



TRANSPORT ORIENTED DESIGN: "T.O.D." (Pt.4)

Below is the final part in our series of examinations of T.O.D. controls courtesy of our planner, Jennie Askin of aSquare Planning:

For diverse housing such as co-living housing, build to rent housing and seniors housing, these are permissible in TOD locations. However, important to note the following:

- The development standards do not apply to co-living;
- Residential flat buildings and shop top housing as build to rent developments can occur with bonus FSR and height applying as per Chapter 2 Part 2 of the Housing SEPP; and
- The height and FSR standards apply to seniors living within a residential flat building or mixed use in a TOD location with additional FSR as per Chapter 3 Part 5 of the Housing SEPP.

All TOD developments must meet the Apartment Design Guide (ADG) provisions under Chapter 4 of the Housing SEPP. Developments in local centres must also feature active street frontages, supporting pedestrian activity and vibrant public spaces through appropriate design.

Parking provisions remain unchanged from existing ADG standards, except in the case of affordable housing dwellings.

While the Guidance to Transport-Oriented Development references urban greening, no specific tree canopy or greening requirements are mandated under the TOD provisions. Unlike the Low and Mid-Rise Housing standards, TOD relies on the general design principles and criteria set out in the ADG to guide landscaping and green infrastructure outcomes.



in PROGRESS: Renovation in heritage zone

This small project in a heritage conservation area in Ashfield sees the family home of our client and her mother. The C.1930's brick bungalow is located in a low-lying area of flat topography usually signifying an alluvial flood plan with high levels of reactive clay. This and the recent construction of the nearby M4 tunnel has led to extensive cracking in brickwork, particularly weak points like walls above openings. The 1970's saw the interiors opened up with mid-century quasi-Mediterranean-style arches, etc., further weakening walls and contributing to cracking. However, the original plaster ceilings and leadlight windows and doors were retained and are being rejuvenated. Other works include an additional bathroom and new kitchen and family room at the rear, leading to a covered alfresco area. Also, a new carport closer to the house for improved accessibility and away from the family lemon tree! The works will allow the clients mother to happily age in place with large family gatherings and breathe new life into this aging gem. Completion is scheduled for early October.



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