

BUILDING
REGULATORY
REFORM
SUMMIT 2018

Simplifying Planning and Building Regulations

Chris Johnson

Chief Executive Officer, Urban Taskforce Australia

Urban Ideas

February 2018

A PUBLIC INTEREST MAGAZINE FROM URBAN TASKFORCE AUSTRALIA

SYDNEY'S EMERGING URBAN LIFESTYLES

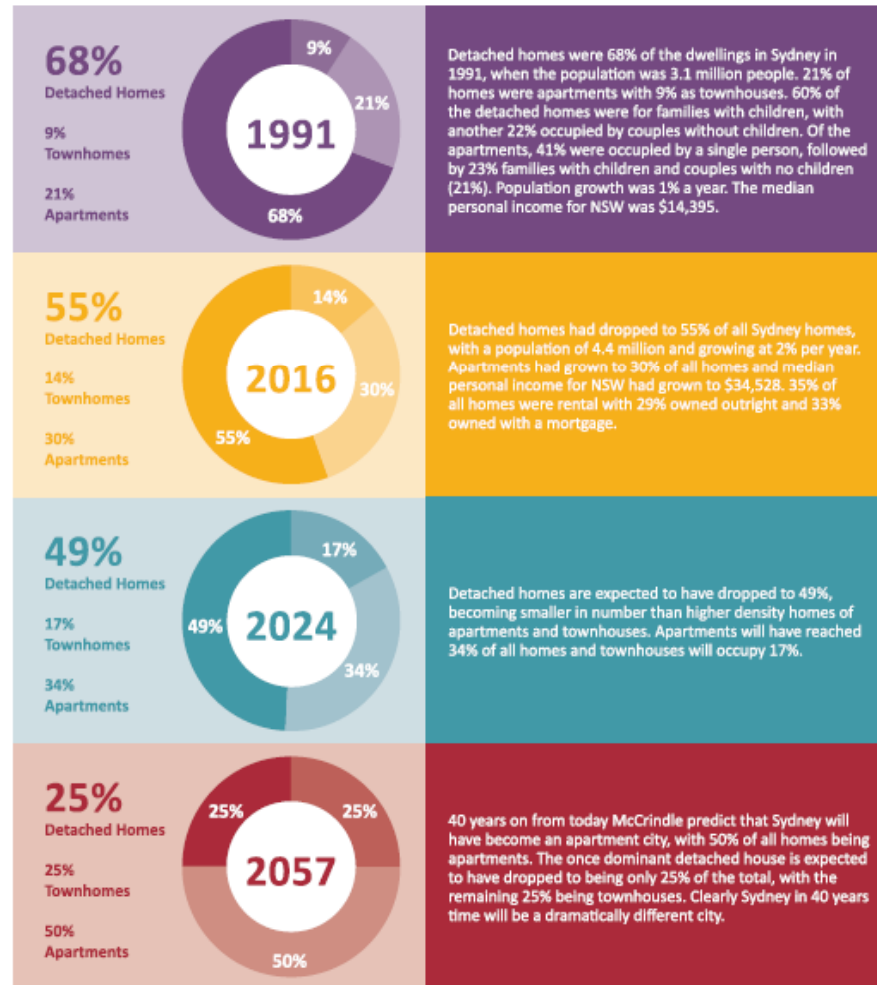
THE BIG SWING TO APARTMENT LIVING

- / Vertical Families
- / Cosmo Couples
- / Solo Metros
- / One-Parent Families
- / Group Households

