

Low and Mid-Rise Housing Policy – Stage 2

What do the changes to low and mid-rise housing mean for the Northern Beaches local government area?

The Low and Mid-Rise Policy will deliver up to 112,000 homes across the state, supporting the NSW National Housing Accord target of 377,000 new homes by 2029.

This policy creates more housing choice for people at different stages of life.

Housing diversity means creating more homes to suit different lifestyles across the whole community.

The NSW Government is committed to supporting a choice of well-designed and sustainable homes in well-located areas within walking distance of shops, services and frequent public transport.

Stage 1 of the policy has been in place since 1 July 2024, allowing dual occupancies and semi-detached dwellings in all R2 low density residential zones across NSW, except for excluded areas.

Stage 2 of the policy will allow more low and mid-rise housing options in local government areas across Greater Sydney, the Hunter, Central Coast and Illawarra regions.

The second stage of the low and mid-rise policy introduces new planning controls to allow terraces, townhouses, low and mid-rise apartments and shop-top housing within 800 metres of identified town centres and train or light rail stations.

Why is the Low and Mid-Rise Policy important?

Low and Mid-Rise housing has been a part of NSW's housing make-up since Sydney was built, however over the last few decades these types of homes have been slowly disappearing from lots of local areas. New South Wales has less housing diversity now than there was a hundred years ago.

These changes will reintroduce different housing types such as terraces, townhouses, and low to mid-rise apartment buildings, back into our cities and suburbs.

The NSW Government wants everyone to have a choice of the type of home that they want to live in, that suits their lifestyle, in the community that they love.

These homes will be close to transport, open spaces and services that people need, meaning better connected and more liveable neighbourhoods.

Where do these changes apply in Northern Beaches local government area?

In Northern Beaches local government area, the second stage of the Low and Mid-Rise Policy will apply to all residential zones within 800 metres walking distance to the following town centres or train stations:

- Balgowlah Stockland shopping centre
- Dee Why town centre
- Forestville town centre
- Forestway shopping centre
- Frenchs Forest Precinct (Warringah Road)
- Manly town centre
- Manly Vale town centre
- Mona Vale town centre
- Warringah Mall shopping centre

On the next page is an overview of affected areas. You can also view an [indicative LMR mapping viewer](#) on the Department's website.

How were these Low and Mid-Rise Housing areas selected?

The Low and Mid-Rise Housing areas were identified based on the capacity of existing infrastructure and provision of services, as well as public feedback and consultation with councils.

Criteria for how areas were identified include:

- Access to a wide range of goods and services, particularly a supermarket.
- Frequency of public transport services and travel time to major employment centres.
- Capacity of existing transport, roads, water and sewer infrastructure in the area.
- Constraints on the area from natural disasters and potential hazards.

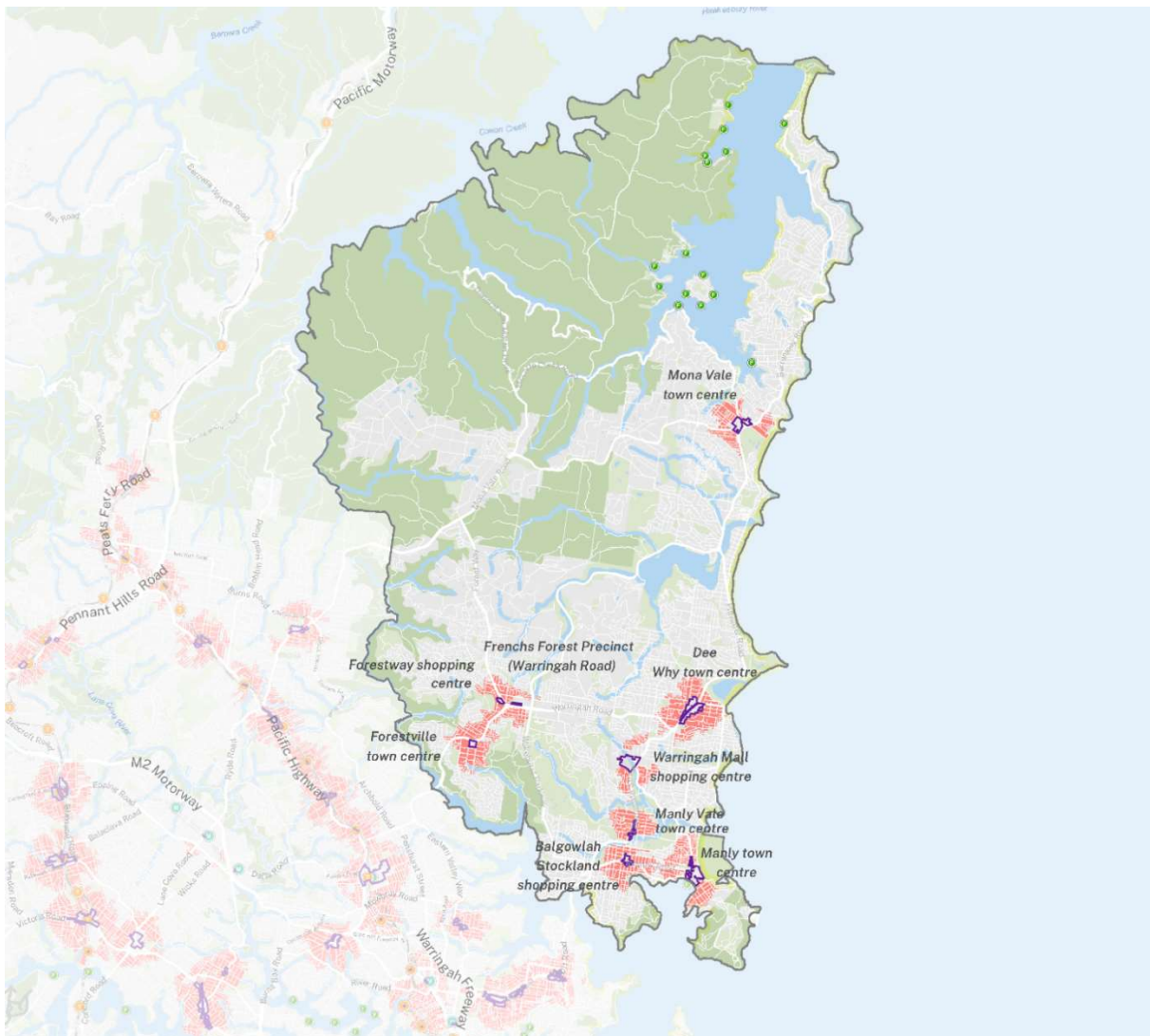
What will encouraging housing in these areas mean?

