

RWC WESTERN SYDNEY

# NSW's Transport Oriented Development (TOD) Program

## The Full Run Down





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# What is the TOD Program?

The Minns Government has introduced the TOD Program, comprising two stages, aimed at creating sustainable and connected cities now and for future generations.

In essence, this program revolves around the rezoning of existing and future transport precincts, encouraging higher-density development in order to alleviate the current housing crisis and meet the goals of the National Housing Accord.





## TOD - Accelerated Precincts

### *First Stage*

Part 1 of the Program will focus on 8 accelerated precincts to create infrastructure and capacity for 47,800 new homes over 15 years.

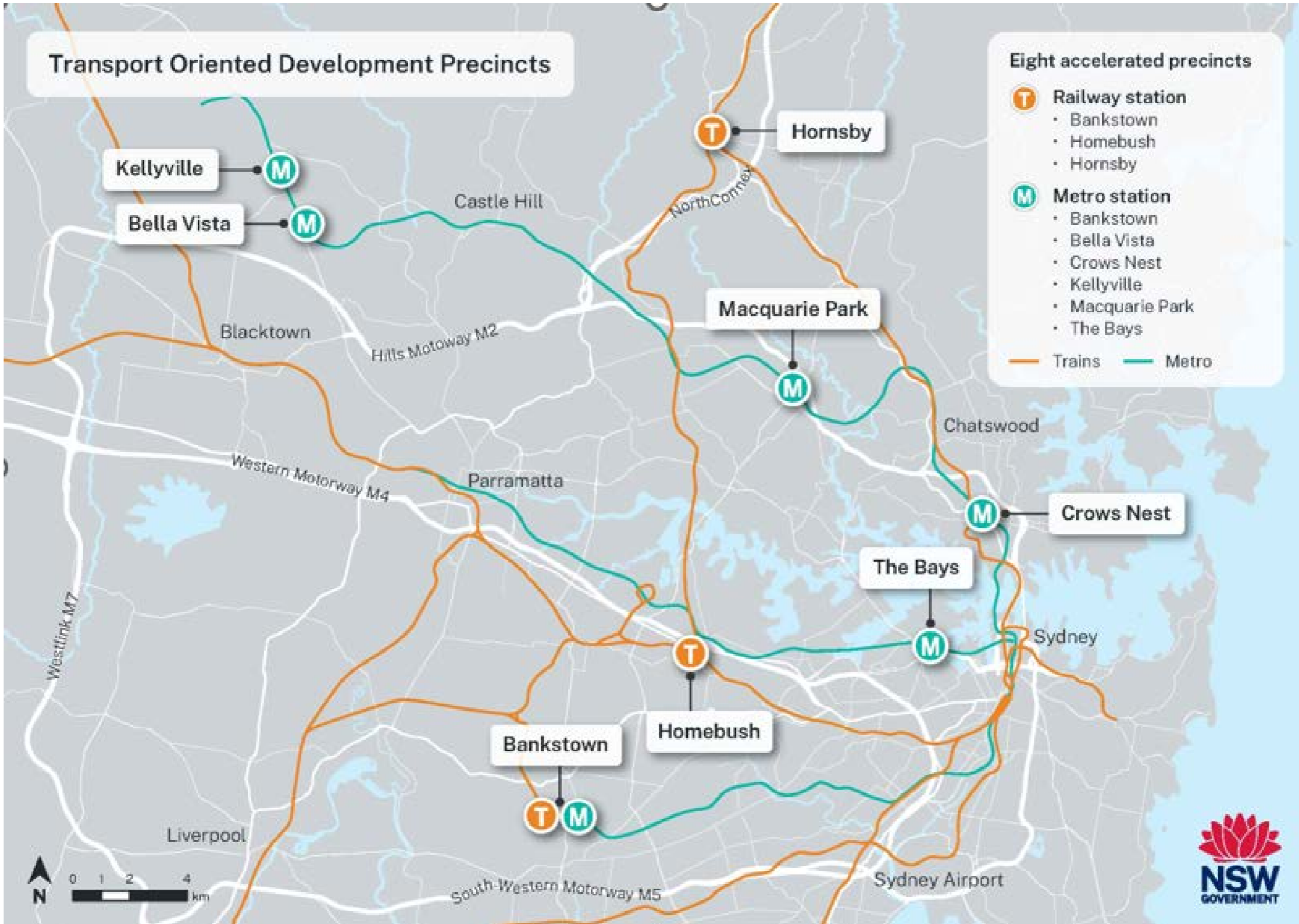
Land within 1,200 metres of 8 rail and metro stations will be rezoned by the NSW Government to allow for more new and affordable homes.

- Bankstown
- Bays West
- Bella Vista
- Crows Nest
- Homebush
- Hornsby
- Kellyville
- Macquarie Park

# Transport Oriented Development Precincts

## Eight accelerated precincts

- T** Railway station
    - Bankstown
    - Homebush
    - Hornsby
  - M** Metro station
    - Bankstown
    - Bella Vista
    - Crows Nest
    - Kellyville
    - Macquarie Park
    - The Bays
- Trains — Metro



# What will happen at these Accelerated Precincts?



## Master Planning for each Precinct

Supported by technical studies, to determine boundaries, and opportunities for new housing within 1,200m from these stations.



