

# **NSW DEPT OF PLANNING - PROPOSED SEPP**

## **Exhibition Explanation Intended Effect Changes to Create Low And Mid Rise Housing**

1. **MID-RISE - Allow Up to 6 storey, but add an extra 2 storeys if affordable housing is involved.**  
In in all R3 zones
  - a. Within 800 metres of a Railway Station, OR
  - b. Within 800 metres of land zoned E2 Commercial Centre, OR
  - c. Within 800 metres of land zoned E1 Local Centre, if there is a supermarket, shops and restaurants in that Centre.
2. **LOW RISE - TERRACES, VILLAS AND 2 STOREY R.F.B.**  
Allow In all R2 Zones that are:
  - a. Within 800 metres to a Railway Station, OR
  - b. Within 800 metres of land zoned E2 Commercial Centre, OR
  - c. Within 800 metres of land zoned E1 Local Centre if there is a supermarket, shops and restaurants.
3. **DUAL OCCUPANCIES**  
Allow In all R2 zones in the entire Local Government Area for land with a minimum site area of 450sqm.

### **WHAT ARE THESE ZONES - Currently in Council's LEP**

B1	Neighbourhood Centre	Will now be E1 Local Centre
B2	Local Centre	Will now be E1 Local Centre
B3	Commercial Centre	Will now be - E2 Commercial Centre Hurstville & Kogarah

### **MAP ZONES for R3 as shown in Council's LEP**

Map 1	R3 Zone	Amy Street in Peakhurst
Map 4	R3 Zone	Narwee
Map 5	R3 Zone	New Master Plan Mortdale
Map 6	R3 Zone	Oatley East
Ma 8	R3 Zone	South Hurstville
Map 8A	R3 Zone	Penshurst - Apsley Street
Map 9	R3 Zone	Blakehurst - Walston St & Terry St
Map 11	R3 Zone	Sans Souci

#### Notes:

1. Within 400 m of a station or an E1 or E2 mid-rise zone, housing can be up to 21m high
2. Between 400 & 800 m or a station of an E1 or E2 mid-rise zone, housing can be up to 16m high

(See P28 of Department of Planning's Explanation of Intended Effect: Changes to create low and mid-rise housing [here](#))