

Appendix “D”  
SEPP (HOUSING) COMPLIANCE

State Environmental Planning Policy (Housing) 2021			
CLAUSE	REQUIREMENT	PROPOSAL	COMPLIANCE
<b>CHAPTER 2 AFFORDABLE HOUSING</b>			
<b>Part 1- Preliminary</b>			
<b>13 Affordable Housing – the Act, s1.4(1)</b>	<p>Note— The Act defines affordable housing as follows— <b><i>affordable housing</i></b> means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.</p> <p>(1) In this Policy, a household is taken to be a very low income household, low income household or moderate income household if— (a) the household— (i) has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW— (A) very low income household—less than 50%, (B) low income household—50–less than 80%, (C) moderate income household—80–120%, and (ii) pays no more than 30% of the gross income in rent, or (b) the household— (i) is eligible to occupy rental accommodation under the National Rental Affordability Scheme, and (ii) pays no more rent than the rent that would be charged if the household were to occupy rental accommodation under the Scheme.</p>	The development proposal is for a part 3 and 4 storey residential flat development that supports 18 residential apartments of which 9 dwellings are proposed to be used for the purpose of affordable housing.	Yes. If supported, condition of consent can be imposed to require operation as affordable for requisite period.

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<b>Part 2- New Affordable Rental Housing</b>			
<b>Division 5- Residential flat buildings- social housing provides, public authorities and joint ventures</b>			
<b>36 Land to which Division applies</b>	<p>This Division applies to the following land,</p> <p>(a) land in the Greater Sydney region that is within 800 metres of—</p> <p>(i) a public entrance to a railway station or light rail station, or</p> <p>(ii) in the case of a light rail station with no entrance—a platform of the light rail station,</p> <p>(b) land in one of the following towns that is within 400 metres of land in in Zone E2 Commercial Centre, Zone MU1 Mixed Use, Zone B3 Commercial Core or Zone B4 Mixed Use, or an equivalent land use zone—</p> <p>Albury, Ballina, Batemans Bay, Bathurst, Bega, Bowral, Cessnock, Charlestown, Coffs Harbour, Dapto, Dubbo, Glendale–Cardiff, Gosford, Goulburn, Grafton, Lismore, Maitland, Morisset, Newcastle, Nowra, Orange, Port Macquarie, Queanbeyan, Raymond Terrace, Shellharbour, Tamworth, Taree, Tuggerah–Wyong, Tweed Heads, Wagga Wagga, Warrawong, Wollongong.</p> <p>(2) This Division does not apply to land on which development for the purposes of residential flat buildings is permitted under another environmental planning instrument.</p>	<p>The land is within the 800 metres from the entrance of Heathcote Railway Station; and the land is zoned R3 Medium Density Residential under LEP 2015 under which ‘residential flat buildings’ are not permitted.</p>	Yes
<b>37 Development to which Division applies</b>	<p>(1) This Division applies to development, on land to which this Division applies, for the purposes of a residential flat building—</p> <p>(a) by or on behalf of a public authority or social housing provider, or</p>	<p>Development is on behalf of Pacific Community Housing who is proposed to manage the affordable housing component of the future development for a period of 15</p>	Yes

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	<p>(b) by a person who is undertaking the development with a relevant authority. (2) Despite subclause (1), this Division does not apply to development to which Division 1 applies.</p> <p><b><i>social housing provider</i></b> means any of the following—          (a) the Secretary of the Department of Communities and Justice,          (b) the Land and Housing Corporation,          (c) a registered community housing provider,          (d) the Aboriginal Housing Office,          (e) a registered Aboriginal housing organisation within the meaning of the Aboriginal Housing Act 1998,          (f) a local government authority that provides affordable housing,          (g) a not-for-profit organisation that is a direct provider of rental housing to tenants.</p>	<p>years. Registration confirmation of the community housing provider has been provided (issued 4 December 2020 by the National Regulatory System Community Housing)</p>	
<p><b>38 Development may be carried out with consent</b></p>	<p>(1) Development to which this Division applies may be carried out with consent. (2) A consent authority must not consent to development to which this Division applies unless it is satisfied that—          (a) the Planning Secretary has certified in a site compatibility certificate that, in the Planning Secretary’s opinion, the development is compatible with the surrounding land uses, and</p>	<p>Site compatibility certificate issued by the Planning Secretary on 16 June 2022 provides:</p> <p><i>I certify that in my opinion, the development described in Schedule 1:</i>  <i>- is compatible with the surrounding land uses, having regard to the matters specified in clause 39(6)(b), only if it satisfies certain requirements specified in Schedule 2 of this certificate; and - is not likely to have an adverse effect on the environment and would not</i></p>	<p>Yes</p>

