

# Appendix A – Summary of proposed reforms

Typology	Proposed permissibility change	Proposed non-refusal standards
Low-rise housing		
Dual occupancies	Make dual occupancies permitted with consent across Low Density Residential (R2) zones in NSW.	Introduce non-refusal standards that apply to dual occupancies wherever they are permitted in Greater Sydney: <ul style="list-style-type: none"> <li>• Maximum Building Height: 9.5m</li> <li>• Maximum FSR: 0.65:1</li> <li>• Minimum Site Area: 450m<sup>2</sup></li> <li>• Minimum Lot Width: 12m</li> <li>• Minimum Car Parking: 1 space per dwelling</li> </ul>
Manor houses	Make manor houses permitted with consent in the Low Density Residential (R2) zone within <i>station and town centre precincts</i> in the Six Cities region.	Introduce non-refusal standards that apply to Manor Houses wherever they are permitted within <i>station and town centre precincts</i> in the Six Cities region: <ul style="list-style-type: none"> <li>• Maximum Building Height: 9.5m</li> <li>• Maximum FSR: 0.8:1</li> <li>• Minimum Site Area: 500m<sup>2</sup></li> <li>• Minimum Lot Width: 12m</li> <li>• Minimum Car Parking: 0.5 space per dwelling</li> </ul>
Multi-dwelling housing (terraces)	Make MDH (terraces) permitted with consent in the Low Density Residential (R2) zone within <i>station and town centre precincts</i> in the Six Cities region.	Introduce non-refusal standards that apply to MDH Terraces wherever they are permitted within <i>station and town centre precincts</i> in the Six Cities region: <ul style="list-style-type: none"> <li>• Maximum Building Height: 9.5m</li> <li>• Maximum FSR: 0.7:1</li> <li>• Minimum Site Area: 500m<sup>2</sup></li> <li>• Minimum Lot Width: 18m</li> <li>• Minimum Car Parking: 0.5 space per dwelling</li> </ul>

Typology	Proposed permissibility change	Proposed non-refusal standards
Multi-dwelling housing	Make MDH permitted with consent in the Low Density Residential (R2) zones within <i>station and town centre precincts</i> in the Six Cities region.	<p>Introduce non-refusal standards that apply to MDH whenever they are permitted within <i>station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> <li>• Maximum Building Height: 9.5m</li> <li>• Maximum FSR: 0.7:1</li> <li>• Minimum Site Area: 600m<sup>2</sup></li> <li>• Minimum Lot Width: 12m</li> <li>• Minimum Car Parking: 1 space per dwelling</li> </ul>
<b>Mid-rise housing</b>		
Residential flat buildings (RFBs)	Permit RFBs with consent in the R3 zone within <i>station and town centre precincts</i> in the Six Cities region.	<p>Introduce non-refusal standards that apply to RFBs wherever they are permitted (excluding R2 zones) in <i>station and town centre precincts</i> in the Six Cities region.</p> <p>Within <i>inner (0-400m) station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> <li>• Maximum Building Height: 21m</li> <li>• Maximum FSR: 3:1</li> </ul> <p>Within <i>outer (400-800m) station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> <li>• Maximum Building Height: 16m</li> <li>• Maximum FSR: 2:1</li> </ul>
Shop-top housing (STH)	No change proposed.	Introduce non-refusal standards that apply to shop top housing (identical to those proposed for RFBs) wherever they are permitted (excluding for R2 zones).