

Potential impacts to Heritage Conservation Area housing on Grosvenor Street, Woollahra.



CONCEPT IMAGE

## Opposing the NSW Government's Low and Mid-Rise Housing Policy while advocating for appropriate housing growth in Woollahra



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LMRhousing](http://woollahra.nsw.gov.au/LMRhousing)



**The NSW Government's Low and Mid-Rise Housing Policy** will significantly increase housing density and development in areas within 800 metres of

town centres and transport hubs, and drastically impact the Woollahra Local Government Area.

Under the Policy, which came into effect in February, the characteristics that make Woollahra special – tree-lined streets, heritage features and pedestrian amenity – are on the way out, to be replaced with significantly taller buildings, less trees and more traffic congestion.

Implemented with inadequate community consultation, these one-size-fits-all changes are not appropriate for Woollahra and disregard our planning controls. They will significantly increase the amount of housing in our area, ignore existing housing density and water table issues, override Heritage Conservation Areas and give no consideration to funding and delivery of vital infrastructure, transport upgrades and essential services needed to support additional housing and population growth.

Worse still, we are seeing worrying evidence that these changes will result in more luxury homes built, with no corresponding community benefit relating to housing affordability.

It's a devastating prospect and one we oppose. No area is immune from cost of living issues and the need for more affordable housing, and Woollahra Council is committed to supporting sustainable housing growth, but it must be done in a way that respects the existing character of our communities and takes into account the unique challenges faced by each area.

**Councillor Sarah Swan  
Mayor of Woollahra**



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Potential changes to the Rose Bay harbour foreshore under NSW Government Housing Policy.

## Did you know?

- The NSW Government's new Low and Mid-Rise Housing Policy (LMR) commenced on 28 February 2025. **Woollahra Council does not support these planning changes**
- The Government's one-size-fits-all planning approach will not achieve good urban design outcomes for Woollahra. Council has raised significant concerns regarding existing housing density, local character, heritage conservation and the additional burden on infrastructure
- The Policy will significantly increase housing density in the Woollahra LGA
- At just 12km<sup>2</sup>, Woollahra is already one of the most heavily-populated and congested areas in Sydney, having contributed extensively to housing stock over many decades
- 76.6% of all dwellings in the Woollahra LGA are already medium or high-density compared to 43.5% in the greater Sydney area
- Despite requesting information from the Government, Woollahra Council has not received justification for the increased density and fears it will increase even further.

## Impacts on the Woollahra LGA

The Policy will impact housing in Double Bay, Edgecliff, Rose Bay, Paddington and Woollahra. It allows much larger, denser developments than were previously permitted under the *Woollahra Local Environmental Plan 2014*: up to a 221% increase in building height and a 462% increase in floor space ratio.

### Key changes include:

- Increased height for dwellings allowing 6 storey buildings within 400m of stations and town centres, and 4 storey within 401m to 800m. By using the *State Environmental Planning Policy* affordable housing bonus, developers will have the option of building to 8 storeys and 6 storeys respectively
- New landscaping and tree canopy planting rules requiring less than Council's current landscaping provisions
- Allowing multi-dwelling housing (townhouses and terraces) in current low-density residential zones surrounding centres
- While local and state heritage listed items are excluded from the Policy, there is no protection for Heritage Conservation Areas.

### A lack of affordable housing and no affordability improvements

Despite the additional development potential afforded to developers under the LMR changes, affordable housing is optional and not mandated as part of the Policy, with no stipulation that development contains a mix of dwelling sizes to contribute to housing diversity.

Given the market demand for spacious and high-end properties in the Woollahra LGA, it is likely that development under the LMR Policy will result in more luxury apartments built, with no corresponding community benefit relating to housing affordability, leaving more people priced out of the market.



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**Rose Bay Centre** The bulk and scale of housing development that could be constructed around the Rose Bay centre and foreshore as a result of the Low and Mid-Rise Housing Policy.



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**Court Road, Double Bay** Potential impact of building height and scale permitted under the proposed NSW Government changes.

## Woollahra Council's response

Council made two submissions to the NSW Government on the Low and Mid-Rise Housing Policy. The first highlighted concerns over the lack of regard for existing housing density, overshadowing, local character, existing tree canopy, heritage conservation and local planning controls. The second specifically addressed concerns regarding increased pressure on existing infrastructure and no additional funding for more infrastructure to support growth.

Multiple urgent requests for a meeting with the Minister for Planning and Public Spaces, Paul Scully, to discuss the impacts of the reforms on Woollahra have received no response.

### Share your feedback

The Hon Paul Scully MP,  
Minister for Planning and Public Spaces  
**[office@scully.minister.nsw.gov.au](mailto:office@scully.minister.nsw.gov.au)**

The Hon Chris Minns MP, Premier of NSW  
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