

MEDIA RELEASE

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Mid-rise pattern book puts flesh on the bones of the Government's mid-rise housing policy

CEO of Urban Taskforce Australia, Tom Forrest, today welcomed the launch of 9 new mid-rise architect designed patterns. This new set of pattern books puts flesh on the bones of the Government's mid-rise housing policy. This builds on the low-rise patterns that were launched in mid-July.

Earlier this year, the Minns Government announced the low and mid-rise housing policy, which will apply to 171 nominated low and mid-rise housing areas. The policy applies for land located within 800m walking distance from the designated centre location.

The substantial discount on these patterns will make them an attractive option for many property developers, along with the fast-tracked assessment process.

The mid-rise pattern book will apply to any area which is located within 800m of the 171 nominated centres, provided that the land is zoned R3 or R4. The pattern books can also be used in other locations where the land is zoned R3 or R4, but only up to the height and density planning controls contained in the Local Environment Plan (LEP) or relevant SEPP.

The Minns Government's TOD policy has already expanded the number of locations where the mid-rise pattern book can apply.

The draft mid-rise housing policy published by the government in 2024 was significantly wound back early this year, when the Government nominated only 171 centres where it would apply, apparently before they read the memo on the housing supply crisis.

The next step for the government is to now look to expanding areas where the mid-rise pattern books can apply to their full housing supply potential (6 storeys), both in terms of the number of the number of nominated centres and also by allowing it in more zoned areas.

As is always the case, the key to the success of these pattern books will be in their capacity to allow for flexibility. In city with the vastly varying typography of Greater Sydney, allowing for variations to the patterns will be a key determinant of the take-up. The early signals from the office of the Government Architect are promising, but time will tell.

*The comments and analysis above can be attributed to **Tom Forrest**, CEO, Urban Taskforce.*

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*The **Urban Taskforce Australia** is a property development industry group, representing Australia's most prominent property developers and equity financiers.*