## Faster Approvals

Projects exceeding \$60m will trigger a new State Significant Development assessment pathway, with the intention to be in government hands for no longer than 90 days.

- *Development Approvals will be time-limited for 2 years, supporting faster housing delivery within the Accord period*
- *Projects less than \$60m will be assessed by the respective local Councils*



## Affordable Housing

Is to make up to 15% of homes in the 8 Precincts. These will benefit from increased height and FSR planning controls. The exact proportion will be subject to the relevant master plan document.



## \$520M Infrastructure Upgrades

Commitment from NSW Govt to cover road upgrades, active transport and open spaces.



## Fast Tracked Design Excellence

the NSW Govt. will offer developers of high and mid rise developments with the opportunity to select from a list of architects approved by the NSW Govt. bypassing the requirement to run a design competition.





# TOD - State Environmental Planning Policy (SEPP)

## Second Stage

From April 2024, a new Transport Oriented Development State Environmental Planning Policy (SEPP) will amend planning controls within 400m of 31 well-located metro and rail stations.

This will promote the development of new and affordable housing within walking distance of public transport.

*This is anticipated to create capacity for 138,000 new homes over the next 15 years. The affordable housing contribution will*

- gradually increase over time to make sure essential workers like health workers, teachers and hospitality workers can live closer to work.

The new planning changes will also apply to heritage

- conservation areas, however, a merit based assessment will be conducted based on relevant heritage controls.

In addition, the [NSW Govt. is developing a pattern book of endorsed housing designs](#) which will provide accelerated approval for builders who choose to adopt these. First stage of this to be available in *early 2025*.

# Where will the TOD SEPP Apply?

**INNER WEST:**

- Ashfield
- Canterbury
- Croydon
- Dulwich Hill
- Marrickville
- North Strathfield

**WESTERN SYDNEY:**

- Berala
- Lidcombe
- St Marys
- Wiley Park

**SOUTHERN SYDNEY:**

- Banksia
- Kogarah
- Rockdale
- Turrella

**UPPER NORTH SHORE:**

- Gordon
- Killara
- Lindfield
- Roseville

**ILLAWARRA REGION:**

- Corrimal
- Dapto
- North Wollongong

**CENTRAL COAST:**

- Gosford
- Tuggerah
- Wyong

**GREATER NEWCASTLE AREA:**

- Adamstown
- Booragul
- Hamilton
- Kotara
- Newcastle Interchange

**LAKE MACQUARIE:**

- Morisset
- Teralba



**IMPACT AND KEY TAKEAWAYS**



Apartments in all residential zones (R1, R2, R3 and R4) within 400m of identified stations.



Apartments/Shop Top Housing in local and commercial centres (E1 and E2) within 400m of identified stations.



Maximum building height of 21m (Approx. 6 storeys) & FSR of 3:1



No minimum lot size or width



Minimum active street frontage controls in E1 and E2



Mandatory minimum 2% affordable housing contribution for all new developments



In-fill affordable housing provisions set out in the Housing SEPP 2021 will also continue to apply in the SEPP locations.



In addition to the anticipated planning uplift brought upon by the TOD SEPP for the above rail and metro stations, the Special Entertainment Precinct (SEP) framework may be applicable to the 39 precincts, subject to local council approvals.

This has the potential to deliver an influx of new vibrant local destinations, enhancing local nightlife for residents supported by adequate and reliable transport on the back of the successful delivery of the Enmore Road SEP (Inner West Council) which allowed participation venues later trading hours.



# What impact will the TOD SEPP have?

| Station           | Lots in Eligible Zone | Lots with Heritage | Lots w/New Premises | Lots w/New Capacity | Max. New Dwellings |
|-------------------|-----------------------|--------------------|---------------------|---------------------|--------------------|
| <b>INNER WEST</b> |                       |                    |                     |                     |                    |
| Ashfield          | 554                   | 160                | 393                 | 268                 | 4,458              |
| Canterbury        | 376                   | 12                 | 250                 | 352                 | 3,878              |
| Croydon           | 633                   | 281                | 320                 | 323                 | 3,865              |
| Dulwich Hill      | 680                   | 208                | 359                 | 464                 | 5,095              |
| Marrickville      | 924                   | 9                  | 818                 | 909                 | 6,397              |
| North Strathfield | 459                   | 9                  | 316                 | 447                 | 7,812              |
|                   | <b>3,626</b>          | <b>679</b>         | <b>2,456</b>        | <b>2,763</b>        | <b>31,505</b>      |

|                          |              |            |            |            |               |
|--------------------------|--------------|------------|------------|------------|---------------|
| <b>UPPER NORTH SHORE</b> |              |            |            |            |               |
| Gordon                   | 323          | 138        | 126        | 165        | 3,567         |
| Killara                  | 268          | 203        | 24         | 65         | 2,550         |
| Lindfield                | 357          | 75         | 207        | 267        | 5,704         |
| Roseville                | 381          | 162        | 137        | 217        | 4,540         |
|                          | <b>1,329</b> | <b>578</b> | <b>494</b> | <b>714</b> | <b>16,361</b> |

