



TRANSPORT ORIENTED DESIGN: "T.O.D." (Pt.3)

Following on from our previous article in our May Bulletin, here are more details about T.O.D's, courtesy of our planner, Jennie Askin of **aSquare Planning**:

Key development standards include:

- Maximum building height: 22 metres for Residential Flat Buildings; 24 metres for Independent Living Units or Shop Top Housing
- Maximum Floor Space Ratio (FSR): 2.5:1
- Minimum lot width: 21 metres at the building line

These are non-discretionary development standards, which means that, if the standards are complied with, the consent authority is prevented from requiring a more onerous height or floor space ratio standard. Where Council standards are higher, those higher standards prevail. However, if a council LEP does not specify building height or FSR, the TOD standards do not apply and the development is assessed under existing standards.

The min. lot width must be 21m at the building line. If the relevant LEP includes a minimum lot size, this control is 'switched off' for the purposes of TOD development. If the GFA is >200 sqm, then 2% of GFA must be allocated for affordable housing in perpetuity. In addition, the infill affordable housing bonus (outlined in Chapter 2, Part 2 of the Housing SEPP) may also apply to TODs. This bonus permits an uplift in FSR and height- ranging from 10% to 30%- but in these cases, the affordable housing is only required to be retained for 15 years.

We'll continue to bring you more details in the next issue!



in PROGRESS: Earlwood Terrace houses

The construction programme for this project has moved into mostly external works of tiling fencing and landscaping. The concrete driveway and kerbing was poured recently, defining the private open spaces to most of the dwellings. The louvred awnings for these are now in place and fences will soon be erected. Internally, some surfaces are receiving a final coat of paint and carpet will be installed in the next few weeks. In 14 months, the builders have all but delivered six designer terrace houses, most with five bedrooms, allowing for larger families, possibly even multi-generational. Where two standard bungalows once were now stands six new homes, almost ready for occupation. The long-awaited landscaping works are due to commence soon, we'll keep you posted!



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