

Ref: MDPE24/2047
Your Ref: 24/101485

Cr Richard Shields
Mayor
Woollahra Municipal Council
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records@woollahra.nsw.gov.au

Dear Mayor *Richard*

Thank you for your correspondence on behalf of Woollahra Municipal Council about the NSW Government's low-and-mid-rise housing reforms. I acknowledge Council's correspondence about the reforms.

I am advised the Department of Planning, Housing and Infrastructure held a workshop with Council on 24 May 2024. This consultation gave the Department an opportunity to gather data and evidence to assess the suitability of station and town centre precincts in the Woollahra local government area for inclusion in the policy.

The Department also carefully considered Council's feedback about the policy's potential impact on heritage, flooding risks, recent and proposed master planning.

The Department has reviewed and considered all 8,000 submissions received in response to the Explanation of Intended Effect, including Council's submission. Feedback provided by Council during the engagement process was also considered. Additionally, the policy refinement process involved stakeholder consultation and ongoing research and analysis, including 49 one-on-one workshops with all affected councils, including Woollahra.

The first stage of the low-and-mid-rise housing policy has now been finalised. The Government have listened to community and council feedback and made changes to the exhibited policy so it does not apply in areas where there is a high-risk from hazards such as flooding or bushfire or where it would be difficult to evacuate people in an emergency.

From 1 July 2024, dual occupancies and semi-detached homes will be allowed in all R2 low-density residential zones across NSW. These changes will help metro councils achieve their housing targets.

The NSW Government and the Department will continue to work closely with councils, including Council, and other stakeholders on the development of stage two.

You can find more information on the staged rollout of the low-and-mid-rise housing reforms on the Department's website at www.planning.nsw.gov.au/policy-and-legislation/housing/diverse-and-well-located-homes.

Should Council have any questions, Dan Cutler, Director, Housing Policy and Codes, at the Department, can be contacted on 02 8217 2004 or at daniel.cutler@planning.nsw.gov.au.

Thank you for bringing this to my attention.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Paul Scully', with a stylized flourish at the end.

Paul Scully MP
Minister for Planning and Public Spaces

25/8/24