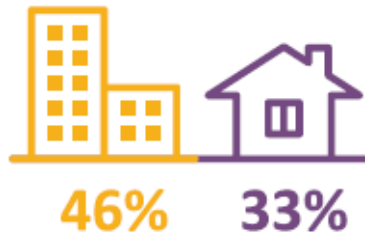
Urban Taskforce
AUSTRALIA

Urban Ideas- February 2018

The shrinking proportion of detached homes in Sydney



YOUNGER DWELLERS



FORMAL EDUCATION



BORN OUTSIDE AUSTRALIA



TAKES PUBLIC TRANSPORT



SHOP WALKING DISTANCE



WORK COMMUTE BY TRAIN



10 YEAR CITY GROWTH

2007



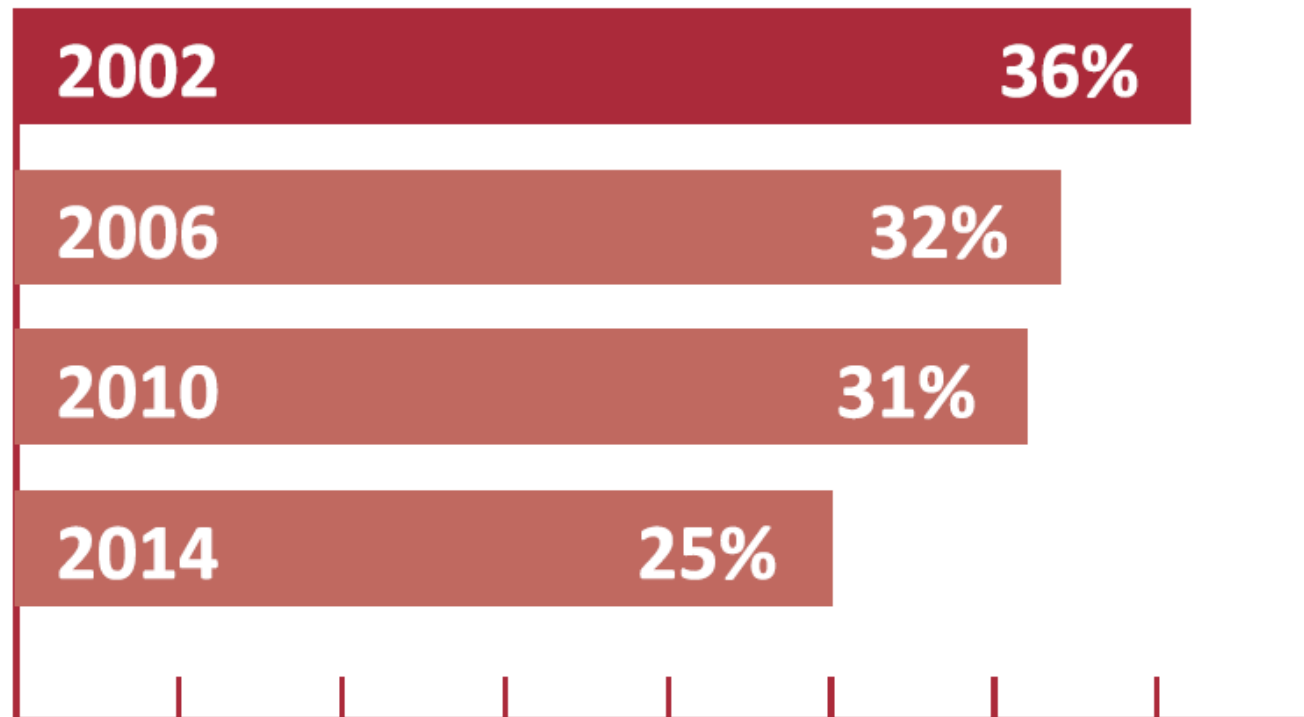
\$524,000

2017



\$1,177,000

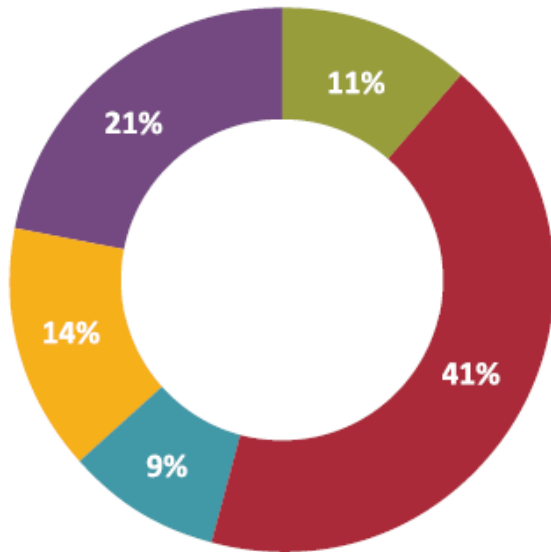
HOME OWNERS AGED 18–39



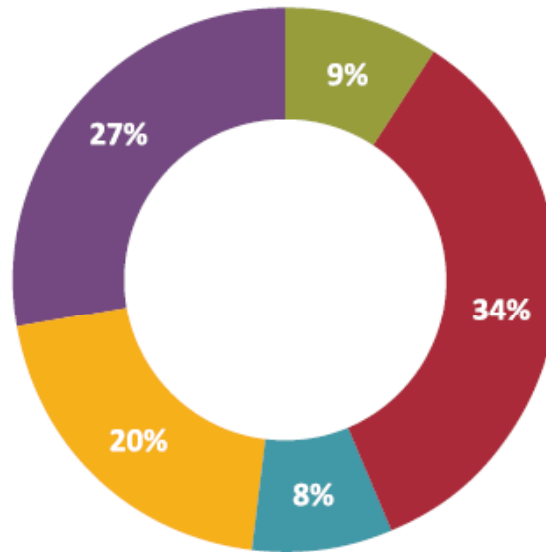
HILDA Report 2017

SYDNEY'S APARTMENT DWELLERS

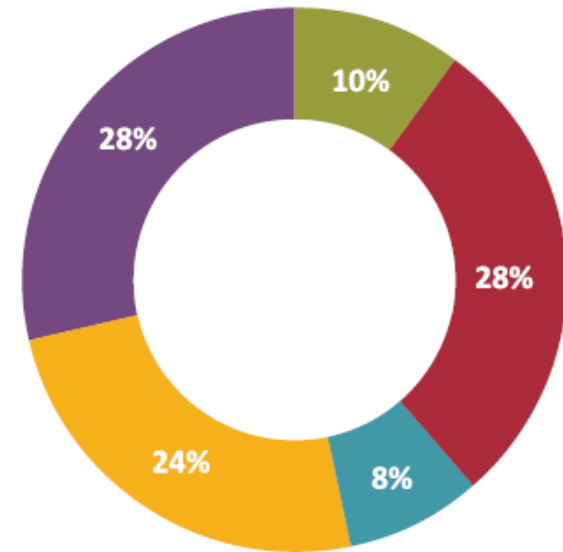
1991



2016



2024



KEY



Vertical families



Cosmo couples



Solo metropolitans



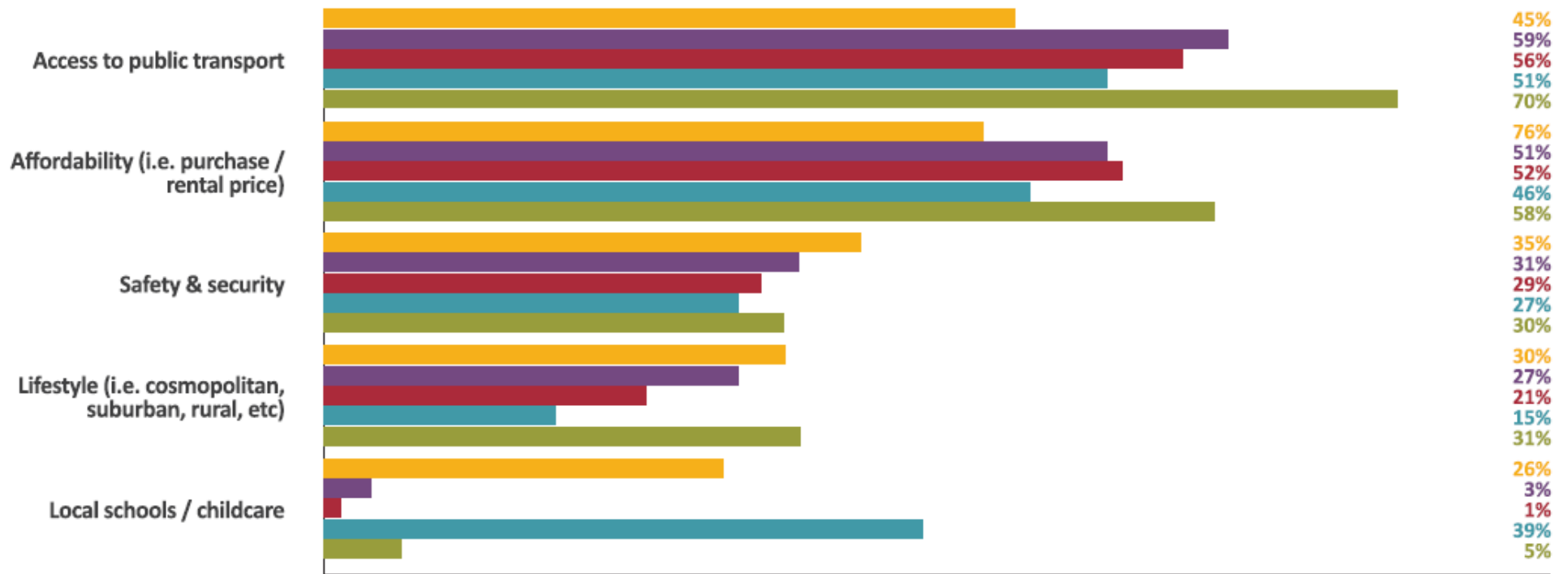
One-parent families



Group households

INFLUENTIAL FACTORS

What were the 3 most influential factors for you when you chose to live in your current home?

