

SEPP Housing 2021 Chapter 2

An assessment against the requirements of Chapter 2 of the Housing SEPP is provided below:

Clause	Requirement	Comment	Compliance
15c Development to which division applies	This division applies to development that includes residential development if— (a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5 or another environmental planning instrument, and (b) the affordable housing component is at least 10%, and (c) all or part of the development is carried out— (i) for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area—in an accessible area, or (ii) for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone.	The subject sites are located within the R4 High Density zone under the CLEP and residential flat buildings are permitted with consent. Therefore, development for the purpose of in-fill affordable housing is permitted with consent in the R4 zone.	Yes
16 Affordable housing requirements for additional floor space ratio	The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2). If the development includes residential flat buildings or shop top housing, the	The application is proposing 15% of the development as affordable housing, enabling an additional FSR of 30%. The total FSR permitted with the 30% uplift is 7,273m². The application proposes a total GFA of 6,721.2m², with an affordable housing GFA of 999.5m². Equalling 15% affordable housing.	Yes

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	maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).	This will allow a total FSR of 3.51:1 for the overall development. The proposed FSR is 3.2:1. Based on the above, the site can also benefit from an additional height bonus of 30%, bringing the maximum building height from 26 m to 33.8 m. The proposed building has a maximum height of 33.8 m.	
19 Non-discretionary development standards—the Act, s 4.15	Minimum site area of 450 m ²	The proposed site area is 2,077.9m ² .	Yes
	A minimum landscaped area that is the lesser of – (i) 35 m² per dwelling, or (ii) 30% of the site area.	30% of the total site area is 623.37m ² . The application proposes a total of 934.4m ² of landscaped area.	Yes
	The following number of parking spaces for dwellings used for affordable housing – (i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, (iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space. The following number of parking spaces for dwellings not used for affordable housing – (i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,	The affordable housing component is as follows: 6 x 1 bedroom apartments. 7 x 2 bedroom apartments. 1 x 3 bedroom apartment. The affordable housing component requires 6.1 car spaces. This is rounded up to 7. The remainder of the apartments that will not be used as affordable housing is as follows: 3 x 1 bedroom apartments. 49 x 2 bedroom apartments. 7 x 3 bedroom apartments.	Yes

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	(ii) for each dwelling containing 2 bedrooms—at least 1 parking space,	This component of the development requires 61 parking spaces.	
	(iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces.	The total spaces required is 68. 73 spaces are proposed.	
	The minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,	Each apartment meets the minimum internal area specified in the ADG. This is demonstrated in the ADG compliance table.	Yes
21 Must be used for affordable housing for at least 15 years	Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development— (a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and (b) the affordable housing component will be managed by a registered community housing provider.	A condition of consent is recommended in this regard.	Complies by condition
22 Subdivision permitted with consent	Land on which development has been carried out under this division may be subdivided with development consent.	Consent is not sought for subdivision.	N/A

SEPP Housing 2021 Schedule 9 Design principles for residential apartment development

An assessment against the requirements of Schedule 9 of the Housing SEPP is provided below:

Principle	Architect's verification statement	Planning comment
1. Context and Neighbourhood Character Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.	The site is located in Ingleburn which is an existing low-density residential neighbourhood that has recently been rezoned to high-rise residential under changes to the Campbelltown LEP. The site sits within the Ingleburn Precinct Plan and will contribute to the evolution of this area. The street address of the precinct is both Norfolk and Carlisle Street, which consists of existing one and two storey detached dwellings. Whilst there is little precedent for this type of proposal the design responds to the future character plans for the precinct. Proposing an articulated high rise residential building with high levels of amenity to both resident and streetscape. This will be done through landscaping, materiality and detail in the facade. • scale of windows and fenestration reference the neighbouring single dwelling. • awnings are a direct reference to the 'australian' vernacular of these suburbs.	The proposed development is contextually appropriate with the current controls within the CLEP 2015 and the desired future character of the locality.

Principle	Architect's verification statement	Planning comment
2.Built form and scale Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.	In addition to responding to regulatory requirements and the future of this precinct. The proposed built form enhances the public domain and maximises internal amenity. All dwellings are setback from the street boundary with a garden address to both Carlisle and Norfolk Street, planting including trees to each garden enhancing the public domain. • future precinct character. • built form is broken up into smaller 'buildings' to reduce mass along streetscape. • each 'building' is articulated in a different way to create interest and diversity in materiality. • buildings aligned to the two street frontages. • Eastern, Northern and Western balconies allow for key views across to city centre and other vistas. Along the Western and Southern boundaries, which interface with existing residential dwellings, the buildings have been set back further than required to allow for reduced amenity impacts to surrounding dwellings.	The proposed built form is considered to be appropriate for the subject site.

