



## TRANSPORT ORIENTED DESIGN: "T.O.D." (Pt. 2 from March)

Following on from our previous introduction, here are more details about T.O.D's. Courtesy of our planner, Jennie Askin of aSquare Planning:

Transit-Oriented Development (TODs) form part of the NSW State Government planning reforms aimed at increasing housing supply to meet the targets set out in the Federal Government's National Housing Accord. The controls are out in Chapter 5 of the Housing SEPP and provide for increased height and density on sites in areas well serviced by public transport.

Applications are permitted via DA under the Housing SEPP. Chapter 5 applies to the "Transport Oriented Development Area" identified on Transport Oriented Development Sites Map, which is generally within a 400m radius of specified train stations and excludes certain land e.g. contains a local heritage item.

The TOD provisions apply to the area near 18 stations and are set to expand to additional locations. The deferral is to allow for Council's time to develop their own alternative plans for development around stations. For instance, Inner West Council has released a proposal aimed at increasing housing supply in well-served areas, promoting a mix of dwelling types, land uses, and affordable housing. Their approach supports consistent planning rules across the Inner West local government area (LGA). TOD provisions apply to zones R1 General Residential, R2 Low Density Res, R3 Medium Density, R4 High Density, E1 Local Centre + B2 in Canterbury-Bankstown LGA.

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

## in FOCUS: Jennie Askin, Planner

Hebden Architects Principal, Andrew Hebden spoke to leading planner Jennie Askin of aSquare Planning and asked about her career and business:

**Why did you choose planning as your vocation?** "I liked geography in school and my father was in real estate."

**Where did you get your qualifications?** "Undergrad. Degree at Dublin Uni and post-grad at U.N.E. in Armidale, NSW."

**What is the most challenging project you've worked?** "A childcare centre in Wollondilly Shire LGA. It was complex with many aspects including flood, Geotech, acoustic and childcare issues. We had to co-ordinate with 12 consultants involved including lawyers!"

**Are there any LGA's with good Design Control Plans (DCP's)?** "Yes, Waverly is relatively clear."

**Who are most of your clients?** "We usually deal directly with Architects, at the initial stages."

**What's special about how you operate?** "We offer a two-hour initial consultation and we have developed a template for Cl. 4.6 applications to streamline the process."

**What's coming up for you in the future?** "A lot more work, particularly pre-consultation."

**Where can we find out more about your business?** <https://a2p.au>



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