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	<p>(b) if the development is in respect of a building on land in a business zone - no part of the ground floor of the building that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use.</p> <p>(3) Nothing in this clause prevents a consent authority from—  (a) consenting to development on a site by reference to site and design features that are more stringent than those identified in a site compatibility certificate for the same site, or  (b) refusing consent to development by reference to the consent authority’s own assessment of the compatibility of the development with the surrounding land uses, or  (c) considering another matter in determining a development application.</p> <p>(4) Car parking is not required to be provided in relation to development to which this Division applies other than in relation to the tenanted component of a residential flat building used as build-to-rent housing.</p>	<p><i>cause any unacceptable environmental risks to the land, only if it satisfies certain requirements specified in Schedule 2 of this certificate.</i></p> <p>Site is not zoned for commercial purposes.</p> <p>Noted.</p> <p>Whilst not required parking remains permitted and has been provided within basement (11 spaces).</p>	<p>N/A</p> <p>Yes</p> <p>Yes</p>
<b>39 Site compatibility certificates</b>	<p>(1) An application for a site compatibility certificate under this Division may be made to the Planning Secretary—  (a) by the owner of the land on which the</p>	<p>A Site Compatibility Certificate (SSC) was issued by the Department on 16 June 2022, under Division 5 of the SEPP.</p>	<p>Yes</p>

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	<p>development is proposed to be carried out, or (b) by any other person with the consent of the owner of that land.</p> <p>(2) An application— (a) must be in a written form approved by the Planning Secretary, and (b) must be accompanied by the documents and information required by the Planning Secretary, and (c) must be accompanied by such fee, if any, as is prescribed by the regulations.</p> <p>(3) The Planning Secretary may request further documents and information to be furnished in connection with an application.</p> <p>(4) Within 7 days after the application is made, the Planning Secretary must provide a copy of the application to the council for the area in which the development is proposed to be carried out, unless the Planning Secretary refuses, before the 7 days have elapsed, to issue a certificate.</p> <p>(5) The Planning Secretary may determine the application by issuing a certificate or refusing to do so.</p> <p>(6) The Planning Secretary must not issue a certificate unless the Planning Secretary— (a) has taken into account comments, if any, received from the council within 14 days after the application for the certificate was made, and (b) is of the opinion that the residential flat building is compatible with the surrounding land uses considering the following matters— (i) the existing uses and approved uses of land in the area, (ii) the impact that the residential flat building, including its bulk and scale, is likely to have on the</p>		
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	<p>existing uses, approved uses and uses that, in the opinion of the Planning Secretary, are likely to be the preferred future uses of the land,</p> <p>(iii) the services and infrastructure that are or will be available to meet the demands arising from the development, and</p> <p>(c) is of the opinion that the development is not likely to have an adverse effect on the environment and will not cause unacceptable environmental risks to the land.</p> <p>(7) A certificate may certify that development is compatible with the surrounding land uses only if it satisfies certain requirements specified in the certificate.</p> <p>(8) A certificate continues to apply to the land in relation to which it was issued despite a change in the ownership of the land.</p> <p>(9) A certificate is valid for—</p> <p>(a) 5 years, or</p> <p>(b) otherwise—the period specified in the certificate.</p> <p>(10) If a certificate is valid at the time a development application is made, the certificate remains valid for the purposes of the development application until the development application is finally determined.</p>		
<b>40 Must be used for affordable housing for 15 years</b>	<p>(1) Development consent must not be granted under this Division unless the consent authority is satisfied that, for at least 15 years from the date of the issue of an occupation certificate—</p> <p>(a) at least 50% of the dwellings to which the development relates will be used for affordable housing, and</p> <p>(b) the dwellings used for affordable housing will</p>	<p>It is proposed that 50% (9 dwellings) in the development will be used for the purpose of affordable housing.</p> <p>The community housing provider that will manage the affordable housing is Pacific</p>	Can be enforced by condition if proposal is supported.