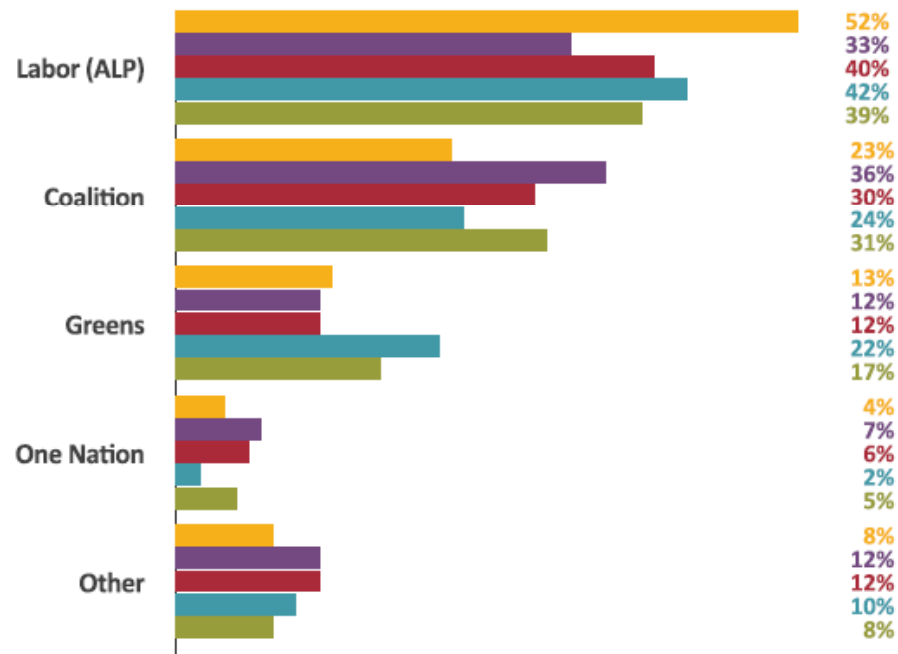


KEY

■ Vertical families
 ■ Cosmo couples
 ■ Solo metropolitans
 ■ One-parent families
 ■ Group households

POLITICAL PREFERENCES: HOUSEHOLD TYPES

If the federal election for the house of representatives was held today, which one of the following would you vote for?
If uncommitted, to which one of these do you have a leaning?



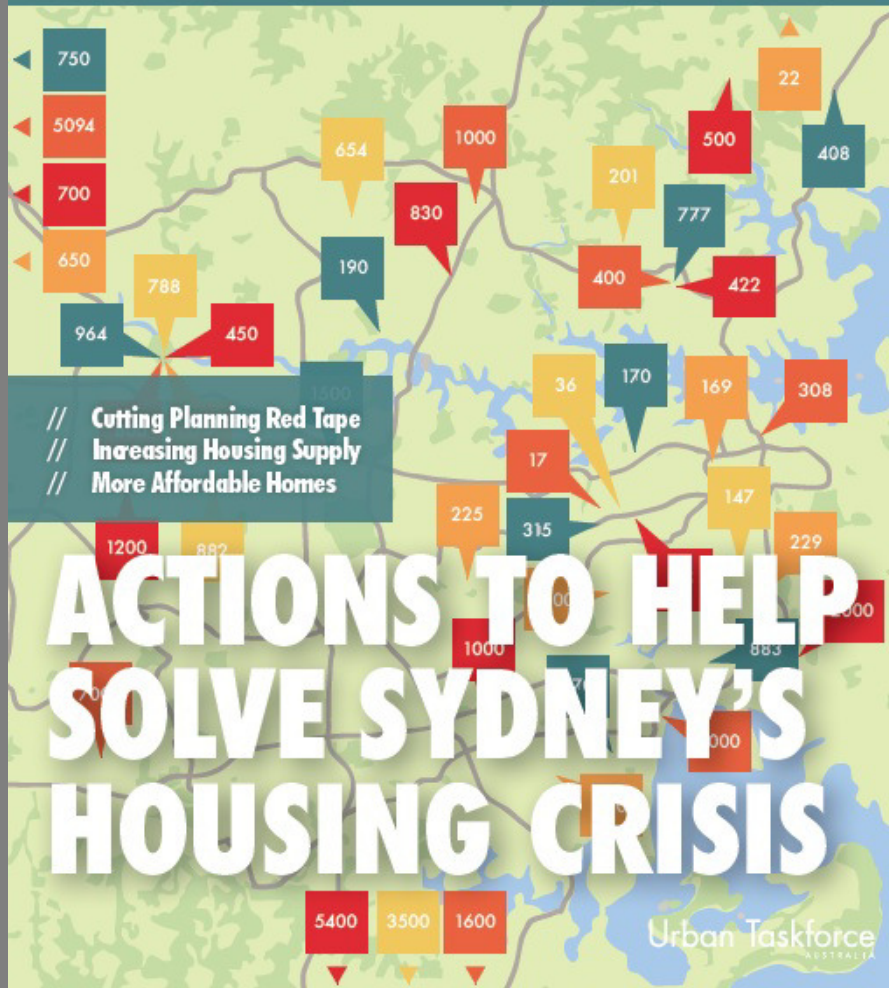
KEY



Urban Ideas

March 2017

A PUBLIC INTEREST MAGAZINE FROM THE URBAN TASKFORCE AUSTRALIA



Urban Ideas- March 2017

10 Least Affordable Major Housing Markets

Rank: Least Affordable	Affordability Rank (Out of 92)	Nation	Housing Market	Median Multiple
1	92	China	Hong Kong	18.2
2	91	Australia	Sydney, NSW	12.2
3	90	Canada	Vancouver, BC	11.8
4	89	N.Z.	Auckland	10.0
5	88	U.S.	San Jose, CA	9.6
6	87	Australia	Melbourne VIC	9.5
7	86	U.S.	Honolulu, HI	9.4
8	85	U.S.	Los Angeles, CA	9.3
9	84	U.S.	San Francisco, CA	9.2
10	83	U.K.	Bournemouth & Dorset	8.9

