a 1.2 km radius of 8 high growth areas near transport hubs
- **Bays West Metro Station in the Inner West – teal on the map**
- The Department will lead the preparation of masterplans and associated technical studies – expecting **draft consultation by mid-2024**
- It is unclear if the area of affect is only the SEPP Precincts Bays West area or also includes the 1.2km radius

INNER WEST



# Summary of the reforms – TOD Part 2

## 31 station precincts

- Land within 400m of 31 train and metro stations in Sydney
- Inner West – **Croydon, Ashfield, Dulwich Hill and Marrickville**
- It will make the following permitted with consent:
  - residential flat buildings in R1, R2, R3, R4 (all residential zones)
  - residential flat buildings and shop-top housing – E1 and E2 (local & commercial centre zones)
- It is unclear if MU1 – Mixed Use Zone will be included
- minimum 2% affordable housing contribution

## Development standards:

- Maximum building height 21m (approx. 6 storeys)
- Floor space ratio 3:1
- Maximum parking rates



# Summary of the reforms – Diverse and Well-Located

## 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.



# What the reforms mean – key headlines

## The housing reforms will:

- be implemented through two new State Environmental Planning Policies
- override local planning provisions
- apply to areas within specific distances of stations and town centres, in addition make dual occupancies permitted with consent in all R2 zoned land
- apply to a broad range of business and residential zones
- alter existing permissibility to allow mid-rise (6 and 4 storey) or low-rise (2 storey) development in the identified zones
- apply in heritage conservation areas and to heritage items and will require a merit-based assessment to the extent they are not inconsistent with the new standards
- apply a range of non-refusal development standards for mid-rise and low-rise development
- remain in place until Councils prepare plans that meet or exceed the proposals



# Affordable housing

- The Diverse Well-Located Housing does not contain any specific affordable housing targets
- TOD SEPP Part 1 (Bays West) up to 15% affordable housing held in perpetuity
- TOD SEPP Part 2 (Ashfield, Croydon, Dulwich Hill, Marrickville) has a minimum 2% affordable housing contribution