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	be managed by a registered community housing provider. (2) Subsection (1) does not apply to development on land owned by a relevant authority or to a development application made by a public authority.	Community Housing. Confirmation of registration has been provided.	
<b>41 Continued application of SEPP 65</b>	Nothing in this Policy affects the application of <i>State Environmental Planning Policy No 65—Design Quality of Residential Flat Development</i> to any development to which this Division applies.	This was repealed on 14 December 2023. Savings provision applies to Clauses 36-40.  Per Schedule 7A (8(2A)), no savings provision applies to new Chapter 4 relating to Design of Residential Apartment Development. As called up by Chapter 4, Clause 147(1)(a), the Design Principles previously under SEPP 65 are contained within Schedule 9 of SEPP (Housing).	See Schedule 9 below
<b>CHAPTER 4 DESIGN OF RESIDENTIAL APARTMENT DEVELOPMENT</b>			
<b>143 Land to which this chapter applies</b>	<b>143 Land to which chapter applies</b> This chapter applies to the whole of the State, other than land to which <i>State Environmental Planning Policy (Precincts—Regional) 2021</i> , Chapter 4 applies.	Applicable to the subject land.	-
<b>144 Application of chapter</b>	(1) In this policy, development to which this chapter applies is referred to as <i>residential apartment development</i> . (2) This chapter applies to the following— (a) development for the purposes of residential flat buildings, (b) development for the purposes of shop top housing, (c) mixed use development with a residential	The subject application is for the erection of a new residential flat building, that is at least 3 storeys and contains at least 4 dwellings.	Yes

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	<p>accommodation component that does not include boarding houses or co-living housing, unless a local environmental plan provides that mixed use development including boarding houses or co-living housing is residential apartment development for this chapter.</p> <p>(3) This chapter applies to development only if—</p> <p>(a) the development consists of—</p> <p>(i) the erection of a new building, or</p> <p>(ii) the substantial redevelopment or substantial refurbishment of an existing building, or</p> <p>(iii) the conversion of an existing building, and</p> <p>(b) the building is at least 3 storeys, not including underground car parking storeys, and</p> <p>(c) the building contains at least 4 dwellings.</p> <p>(4) If particular development comprises development for the purposes specified in subsection (2) and development for other purposes, this chapter applies only to the part of the development for the purposes specified in subsection (2).</p> <p>(5) This chapter does not apply to development that involves only a class 1a or 1b building within the meaning of the <i>Building Code of Australia</i>.</p> <p>(6) To avoid doubt, development to which Chapter 2, Part 2, Division 1, 5 or 6 or Chapter 5 applies may also be residential apartment development under this chapter.</p>		
<b>145 Referral to design review plane for development application</b>	<p>(1) This section applies to a modification application for residential apartment development, other than State significant development.</p> <p>(2) If the statement by the qualified designer required to accompany the modification application under the <i>Environmental Planning and Assessment Regulation 2021</i>, section 102(1)</p>	The subject application was reviewed by the DRP on 24 August 2023 as detailed in the assessment report. The DRP report is included at <b>Appendix F</b> of this report.	Yes



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	<p>does not verify that the qualified designer designed, or directed the design of, the original development, the consent authority must refer the modification application to the relevant design review panel for advice before determining the modification application.</p> <p>(3) The consent authority may also refer a modification application for residential apartment development to the relevant design review panel for advice before determining the modification application.</p> <p>(4) The design review panel must advise whether the modification—</p> <p>(a) diminishes or detracts from the design quality of the original development, or</p> <p>(b) compromises the design intent of the original development.</p> <p>(5) Subsection (2) does not apply if—</p> <p>(a) a design review panel has not been constituted for the local government area in which the development will be carried out, or</p> <p>(b) a competitive design process has been held.</p>		
<b>147 Determination of development applications and modification applications for residential apartment development</b>	<p>(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following—</p> <p>(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,</p> <p>(b) the Apartment Design Guide,</p> <p>(c) any advice received from a design review panel within 14 days after the consent authority</p>	<p>Schedule 9 is addressed below.</p> <p>The ADG is addressed in <b>Appendix D.</b></p> <p>The advice of the DRP is included at <b>Appendix F</b> and discussed in</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