Fig 1.1 Demographia International Housing Affordability Survey

Quarterly stratified median prices

Apartments	Dec 2016	Sep 2016	Dec 2015	Houses	Dec 2016	Sep 2016	Dec 2015
Sydney	\$711,256	\$691,499	\$668,889	Sydney	\$1,123,991	\$1,073,681	\$1,015,459
Melbourne	\$459,181	\$448,630	\$446,584	Melbourne	\$795,447	\$767,696	\$721,329
Brisbane	\$358,426	\$380,281	\$387,899	Brisbane	\$540,758	\$528,851	\$517,229
Adelaide	\$309,365	\$303,740	\$300,374	Adelaide	\$501,166	\$496,355	\$489,003
Perth	\$369,946	\$375,913	\$395,456	Perth	\$573,766	\$576,619	\$587,328
Canberra	\$413,697	\$424,729	\$423,190	Canberra	\$684,395	\$647,935	\$651,609

Fig 1.3 Domain House Price Report

Middle-Income Housing Affordability

AUSTRALIA: CAPITAL CITY
HOUSING MARKETS 2001-2016

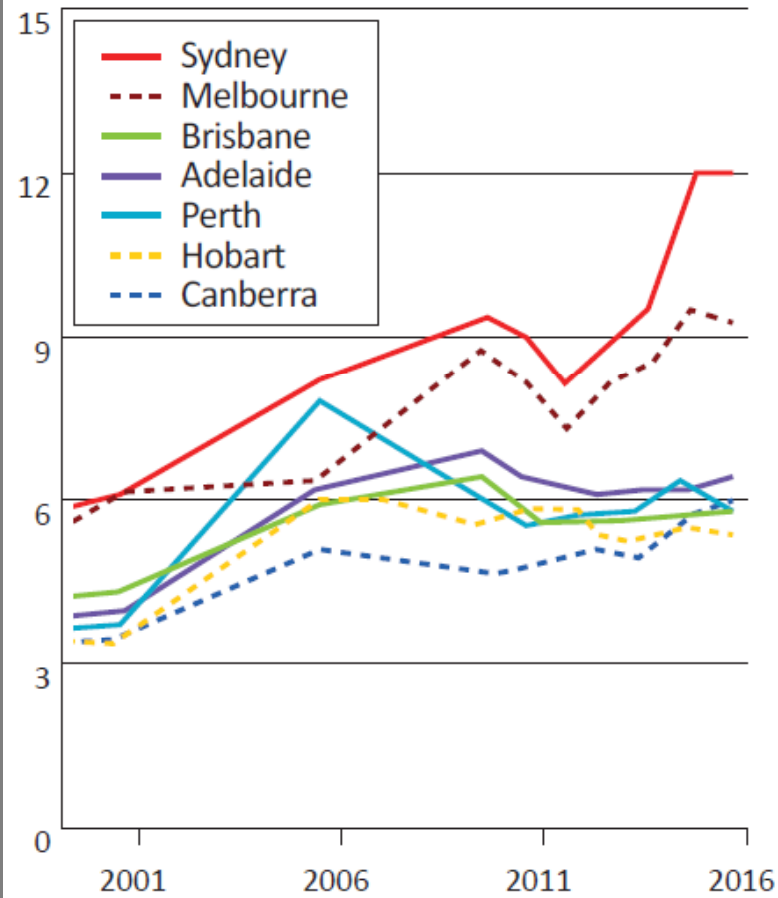
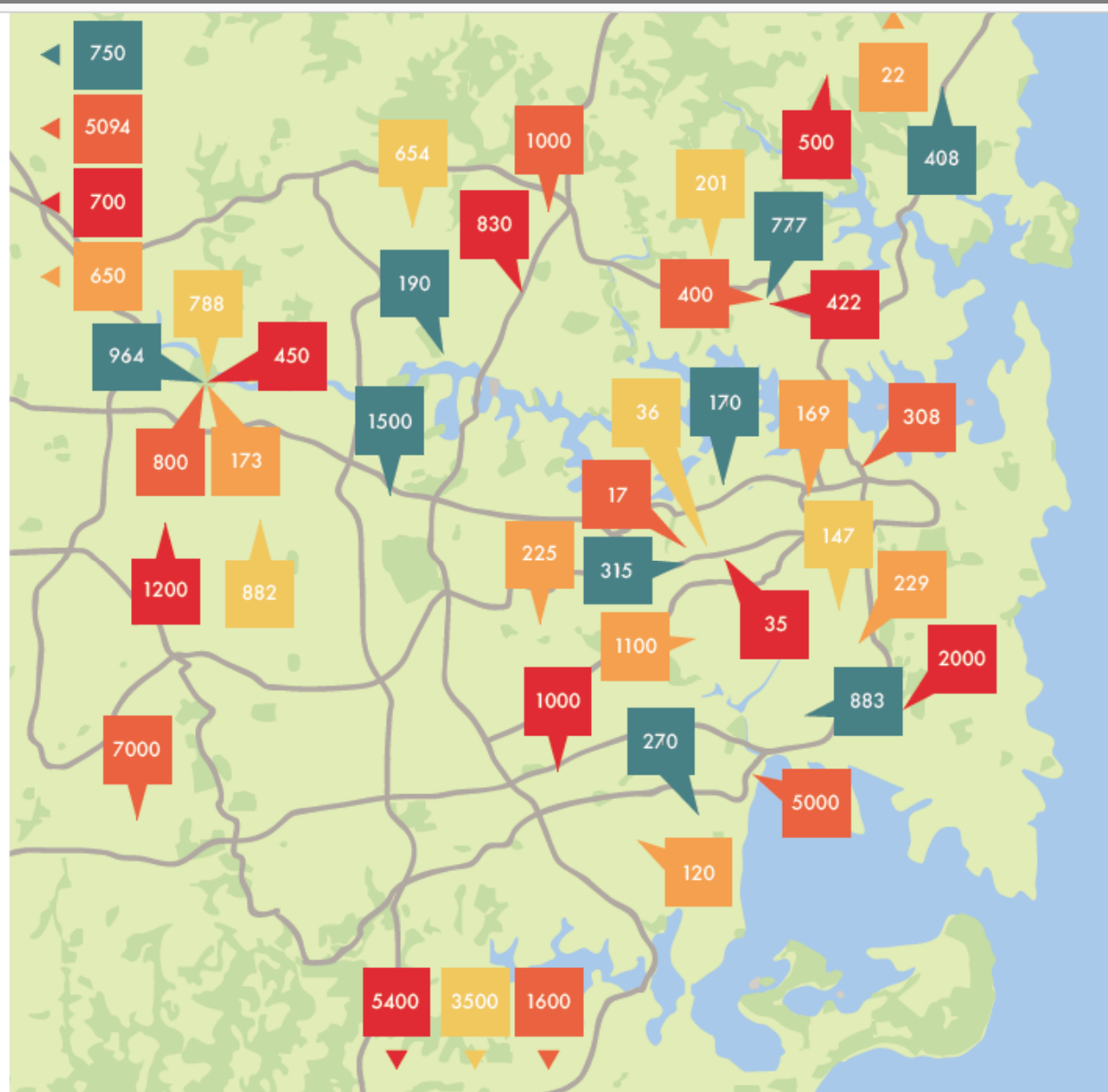