Encouraging diverse housing options in these areas will mean that people in these local communities have a range of housing options available to them, and have a choice of the

type of home they want to live in.

By encouraging a more diverse range of housing options, we can fill the gap of the ‘missing middle’ in new housing supply and create human-scale density in more liveable neighbourhoods.

To help build liveable communities, a new Tree Canopy Guide for Low and Mid-Rise Housing will apply to low and mid-rise housing development in these areas, which has provisions for tree planting, deep soil area and tree canopy cover.



NORTHERN BEACHES



- Low and mid-rise centre/station
- Local Government Area
- Indicative low and mid-rise housing area

Please note that this map is a guide only

You can view an [indicative map of the low and mid-rise housing areas](#) on the Department’s website.

What is low and mid-rise housing?

Low-rise housing is generally 1–2 storeys and includes dual occupancies (2 dwellings on the same lot), terraces, townhouses and low-rise apartment buildings. It does not include freestanding houses.



Mid-rise housing is generally 3–6 storey apartment buildings.



The low and mid-rise changes will also introduce new development standards for these housing types, including allowable heights, floor-space ratios and lot sizes.

Policy rollout

The Low and Mid-Rise Policy has been introduced in two stages:

Stage 1: Permitting dual occupancies (from 1 July 2024)

Dual occupancies and semi-detached dwellings must be permitted with consent on all R2 low density residential zones across NSW, except for excluded areas (see below).

Stage 2: Encouraging low and mid-rise housing (from 28 February 2025)

The second stage introduces new planning controls to allow terraces, townhouses, mid-rise apartments and shop-top housing within 800 metres of identified town centres and train or light rail stations.

You can view an [indicative map of the low and mid-rise housing areas](#) on the Department's website.

The policy allows for a range of housing types in these areas, including:

Dual occupancy	2 homes on 1 lot
Multi-dwelling housing	3 or more homes on 1 lot, in any arrangement
Multi-dwelling housing (terraces)	3 or more attached homes on 1 lot, (all facing the street)
Residential flat building	3 or more apartments in a building with 2 + storeys
Shop-top housing	1 or more apartments above ground-floor shops

Detailed information about housing types is available on the Department's website under [key provisions summary](#).

How does this policy relate to the Transport Oriented Development?

The Low and Mid-Rise Policy does not apply in Transport Oriented Development (TOD) areas. However, it may apply to land immediately surrounding TOD Precincts. This will help avoid similar policy settings applying to the same land.

Use the Department's [indicative mapping viewer](#) to see the boundaries for Low and Mid-Rise Areas and the Transport Oriented Development areas.

Learn more

For detailed information on the Low and Mid-Rise Policy, visit the [Department's website](#) where you'll find resources such as:

- Low and Mid-Rise Housing Policy
- State Environmental Planning Policy (Housing) 2021
- Benefits of low and mid-rise housing
- Site selection
- Policy key provisions
- Policy exclusions
- Tree Canopy Guide for Low and Mid-Rise Housing
- Feedback on the Low and Mid-rise Housing Policy
- Frequently asked questions