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	<p>referred the development application or modification application to the panel.</p> <p>(2) The 14-day period referred to in subsection (1)(c) does not increase or otherwise affect the period in which a development application or modification application must be determined by the consent authority.</p> <p>(3) To avoid doubt, subsection (1)(b) does not require a consent authority to require compliance with design criteria specified in the Apartment Design Guide.</p>	<p>the Assessment Report.</p> <p>Noted.</p>	-
<b>148 Non-discretionary development standards</b>	<p>(1) The object of this section is to identify development standards for particular matters relating to residential apartment development that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p> <p><b>Note—</b> See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</p> <p>(2) The following are non-discretionary development standards—</p> <p>(a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,</p> <p>(b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide,</p> <p>(c) the ceiling heights for the building must be</p>	<p>Division 5, Clause 38(4) of SEPP (Housing) 2021 overrides to the extent parking is not required.</p> <p>Proposal meets design guidance 4D.</p>	<p>NA</p> <p>Yes</p>

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	equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.	Proposal meets design guidance under Part 4C.	Yes
<b>149 Apartment Design Guide Prevails over development control plans</b>	<p>(1) A requirement, standard or control for residential apartment development that is specified in a development control plan and relates to the following matters has no effect if the Apartment Design Guide also specifies a requirement, standard or control in relation to the same matter—</p> <ul style="list-style-type: none"> <li>(a) visual privacy,</li> <li>(b) solar and daylight access,</li> <li>(c) common circulation and spaces,</li> <li>(d) apartment size and layout,</li> <li>(e) ceiling heights,</li> <li>(f) private open space and balconies,</li> <li>(g) natural ventilation,</li> <li>(h) storage.</li> </ul> <p>(2) This section applies regardless of when the development control plan was made.</p>	As applied.	Yes
<b>SCHEDULE 9 DESIGN PRINCIPLES FOR RESIDENTIAL APARTMENT DEVELOPMENT</b>			
<b>1 Context and neighbourhood character</b> <p>(1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.</p> <p>(2) Responding to context involves identifying the desirable elements of an area’s existing or future character.</p> <p>(3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p> <p>(4) Consideration of local context is important for all sites, including sites in the following areas—</p> <ul style="list-style-type: none"> <li>(a) established areas,</li> <li>(b) areas undergoing change,</li> </ul>		<p>The site sits at the convergence of numerous zones and is the subject of a Site Compatibility Certificate issued by Department that conditionally supports the nature and scale of the proposed residential flat building in light of the context within which it is located.</p> <p>Effort has been made to design a building that suits the needs of future residents and incorporates materials that bring solidarity and character to the building.</p> <p>The local context is one that comprises low, medium and high density development within close proximity to public transport and services.</p>	