Fig 1.2 Demographia chart



Dwellings in Sydney held up in planning system

1

HOUSING PROJECTS CAUGHT IN THE PLANNING SYSTEM MUST BE FAST TRACKED

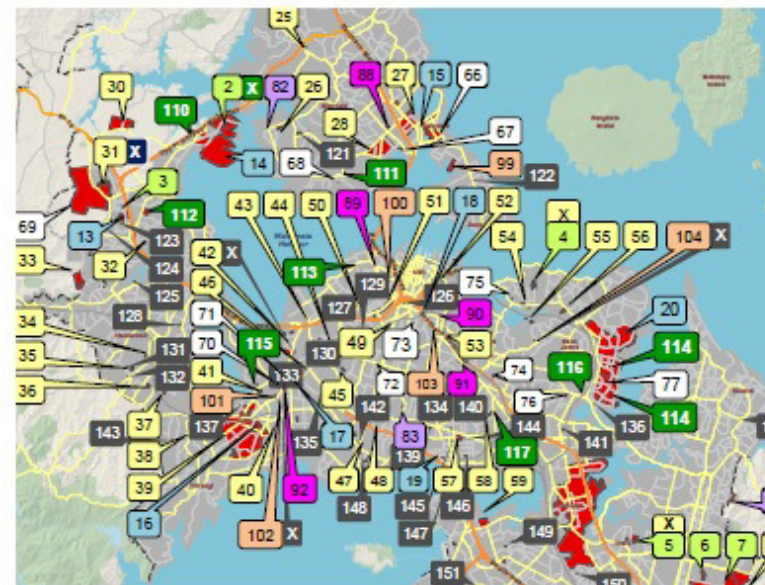
With the NSW Premier, Gladys Berejiklian, raising the importance of housing affordability and housing supply the Urban Taskforce asked its members to nominate large housing projects that were stalled in the planning system. The response was very significant with around 50 projects representing around 50,000 new homes being held up in Metropolitan Sydney. The projects are mainly on brownfield sites with around a quarter on greenfield sites. There are a range of reasons for the delays that include blockages from the council, awaiting traffic studies by Roads and Maritime Services, awaiting decisions from the Department of Planning and Environment, awaiting Transport for NSW and delay following council amalgamation process. (The list of projects and the number of potential new homes involved is on page 6 and 7).

Most of these projects are in areas the NSW Government has encouraged new development through the exhibition on urban renewal plans. The sites are located in growth areas, urban activation precincts, urban renewal corridors like Parramatta Road and the Sydenham to Bankstown Metro corridor. The quickest way to lift housing production will be by unlocking these projects.

AUCKLAND CASE STUDY

The Auckland process to intervene in the planning process to lift housing supply is a good case study.

The New Zealand Government developed an Auckland Housing Accord with Auckland City Council after Demographia listed Auckland as the fourth most unaffordable city in the world. A Housing Action Plan followed with Special Housing Areas being defined for fast track planning action for a focussed one year period. The Auckland Special Housing Area website contains maps of priority projects and regular updates on progress.



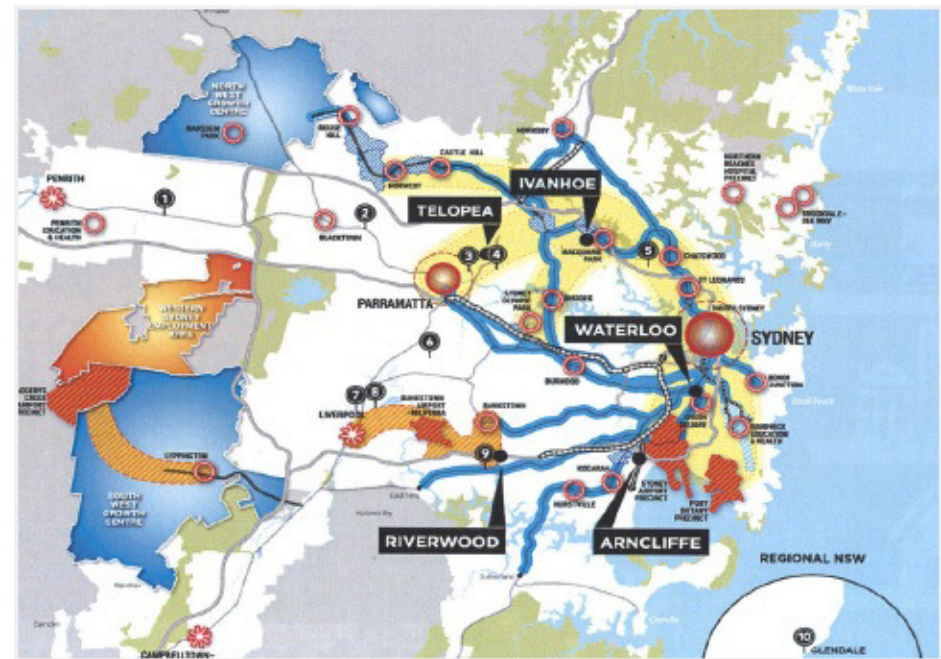
Map of Auckland's Special Housing Areas

2

USE GOVERNMENT OWNED LAND TO BUILD SIGNIFICANT AMOUNTS OF AFFORDABLE HOUSING

The NSW Government has significant land holdings that it is developing as mixed use precincts. Examples include the Bays Precinct, Central to Eveleigh, and North Parramatta. To date UrbanGrowth NSW, the government's development arm, has been selling land for the highest price but there could well be a requirement for say 30% of dwellings to be affordable rental homes. This could be a mixture of 10 year rental and longer term rentals managed by a Community Housing Provider.

The NSW Government has already embarked on a program called Communities Plus to renew existing social housing by getting significant private housing to fund the social component. The program also envisages providing affordable housing as part of the package. Overall the program will deliver 23,000 social homes and 40,000 private homes including an affordable component. The first five sites are at Ivanhoe, Telopea, Riverwood, Waterloo and Arncliffe. To drive these projects the state government will be the approval authority.



