

NSW Government Low and Mid Rise Housing Policy

Key Changes to Planning Controls

- × two dwellings on blocks as small as 450 m² in all R2/single dwelling, low density residential zones (previously 650 m² or 1,000 m² in FSPA)
- × terraces, townhouses and residential flat buildings in R2 low density residential zones within 800 m of transport hubs and town centres
- × up to 3-6 storey housing (16 m H maximum) in existing R3 medium density zones and R4 high density zones within 400-800 metres of railway stations and shops
- × Reduction of parking requirements to just 1 space per dwelling, 0.5 per flat

See Council report ENV012-25 [here](#) (P11). This is a detailed assessment of the impact of the LMR on the Georges River LGA.