|                       |              |           |              |              |               |
|-----------------------|--------------|-----------|--------------|--------------|---------------|
| <b>WESTERN SYDNEY</b> |              |           |              |              |               |
| St Marys              | 255          |           | 88           | 198          | 1,115         |
| Berala                | 600          | 4         | 520          | 596          | 7,290         |
| Lidcombe              | 396          | 16        | 284          | 193          | 2,393         |
| Wiley Park            | 518          | 1         | 247          | 486          | 8,256         |
|                       | <b>1,769</b> | <b>21</b> | <b>1,139</b> | <b>1,473</b> | <b>19,054</b> |

|                     |              |           |              |              |               |
|---------------------|--------------|-----------|--------------|--------------|---------------|
| <b>SOUTH SYDNEY</b> |              |           |              |              |               |
| Banksia             | 755          | 8         | 697          | 744          | 7,135         |
| Kogarah             | 487          | 50        | 117          | 306          | 3,340         |
| Rockdale            | 656          | 13        | 510          | 358          | 4,501         |
| Turrella            | 347          |           | 341          | 347          | 4,287         |
|                     | <b>2,245</b> | <b>71</b> | <b>1,665</b> | <b>1,755</b> | <b>19,263</b> |

|                      |            |           |           |            |              |
|----------------------|------------|-----------|-----------|------------|--------------|
| <b>CENTRAL COAST</b> |            |           |           |            |              |
| Gosford              | 260        | 12        |           | 93         | 1,272        |
| Morisset             | 239        | 3         |           | 236        | 3,519        |
| Tuggerah             | 29         |           |           |            |              |
| Wyong                | 231        | 70        | 55        | 133        | 2,693        |
|                      | <b>759</b> | <b>85</b> | <b>55</b> | <b>462</b> | <b>7,484</b> |

|                       |              |            |            |              |               |
|-----------------------|--------------|------------|------------|--------------|---------------|
| <b>NEWCASTLE</b>      |              |            |            |              |               |
| Adamstown             | 576          | 2          | 20         | 571          | 6,500         |
| Booragul              | 225          | 4          | 221        | 221          | 9,578         |
| Hamilton              | 783          | 229        | 38         | 554          | 3,290         |
| Kotara                | 330          |            | 7          | 329          | 4,854         |
| Newcastle Interchange | 366          | 150        | 9          | 132          | 1,123         |
| Teralba               | 196          | 134        | 32         | 62           | 3,613         |
|                       | <b>2,476</b> | <b>519</b> | <b>327</b> | <b>1,869</b> | <b>28,958</b> |

|                   |            |          |           |            |               |
|-------------------|------------|----------|-----------|------------|---------------|
| <b>WOLLONGONG</b> |            |          |           |            |               |
| Corrimal          | 277        | 1        | 3         | 276        | 8,180         |
| Dapto             | 97         | 2        | 39        | 95         | 1,246         |
| North Wollongong  | 239        | 1        |           | 238        | 5,021         |
|                   | <b>613</b> | <b>4</b> | <b>42</b> | <b>609</b> | <b>14,447</b> |

|              |               |              |              |              |                |
|--------------|---------------|--------------|--------------|--------------|----------------|
| <b>TOTAL</b> | <b>12,817</b> | <b>1,957</b> | <b>6,178</b> | <b>9,645</b> | <b>137,072</b> |
|--------------|---------------|--------------|--------------|--------------|----------------|

# Key Findings



## Estimated New Dwellings Across the 31 Stations:

137,072 which is relatively consistent with NSW Govts. estimate of 138,000



## Within the Sydney Metropolitan Area, a total of 86,183 new dwellings is forecasted.

This can be broken down as follows:

Western Sydney: 19,054

Inner West: 31,505 new dwellings

South Sydney: 19,263

Upper North Shore: 16,361



Even stations with extensive heritage conservation areas nearby, such as Roseville, Killara & Croydon could still deliver thousands of new dwellings on unconstrained properties with the new planning control

# Conclusion

Sydney is undeniably facing a housing crisis, a complex issue that we have all felt. Legislative and planning reforms aimed at promoting higher density housing represent a portion of the multifaceted solution that is required to stimulate our housing supply.

However, this is just one piece of the puzzle. Other critical obstacles include financing and capital constraints, difficulties in securing labour, and necessary building reforms and regulations. Despite the hurdles left to overcome, we recognise that the intentions behind these bold planning reforms are commendable.

The team at RWC is closely following these planning reforms unfold. We're here to share our expertise with those of you looking to discover the possibilities for your property. Whether you're curious about the implications of these changes or ready to explore your options, we're here to guide you every step of the way.



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## Sources:

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<https://propcode.com.au/news/nsw-planning-reform-new-tod-sepp>



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