Five Communities Plus development sites

3

UPDATE THE AFFORDABLE RENTAL HOUSING SEPP TO PROVIDE 40,000 AFFORDABLE HOMES OVER 10 YEARS



Cover of 40,000 affordable homes brochure

The Urban Taskforce has proposed an approach to provide significant numbers of affordable homes for Sydney by updating the Affordable Rental Housing SEPP 2009 to match the floor space uplift to the provision of affordable homes. The current SEPP (State Environmental Planning Policy) requires 20% of the floor space to be allocated as affordable rental housing but the bonus floor space is well below this amount. As a result of the low uplift very few projects are proceeding.

By making the floor space uplift at 20% as well as a height increase of 20% then this would be a strong inducement to the private sector market to provide affordable housing. The SEPP is based on the affordable homes being rented at around 20%

below market rents for a 10 year period. After this the tenants would be found new rental housing by the Community Housing Provider (CHP) and the developer would be able to sell the dwellings. The National Rental Assistance Scheme (NRAS) assessment requirements for tenants based on household income would be used by the CHP to determine eligibility of potential tenants.

The end result of this incentive based approach would be that buildings that can be 5 storeys could now be 6 storeys high. The Urban Taskforce believes around 4,000 extra affordable homes could be provided each year leading to a total of 40,000 extra over a 10 year period.

4

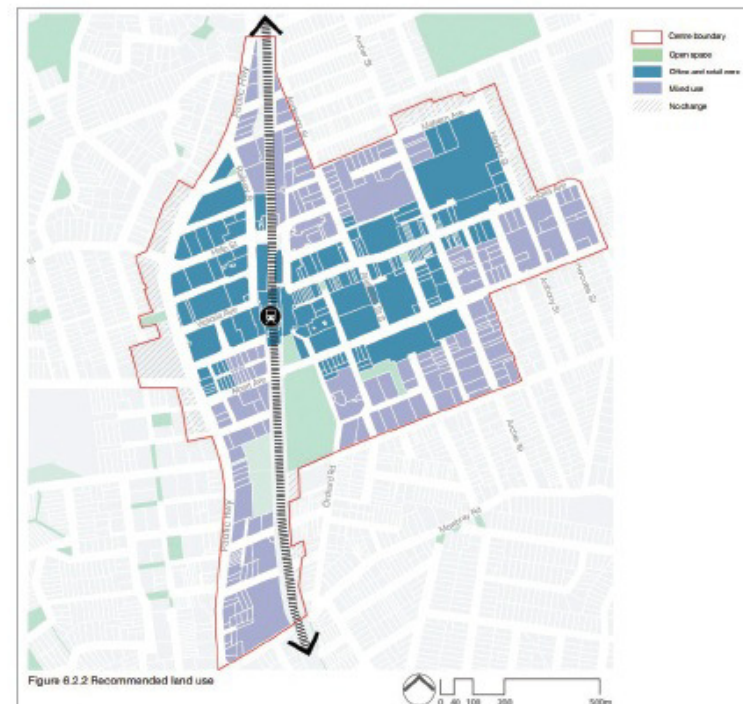
REMOVE ANTI HOUSING ZONING IN CENTRES AND ON INDUSTRIAL LAND

The release of the Draft District Plans for Metropolitan Sydney in November 2016 heralded a change in policy direction to work against the zoning for new housing in two important areas. The first was the strengthening of District and Strategic Centres as being more about jobs than housing. The previous definition of these centres had included high density residential as an important use but the new definitions have removed this use. An example is the District Centre of Chatswood that has a Commercial only core but no new commercial buildings have been built in this zone for the last 25 years. A number of Urban Taskforce members have submitted planning proposals for Mixed Use buildings where a podium of 4 to 6 floors would be commercial with a residential tower above. Unfortunately these proposals have been rejected by Willoughby Council and the Greater Sydney Commission Planning Panels.

In direct contrast to this approach, the previous NSW Planning Minister, Robert Stokes, issued a Media Release two months before the District Plans were released for a residential tower at Charles Street, Parramatta that was in the commercial core of that city. The Media Release stated that 'The proposal was made possible by planning rule changes allowing residential development on the site, where only commercial uses were permitted before.' The proposal was for a 43 storey residential tower with the bottom 4 storeys to be used for offices or shops.

A similar zoning constraint has occurred on industrial land in inner Sydney where the District Plans have established the 'Precautionary Principle' where jobs are preferred over housing. The end result has been to stop potential mixed use

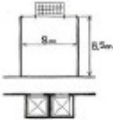
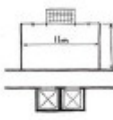

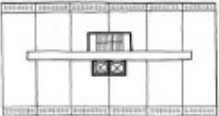
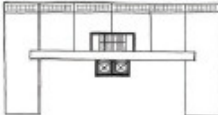
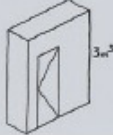



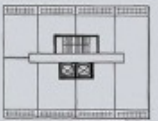
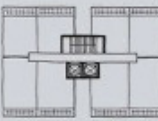
projects that incorporated more jobs than were previously on the site as well as significant housing numbers. The reality is that much of Sydney's industrial and manufacturing industry has moved out to Western Sydney near the M7 and the remaining industrial sites are underutilised. Many of these sites are ideally located for mixed use development.



Zoning map of Chatswood CBD with commercial in blue

5

REMOVE EXCESSIVE COST ADDING STANDARDS TO SEPP 65 IN CBD AREAS

APARTMENT PRICE INCREASE		
ISSUE + EXTRA COST	CURRENT APARTMENTS	DESIGN STANDARDS
DAYLIGHTING \$10,500		
INCREASE CEILING HEIGHTS \$4,000		
DELETE SOUTH FACING APARTMENTS \$12,500		
MORE STORAGE SPACE \$3,500		
LARGER APARTMENTS \$15,000		
NATURAL VENTILATION \$13,500		

Craig Yelland's assessment of extra costs to Victorian apartments

State Environmental Planning Policy 65 and the Apartment Design Guide (ADG) are the documents that set standards for apartment design in NSW. The ADG and its predecessors were only intended to be guides but councils have turned them into absolutes on the basis that they represent the government's position on standards. Over the last two years the Victorian Government has undertaken a review of apartment design standards and it is interesting to see that many of the NSW standards were rejected. This particularly relates to minimum apartment sizes and to the requirement for 70% of apartments to have sunshine into the apartment living room in mid-winter. These requirements when applied to Sydney's CBD high rise areas mean projects become almost impossible to comply thus eliminating many projects that would be acceptable in Melbourne or Brisbane.

During the discussion on apartment design standards in Melbourne a local architect, Craig Yelland, assessed that if the NSW SEPP 65 standards were introduced to Melbourne that would add in the order of \$145,000 to the cost of an apartment. It is interesting to see that the current difference in cost between the average Sydney apartment compared to Melbourne is \$250,000 and to Brisbane is \$350,000.

