

## **SUPPLEMENTARY AGENDA**

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### **Council Meeting**

**Monday, 24 February 2025**

**7:00 PM**

**Dragon Room**

**Civic Centre**

**Hurstville**



**LATE ITEMS**

**MAYORAL MINUTE**

**MM003-25**     **Introducing the Low and Mid-Rise Housing Policy Stage 2**  
(Report by The Mayor, Councillor Borg) ..... 3

**MAYORAL MINUTE****Item: MM003-25 Introducing the Low and Mid-Rise Housing Policy Stage 2****Mayor:** The Mayor, Councillor Borg**BACKGROUND**

On Friday the Low and Mid-Rise Housing Reform was released by the NSW Government and will come into effect on Friday 28 February 2025.

As Councillors are aware the first Stage 1 of the reform started on 1 July 2024 and permitted dual occupancies and semi-detached homes in the R2 low-density residential zone across all of NSW. As the GRLEP 2021 already permitted dual occupancies and semi-detached dwellings in the R2 zoning this reform had little impact in Georges River.

Stage 2 was announced on Friday, 21 February 2025 will start on 28 February 2025. It introduces new planning controls to allow dual occupancies, terraces, townhouses, apartments and shop top housing in low and mid-rise housing areas across the following regions:

- Greater Sydney
- Central Coast
- Lower Hunter and Newcastle
- Illawarra-Shoalhaven

The indicative map of the impacted low and mid-rise housing areas in Georges River highlights residential areas around Riverwood; Beverly Hills; Mortdale; Penshurst; Oatley; Hurstville; and Kogarah Centres.

It is expected that the legislative changes to State Environmental Planning Policy (Housing) 2021 that will be effective at the end of this week, will be notified sometime this week.

In mid-2024, Council resolved to prepare a planning proposal in response to the Housing Reforms that creates capacity for additional and diverse housing across the residential zones of the Georges River Local Government Area (LGA) and to implement the adopted Hurstville City Centre Urban Design Strategy (2018). This planning proposal was prepared such that we could seek a deferral from the application of the proposed Low and Mid-Rise Housing proposal on the basis that Council is committed to the provision of capacity for additional and diverse housing through immediate and midterm changes to local planning controls.

Council has not yet received a response to its requests for a deferral.

**MOTION:**

- (a) That Council call for a report detailing the implications of the Stage 2 Low and Mid Rise Housing Policy when the detail is released this week, as a matter of priority.
- (b) That the report provide commentary in relation to the endeavours Council is currently pursuing to meets our State mandated dwelling targets.

**ATTACHMENTS**

Nil

MM003-25