

NSW REZONING AND DEVELOPMENT PROPOSAL OVERVIEW

Date: Wednesday, 17 April 2024

Information subject to change without notice.

Introduction.

The NSW Government is actively addressing the housing crisis through proposed zoning reforms aimed at enhancing housing diversity and accessibility.

However, the feasibility of these reforms is uncertain due to a lack of detailed objectives, adequate planning, and clear implementation strategies, particularly given the unrealistic timeframes involved.

The NSW government proposes almost immediate changes, but historically, as with previous policy changes, councils require at least 12-18 months to identify, analyse, and implement such significant planning policy amendments.

As the real estate community and residents of Ku-ring-gai await clearer guidance, we are diligently working to understand the implications of these proposed changes.

Key Proposed Policy Changes

The NSW Government proposed policy changes could allow:

Dual Occupancies

across most residential zones in Ku-ring-gai, with a minimum block size of 450sqm.

Diverse Housing Types

housing options including terraces, townhouses, manor houses, and even mid-rise apartments of 6 to 7 storeys, near railway stations and possibly other local centres.

Heritage and Environment

developments within Heritage Conservation Areas, and adjustments to landscaping and tree retention standards.

However, Heritage provisions in Local Environmental Plans (LEP) and Development Control Plans (DCP) will likely continue to apply. Similarly, Council's tree canopy policy will likely remain in place and continue to apply.

Transport Oriented Development (TOD)

the NSW Government's Transport Oriented Development (TOD) strategy aims to increase housing supply surrounding key transport hubs through a **two-part program**.

Part One | Accelerated Precincts

Eight high-growth transport precincts (outside of Ku-ring-gai) for rapid rezonings and expedited assessments. Bankstown, Bays West, Bella Vista, Crows Nest, Homebush, Hornsby, Kellyville, and Macquarie Park.

Part Two | TOD State Environmental Planning Policy (SEPP):

Slated to begin in April 2024, this policy will modify planning controls within 400m of 37 metro and rail stations to boost the development of new and affordable housing near public transport. **This includes four stations in Ku-ring-gai: Roseville, Lindfield, Killara, and Gordon.**

Ku-ring-gai Council's Stance

In consultation with the community, Ku-ring-gai Council has provided detailed feedback to the NSW Government, outlining significant concerns regarding the impacts of the Transport Oriented Development (TOD). The submission criticises the lack of detailed planning and implementation strategy, noting the overly ambitious timelines. It advocates for the protection of natural and built heritage, maintaining the area's tree canopy, wildlife, and environmental health, and stresses the necessity for substantial infrastructure investments to accommodate population growth. Emphasising a balanced and measured approach, the Council is actively engaging with the NSW Government to ensure that Ku-ring-gai's unique charm and appeal are preserved, focusing on enhancing infrastructure, protecting heritage, and implementing a realistic timeline.

NSW SUBURB LIST IDENTIFIED FOR THE TOD SEPP.

Transport Oriented Development (TOD)

State Environmental Planning Policy (SEPP)

Station	Local Government Area	Proposed deferral period	Proposed commencement date
Adamstown	Newcastle	N/A	April 2024
Booragul	Lake Macquarie	N/A	April 2024
Corrimal	Wollongong	N/A	April 2024
Gordon	Ku-ring-gai	N/A	April 2024
Hamilton	Newcastle	N/A	April 2024
Killara	Ku-ring-gai	N/A	April 2024
Kogarah	Bayside/Georges River	N/A	April 2024
Kotara	Newcastle	N/A	April 2024
Lidcombe	Cumberland	N/A	April 2024
Lindfield	Ku-ring-gai	N/A	April 2024
Morisset	Lake Macquarie	N/A	April 2024
Newcastle Interchange	Newcastle	N/A	April 2024
Roseville	Ku-ring-gai	N/A	April 2024
Teralba	Lake Macquarie	N/A	April 2024
Turella	Bayside	N/A	April 2024
Wyong	Central Coast	N/A	April 2024
Banksia	Bayside	3 months	July 2024
Dapto	Wollongong	3 months	July 2024
Gosford	Central Coast	3 months	July 2024
Rockdale	Bayside	3 months	July 2024
Tuggerah	Central Coast	3 months	July 2024
Berala	Cumberland	6 months	October 2024
Canterbury	Canterbury Bankstown	6 months	October 2024
North Strathfield Metro	Canada Bay	6 months	October 2024
Ashfield	Inner West	8 months	December 2024
Dulwich Hill	Inner West	8 months	December 2024
Marrickville	Inner West	8 months	December 2024
Croydon	Burwood/Inner West	9 months	January 2025
North Wollongong	Wollongong	12 months	April 2025
St Marys Metro	Penrith	12 months	April 2025
Wiley Park	Canterbury Bankstown	15 months	June 2025

New stations (announced April 2024)

New stations	Local Government Area	Proposed deferral period	Proposed commencement date
Cardiff	Lake Macquarie	N/A	April 2024
Woy Woy	Central Coast	N/A	April 2024
Belmore	Canterbury Bankstown	8 months	December 2024

New stations	Local Government Area	Proposed deferral period	Proposed commencement date
Lakemba	Canterbury Bankstown	8 months	December 2024
Cockle Creek	Lake Macquarie Council	12 months	April 2025
Punchbowl	Canterbury	15 months	June 2025

Source: Planning NSW

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/transport-oriented-development-program/transport-oriented-development-sepp>

Key phrases used in planning and development.

CIV:	Capital Investment Value
DCP:	Development Control Plan
FSR:	Floor Space Ratio
GFA:	Gross Floor Area
LEP:	Local environmental plans
LGA:	Local Government Area
SEPP:	State Environmental Planning Policy
TOD:	Transport Oriented Development

Reach out to us.

Council and the local community are awaiting further clarity on these reforms.

We are closely monitoring the NSW Rezoning and Development Proposal and how it will impact the local property market and community. For more information, or any property related enquiries, call, or email The Marshall Group.

Disclaimer: Whilst every effort is made to ensure The Marshall Group communications are accurate and complete, this content is for informational purposes only. For tailored property advice, speak with a member of The Marshall Group directly. For financial or legal advice, seek guidance from a qualified professional.