The Urban Taskforce supports good design for all housing types but we are concerned that some of the design standards are contributing to the fact that Sydney apartments are so expensive. In less dense areas many of the SEPP 65 standards can be achieved but in higher density CBD areas we believe there can be a relaxation of some of these standards that will still allow good urban living amenity. The Urban Taskforce is currently researching this area and will produce a detailed report shortly.

6

ESTABLISH A ONE-STOP SHOP TO SPEED UP REFERRALS TO GOVERNMENT AGENCIES ON HOUSING PROJECTS

Many large housing projects will get an approval with conditions that require the developer to get further approvals or planning proposals are held up because of concerns from government agencies. Even councils find they are held up waiting for responses from the same government agencies. The 40 projects held up currently in the planning system in Sydney are mainly waiting for input from these government agencies. Typical agencies are Roads and Maritime Services (RMS) along with Transport for NSW who get involved in road capacity, congestion and traffic studies. Despite the fact that the Department of Planning has exhibited heights and floor space areas for a precinct

the RMS will often intervene to undertake Mesoscopic Traffic Studies which can take another year. Other agencies include Sydney Water, Energy Authorities and State Rail.

In Queensland the government realised the delegation of decisions to multiple agencies was delaying projects so they established the State Assessment and Referral Agency as a one stop shop with tight KPIs in terms of time. The result has been to dramatically speed up the referral process for large housing projects. NSW should establish a similar one stop shop for referral even if it is only over the next 2 years as a trial.

SARA fast track assessment framework

The SARA fast track framework is a streamlined referral and assessment process that allows for eligible triggers and aspects of development to be assessed and quickly decided by SARA. If a triggered aspect of development within your application qualifies for a fast track assessment, a reduced fee will apply to these triggers.

The SARA fast track framework helps applicants to:

- reduce application and project costs, timeframes and red tape
- increase certainty for applications.

When all triggers associated with an application are FastTrackS eligible triggers, SARA will provide a referral response or decision within five days of receiving the qualifying development application.

Where an application has more than one SARA trigger, but not all triggers are FastTrackS eligible triggers or aspects of development, the application will be subject to the standard statutory assessment timeframes. However, any eligible fast track aspects of development will benefit from the reduced fast track application fee.

Aspects of development that qualify for FastTrackS assessment will not require an information request, and standard conditions will generally be applied to the referral response or decision.

It is the applicants' decision as to whether or not they will seek to qualify for fast track assessment for any or all of the eligible triggers in their application.

Further information regarding the fast track framework, and the FastTrackS assessment pathway can be found in the [SARA fast track assessment framework fact sheet](#) (p. 100-105).

Fast track assessment framework - Qualifying criteria

[Part 8 of the SBSP](#) provides details on how aspects of development triggered for referral to SARA may be eligible and can qualify for a fast track assessment pathway.

To qualify for fast track assessment, applicants must meet all of the qualifying criteria in [Part 8 of the SBSP](#).

SARA fast track assessment framework

www.dilgp.qld.gov.au

7

RESTRUCTURE THE PLANNING PROPOSAL PROCESS TO SUPPORT CHANGING ENVIRONMENTS

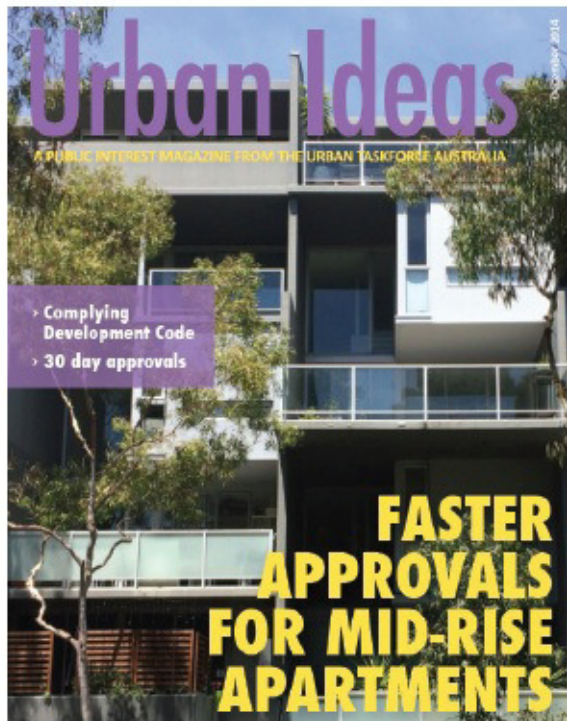
In September 2016 the Minister for Planning issued a guide for preparing planning proposals that contained some positive aspects in relation to not allowing councils to misuse Voluntary Planning Agreements (VPAs) to raise funds for supplement council's income. The proposals also stated that no Planning Proposals should be considered if an LEP is less than 5 years old. New requirements were established to strengthen strategic and local merit in relation to planning proposals. Planning Proposals are a process of submitting a project that is outside the current LEP but reflects more recent draft State Government Plans.

It is vital to have flexibility where, for instance, the government announces a new Metro Rail with development uplift around stations. If however the LEP was less than 5 years old a planning proposal would be rejected. There will always be changing circumstances and it is essential that the development industry can respond with proposals. It would appear that the Sydney Planning Panels are using the strengthened guide to defer a number of worthwhile planning proposals.



Image Source: www.planning.nsw.gov.au

DEVELOP A COMPLYING CODE FOR 6 STOREY APARTMENTS WITH QUICK APPROVALS



Cover of Urban Ideas Issue 10

The NSW Government has recently introduced a complying code for two storey town houses and terrace houses under the title of 'Missing Middle'. While the new code is a good advance it is unlikely to lead to feasible developments where it replaces two storey houses with terraces. Its main use will be in greenfield areas. There is however a need to promote a 6 to 8 storey apartment typology that reflects the urban form of Barcelona or Paris. Buildings of this height will be economically feasible, will be under the tree canopy and will fit under the extensive fire requirements required for buildings under 25 metres.

The other major use of this building typology will be to replace the out of date 1960s three storey walk up flats now that the strata laws have been changed to allow 75% of owners to agree on renewal. The Urban Taskforce believes that the areas of ageing 3 storey walk up flats should be mapped and rezoned for an up lift that supported the 6 storey complying code. The end result would be to encourage more housing of this midrise typology.