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<p>(c) areas identified for change.</p>	<p>As amended, the design subject of this assessment has provided some increased setbacks and importantly shifts the lift (and overrun, the highest point of the building) 6m from the northern boundary. Centrally locating the lift overrun affirms the step in form as read from the street from south to north.</p> <p>Whilst it is disagreed as advanced by the applicant, that the context of the locality is “significantly” defined by the RFB adjoining the site, it does provide a contextual reference to be considered in the round, in addition to the lower scale of built form including detached dwellings and dual occupancy. It is the contemplation of each of these contributing elements and the final form under assessment that allows satisfaction to be reached that the proposed building is an appropriate contextual fit.</p> <p>Further, upon issuance of the SCC, the Department found that the proposed residential flat building was consistent with the land uses permitted or constructed on adjoining land in the vicinity of the site. Importantly, this was in reference to a building of increased height and density to the final form lodged and under assessment.</p>
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<p><b>2 Built form and scale</b></p> <p>(1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>(2) Good design also achieves an appropriate built form for a site and the building’s purpose in terms of the following—</p> <ul style="list-style-type: none"> <li>(a) building alignments and proportions,</li> <li>(b) building type,</li> <li>(c) building articulation,</li> <li>(d) the manipulation of building elements.</li> </ul> <p>(3) Appropriate built form—</p> <ul style="list-style-type: none"> <li>(a) defines the public domain, and</li> <li>(b) contributes to the character of streetscapes and parks, including their views and vistas, and</li> <li>(c) provides internal amenity and outlook.</li> </ul>	<p>The SCC assessment found that concept scheme’s proposed bulk and scale demonstrates a residential flat building is compatible with existing and approved uses surrounding the site.</p> <p>The DRP encouraged greater transitioning in form and scale, which has been realised through the amended final scheme. Building height and density are key drivers of scale and bulk. As has been concluded through detailed assessment of the supporting Clause 4.6 Variation Requests for building height and FSR, sufficient environmental planning grounds have been established to justify uplift to both development standards at the site.</p>
<p><b>3 Density</b></p> <p>(1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>(2) Appropriate densities are consistent with the area’s existing or projected population.</p> <p>(3) Appropriate densities are sustained by the following—</p> <ul style="list-style-type: none"> <li>(a) existing or proposed infrastructure,</li> <li>(b) public transport,</li> <li>(c) access to jobs,</li> <li>(d) community facilities,</li> <li>(e) the environment.</li> </ul>	<p>The proposed density at the site will facilitate the much needed delivery of affordable housing. As demonstrated by the Clause 4.6 Variation Request for increased density, the site is capable of accommodating the proposed density within the zone and in the context of surrounding development as has been recognised by the Department’s issuance of a Site Compatibility Certificate.</p> <p>The site is close to public transport and community facilities and the built form provides a suitable response to the design guidance of the ADG both through building performance and layout.</p>
<p><b>4 Sustainability</b></p> <p>(1) Good design combines positive environmental, social and economic outcomes.</p> <p>(2) Good sustainable design includes—</p> <ul style="list-style-type: none"> <li>(a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and</li> <li>(b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.</li> </ul>	<p>The proposal performs sufficiently with regards to internal solar access and natural ventilation. The primary COS at the roof top will have access to high levels of solar and is designed to provide suitable shading opportunities.</p> <p>The DRP recommend a full suite of well-considered sustainability measures should be designed and integrated into the proposal during design development which the Applicant has</p>

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<p>(3) Good sustainable design also includes the following—</p> <ul style="list-style-type: none"> <li>(a) recycling and reuse of materials and waste,</li> <li>(b) use of sustainable materials,</li> <li>(c) deep soil zones for groundwater recharge and vegetation.</li> </ul>	<p>expressed willingness to look at in detailed design.</p> <p>The development provides opportunities for recycling and reuse of materials and quality deep soil zones to support vegetation and regeneration of terrestrial biodiversity.</p>
<p><b>5 Landscape</b></p> <p>(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.</p> <p>(2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>(3) Good landscape design enhances the development’s environmental performance by retaining positive natural features that contribute to the following—</p> <ul style="list-style-type: none"> <li>(a) the local context,</li> <li>(b) co-ordinating water and soil management,</li> <li>(c) solar access,</li> <li>(d) micro-climate,</li> <li>(e) tree canopy,</li> <li>(f) habitat values,</li> <li>(g) preserving green networks.</li> </ul> <p>(4) Good landscape design optimises the following—</p> <ul style="list-style-type: none"> <li>(a) usability,</li> <li>(b) privacy and opportunities for social interaction,</li> <li>(c) equitable access,</li> <li>(d) respect for neighbours’ amenity.</li> </ul> <p>(5) Good landscape design provides for practical establishment and long term management.</p>	<p>The proposed has been considered in respect of the property being located within the Sydney Turpentine Ironbark Forest (STIF) and being an Endangered Ecological Community. Remnant vegetation in the road verge, on the site to the rear and also on adjoining sites are individuals that make up the forest community.</p> <p>The proposal is supported by an integrated landscape design informed by arboreal and biodiversity input regarding the EEC and provides for regeneration of terrestrial biodiversity.</p> <p>Design amendments include amongst other aspects of improvement the reduction of basement footprint and clearance from significant trees, and updated species selection to include native species. If supported, further species would be specified to the landscaped front setback via conditions.</p> <p>The integrated built form and landscape treatment across the site facilitates clear movement through the site. It provides an interplay of communal zones that are provided with intimate spaces at ground level, noting the hardstand spaces are limited. The communal roof top space ensures generous landscaping to edges to maintain sufficient distance to adjoining properties and provides a high amenity, recreation space with bench seating, planters, and BBQ area.</p>
<p><b>6 Amenity</b></p> <p>(1) Good design positively influences internal and external amenity for residents and neighbours.</p> <p>(2) Good amenity contributes to positive living environments and resident well-being.</p>	<p>The proposed development (as amended) provides good internal amenity through a design that sufficiently responds to the design guidance under the ADG for unit design, layout, open space, cross ventilation, solar access, accessibility, and privacy.</p>

