

Low and Mid-Rise Housing Policy Snapshot

The Department of Planning, Housing and Infrastructure (DPHI) has finalised the Low and Mid-Rise Housing (LMR) reforms that allow increased density near identified transport hubs and town centres. The policy forms part of the NSW Government's response to the housing crisis, supporting 112,000 well-designed and sustainable homes in well-located areas within walking distance of shops, services and frequent public transport.



How is walking distance measured?

walking distance means the shortest distance between 2 points measured along a route that may be safely walked by a pedestrian using, as far as reasonably practicable, public footpaths and pedestrian crossings.

Are there any exclusions?

Yes. Land affected by natural hazards, heritage items, or high-risk environmental factors is excluded. Importantly, the reforms themselves do not apply within employment zones (E1, E2, MU1 and SP5 zones), even where housing may already be permitted.

Where does the policy apply?

low and mid rise housing area means land within 800m walking distance of land identified as "Town Centre" on the Town Centres Map, or a public entrance to an identified railway, metro or light rail station.

low and mid rise housing inner area means land within 400m walking distance

low and mid rise housing outer area means land between 400m and 800m walking distance



What new development controls apply in different zones?

Dual Occupancies

Permitted in all R2 zones across NSW.



Multi-Dwelling Housing

Permitted in all R1, R2, R3 and R4 zones.



Residential Flat Buildings

Permitted in all R1, R2, R3 and R4 zones.

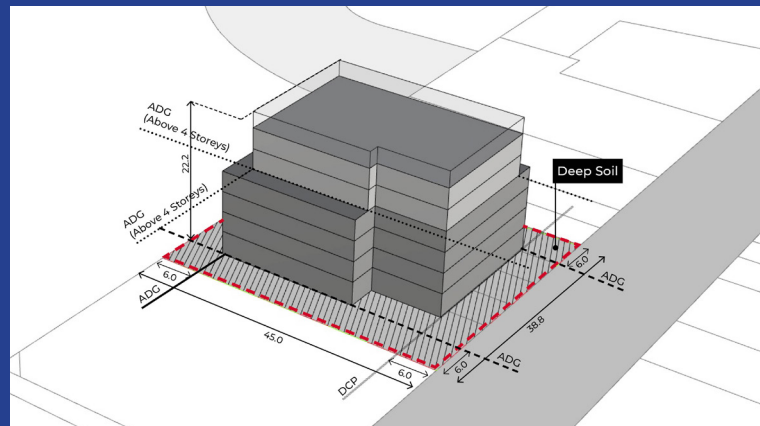


Housing Type	Zone	Height (m)	Storeys	FSR	Min Lot Size (sqm)	Min Lot Width (m)	Parking (per dwelling)
Dual Occupancies	R1-R4	9.5	N/A	0.65:1	450	12	1
Terraces	R1-R4	9.5	N/A	0.7:1	500	18	0.5
Multi-Dwelling Housing	R1-R4	9.5	N/A	0.7:1	600	12	1
Residential Flat Buildings & Shop-top Housing (Manor Houses)	R1 & R2	9.5	N/A	0.8:1	500	12	0.5
Residential Flat Buildings (0-400m)	R3 & R4	22	6	2.2:1	LEP provisions switched off.	LEP provisions switched off.	N/A
Residential Flat Buildings (400-800m)	R3 & R4	17.5	4	1.5:1	LEP provisions switched off.	LEP provisions switched off.	N/A
Shop-top Housing (0-400m)	R3 & R4	24	6	2.2:1	LEP provisions switched off.	LEP provisions switched off.	N/A
Shop-top Housing (400-800m)	R3 & R4	17.5	4	1.5:1	LEP provisions switched off.	LEP provisions switched off.	N/A

Do any other controls still apply?

Yes. While the new controls will prevail over any equivalent standards (i.e. height and FSR), other local and state controls such as setbacks, separation and heritage conservation areas still apply.

The NSW Apartment Design Guide remains a key guiding document for apartment buildings.



What are the new landscape controls?

The new Tree Canopy Guide for Low and Mid-Rise Housing establishes minimum deep soil and canopy cover targets that override those of any Development Control Plan (DCP). These are:

Dual occupancies: Minimum 15%-25% deep soil, with 1-3 trees per site.

Multi-dwelling housing and terraces: Minimum 15%-25% deep soil, with planting rates per dwelling.

Residential flat buildings: Minimum 7% deep soil and 15% tree canopy coverage, with flexible planting options.



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