Principle	Architect's statement verification	Planning comment
3. Density Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.	The proposal has a floor space ratio of 3.2:1 which is compliant and responsive with the 30% SEPP Affordable Housing bonus. The proposal provides a variety of apartment types catering for a range of occupants. The orientation of the site means that majority of apartments address either the primary or secondary street. Those along Norfolk St becoming an integral part of the Ingleburn Precinct plans execution. Apartment mix: • Studio Apartments 0 • 1 Bedroom Apartments 9/73 12.3% • 2 Bedroom Apartments 55/73 75.4% • 3 Bedroom Apartments 9/73 12.3% 14 apartments will be allocated for affordable housing to achieve 15% FSR allocation. Allocated Affordable Housing mix: • 1 Bedroom Apartments 6/73 • 2 Bedroom Apartments 7/73 • 3 Bedroom Apartments 1/73 The density of the proposed development is considered to be satisfactory and a reasonable response to the desired future character of the site and the precinct.	The density is considered appropriate for the site. The future occupants will receive a high level of amenity in regard to solar access, natural ventilation and will be located close to public transport and community facilities.

Principle	Architect's verification statement	Planning comment
4. Sustainability Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.	The proposal incorporates a number of principles of sustainability: • Landscaping to allocated roofs and over structure, minimising stormwater run-off. • On-site rainwater detention and re-use. • Natural ventilation to corridors and the majority of apartments. • Maximising direct sun to apartments. • Predominantly constructed from locally produced, sustainable materials chosen favouring longevity and minimising maintenance. • Energy-efficient lighting and appliances. • Water-efficient fixtures. • Retention of existing mature trees where feasible. • Extensive deep soil, greater than 15% of the site.	Appropriate measures have been included in the development to provide for the long term sustainability of the development with regard to solar access, natural ventilation, insulation, water saving measures and energy consumption.

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5. Landscape Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.	The proposal incorporates an integrated landscaping scheme throughout the development. Norfolk and Carlisle Street dwellings are provided with a landscaped address. High quality communal open space is provided within the site, both the central communal open space, and communal roof terrace. Private courtyards enhance the amenity to the ground floor apartments and provide a planted interface to the public domain and side boundaries.	The proposed landscaping, private and communal open space areas throughout the site are considered to be appropriate for the development and will contribute to the landscape character of the locality.

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6. Amenity Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.	The proposal has a high level of amenity throughout the various dwelling types and communal open space. This includes: • Access to daylight for the general amenity of all apartments. While driven by the DCP orientations, the location and design of the dwellings maximise daylight access and minimising apartment depth. • Lobbies to each level are naturally ventilated and lit. • Significant communal landscaped spaces have been provided for the residents, on ground and level 9. • Communal facilities include a community room set within the level 9 terrace landscape, seating areas, and bbq areas. The development contributes to the general public amenity at ground floor level through: • the activation of Norfolk Street. • landscaped streetscape.	The proposed development provides for the amenity of the existing and future residents in the locality.

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7. Safety Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. 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.	The proposed layout of the buildings provide an improved relationship to the public domain. This includes: • New dwellings address both the primary and secondary street and provide passive surveillance. Additional design initiatives which have been incorporated into the design are: • Principle building entrances are clearly identifiable and allow for passive surveillance. • Building entrances have secure access points. • Entries are well lit. • Passive surveillance is provided with dwellings facing all communal open space and public domain interfaces. • Increased pedestrian traffic will be a result of this development, improving surveillance.	The proposal clearly delineates between public and private property and also provides for a clear lobby entry. Casual surveillance is provided to both street frontages, whilst still providing for privacy.

Principle	Architect's verification statement	Planning comment
8. Housing Diversity and social interaction Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.	The proposal provides a diverse mix of dwelling types. Apartments ranging in size from 50sqm up to 95sqm. Incorporating affordable housing into the proposal enhances the diversity of occupants and provides greater housing choices within the proposal for different demographics. There is a series of communal spaces that allow for social interaction, including community room, seating areas, bbq areas, large and intimate spaces. The scheme turns low density residential lots into a new high quality residential proposal with upgraded public domain interfaces, new public connections and multiple communal spaces. All of which provide opportunities for social interaction among residents, but also the broader community.	The proposal provides for a mix of 1, 2 and 3 bedroom units. The number of 3 bedroom units is limited, however it is considered acceptable given the predominant housing stock are dwellings with 3 and four bedrooms in the locality.

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9. Aesthetics Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	The proposal is carefully considered, with material choices specific and responsive to its location. Massing and detailing is designed to respond to the existing surrounding building fabric. The following principles have been observed in the design process: • Proposed colours are those which are found naturally rather than primary colours, ensuring that the building sits comfortably within the urban scape. • Articulation of the building forms has been adopted to reduce the perceived bulk of the building. • The use of 'natural' materials which do require minimal maintenance. • Robust materials which are long lasting and weather naturally. • Extensive use of landscaping elements and screening devices.	The proposed design is considered to be well designed and would contribute to the streetscape character of Ingleburn.