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<p>(3) Good amenity combines the following—</p> <ul style="list-style-type: none"> <li>(a) appropriate room dimensions and shapes,</li> <li>(b) access to sunlight,</li> <li>(c) natural ventilation,</li> <li>(d) outlook,</li> <li>(e) visual and acoustic privacy,</li> <li>(f) storage,</li> <li>(g) indoor and outdoor space,</li> <li>(h) efficient layouts and service areas,</li> <li>(i) ease of access for all age groups and degrees of mobility.</li> </ul>	<p>The proposed setbacks result in areas of reduced separation however as made clear under Clause 147(3) of SEPP (Housing), the consent authority must consider but need not insist on compliance with design criteria under the ADG. The response to building separation is considered to be adequately complemented with design measures to ensure acceptable privacy including blank walls, screens, and any windows less than 6m from side boundaries facing east and west (ie. to front/back) rather than directed to side properties.</p> <p>The proposal locates high quality, well designed communal open space at the roof top which will achieve high levels of solar access and is designed in a manner that provides generous clearances in terms of trafficable/non-trafficable areas in relation to adjoining properties and landscape treatment to provide shade, screening and reciprocal privacy. The nearest trafficable rooftop communal space is 13m from the southern adjoining building and 16m from the northern adjoining building.</p> <p>Should the application be supported, some design change conditions will be included to further enhance privacy through privacy screening to the gallery along the southern elevation.</p>
<p><b>7 Safety</b></p> <ul style="list-style-type: none"> <li>(1) Good design optimises safety and security within the development and the public domain.</li> <li>(2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.</li> <li>(3) Opportunities to maximise passive surveillance of public and communal areas promote safety.</li> <li>(4) A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</li> </ul>	<p>A Crime Prevention Through Environmental Design (CPTED) Report was submitted with the application. Passive surveillance is provided to the street through 9 street facing units. Through design amendments, address to the street has been improved by providing outlook from the primary living areas of the singular ground floor, street facing unit (A104).</p> <p>The proposal provides clear delineation between public and private interface, site entry both vehicular and pedestrian is clear. Secure access to the lobby and basement, as well as communal open space via gates will be available and as recommended should be managed through a controlled access.</p>

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	<p>The premises is to be managed by a CHP and it has been informed that the provider has a number of policies in respect to crime and safety that they will incorporate in management of the building.</p>
<p><b>8 Housing diversity and social interaction</b></p> <p>(1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>(2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>(3) Good design involves practical and flexible features, including—</p> <p>(a) different types of communal spaces for a broad range of people, and</p> <p>(b) opportunities for social interaction among residents.</p>	<p>A varied housing choice will be provided to future occupants including 1 and 2 bedroom dwellings and 50/50 affordable housing and market rate housing with adaptable options for ageing in place.</p> <p>The offering of communal space includes 3 different zones – including primary roof top areas (with variety of zones within), plus smaller ground floor areas to the north and south. These spaces along with the wide central building entrance lobby will provide opportunities for social interaction. There is opportunity to encourage incidental connection and interaction between residents through further detailed design of the entrance lobby through furniture placement.</p>
<p><b>9 Aesthetics</b></p> <p>(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.</p> <p>(2) Good design uses a variety of materials, colours and textures.</p> <p>(3) The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>The development will present with good street presentation in terms of transition from 4 storey RFB (south) to 2 storey dual occupancy (north). The front setback similarly marries up with the RFB alignment to the south and transitions to the north.</p> <p>The building provides suitable proportions of scale, form, and articulation which provides effective modulation between 4, 3, and 2 storeys.</p> <p>As considered by the DRP, the proposed material palette is well-considered and robust, suitable for a development incorporating affordable housing.</p>