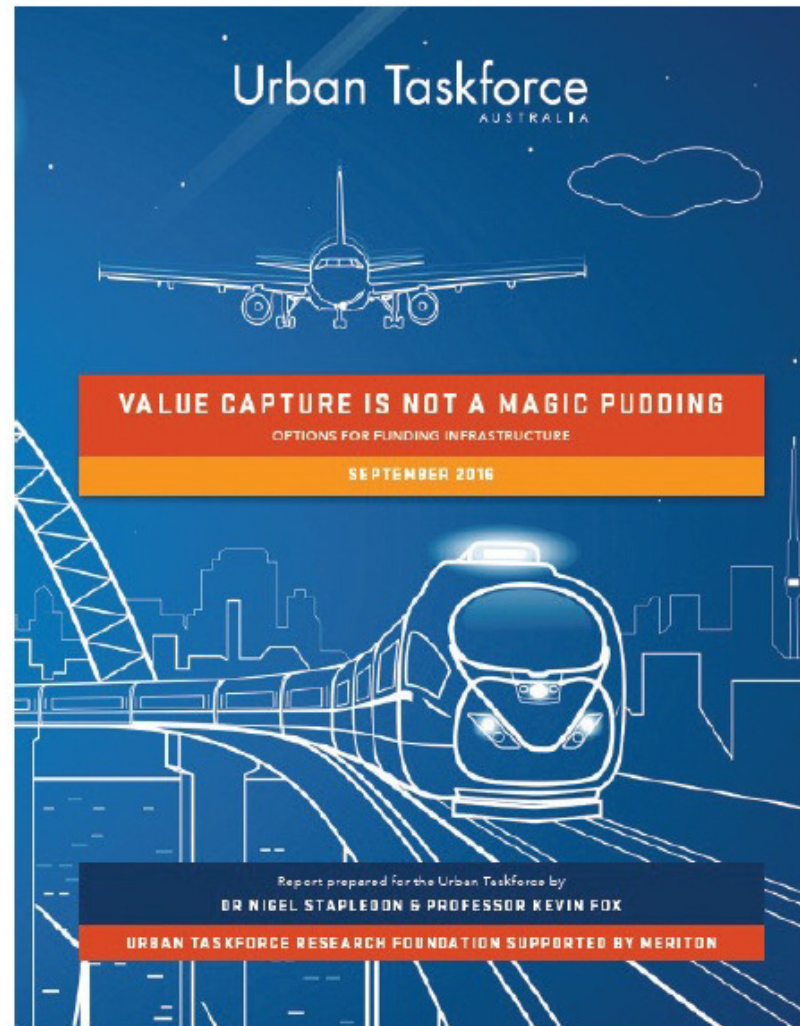
The recent Education SEPP by the NSW Department of Planning allows School buildings upto 22m high to be complying. This sets a good precedent.

Over the last few years there has been a boom in all levels of government wanting to apply value capture to new housing projects. The Parramatta Light Rail project, as an example, proposes to tax only new housing projects near the Light Rail at \$200 a square metre. There is no tax on existing residential or retail or commercial projects. Clearly taxes like this will drive housing costs upward.

There seems to be a community attitude that the developer should pay for infrastructure, affordable housing, Section 94, State Infrastructure Contributions and somehow the developer will absorb these costs. The Urban Taskforce believes that the continual taxing of developers has added significant costs to new housing.

The Urban Taskforce has produced a research paper with the University of NSW titled 'Value Capture is Not a Magic Pudding'. Infrastructure Australia has issued a report on Value Capture that comes up with a very similar conclusion. The Infrastructure Australia report says:

"...Reforming state land taxes represents the most efficient way to capture value over long term."



Value Capture Report

SUPPORT STAMP DUTY REFORMS AND INSTITUTIONAL FUNDING FOR AFFORDABLE HOUSING

Clearly stamp duty as a tax on the sale of a home is adding to the cost of housing. Unfortunately state governments have become very protective of this large income stream which added around \$9 billion to NSW state income. The Urban Taskforce supports the reduction of stamp duty with a preference for it to be replaced by a land tax across all buildings on land as this captures increase in value each year. The NSW Government

could follow the lead of the ACT Government in moving from stamp duty to a land tax. The Infrastructure Australia report on Value Capture also supported replacing stamp duty with a broad based land tax.

Another big scale financial issue would be to develop an institutional funding mechanism for an affordable housing asset class. Canada is very advanced in this area. Superannuation

Funds, particularly those that service key workers, could become investors in affordable housing if the numbers built up significantly. The Australian Government has floated the idea of a bond aggregator that enabled cheap funding to be directed into affordable housing. The Urban Taskforce supports all of these initiatives to rethink taxation and institutional funding mechanisms.

Urban Ideas

August 2017

A PUBLIC INTEREST MAGAZINE FROM THE URBAN TASKFORCE AUSTRALIA

- // Melbourne standards would save \$150,000 on a Sydney apartment
- // International trends in apartment size
- // New generation boarding houses



AFFORDABLE APARTMENTS

Balancing Amenity with Affordability



Urban Taskforce AUSTRALIA

Urban Ideas- August 2017

We must ask the following question. Could Sydney's second global ranking for housing unaffordability be a direct result of Sydney having the second largest homes in the world?

“The average Australian house in 1950 had 30 square metres per person, in 2017 this has grown to 87 square metres per person.”

AVERAGE RESIDENTIAL FLOOR SPACE PER PERSON

Australia	96
US	83
Canada	78
Denmark	70
Germany	59
Sweden	42
Japan	38
Spain	37
UK	35
Italy	33



A 300 square feet or 30 square metre micro unit design for Mayor Bloomberg's competition



McCarthy Maisonettes designed by Tone Wheeler of Enviro Studio



Typical bedsit with kitchen

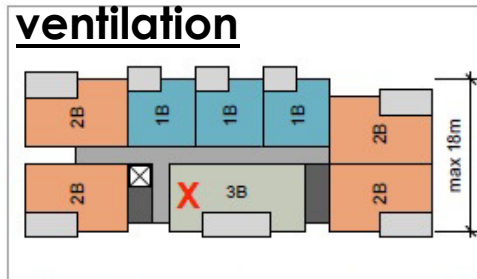


Studio with mezzanine sleeping area

10 best ways to reduce apartment costs

1. Apartment Sizes
2. Building Depth
3. Building Separation
4. Communal Open Spaces
5. Deep Soil Zones
6. Car Parking
7. Solar Access
8. Natural Ventilation
9. Ceiling Heights for Kitchens
10. Number of Apartments per Lift Core

Solar access + natural ventilation



NSW ADG compliant solar access plan has smaller units facing north (up)



Victorian standards achieve better layouts through lower solar access requirement

SOLAR ACCESS

The NSW standard is for 70% of apartments in a building to receive 2 hours of direct sunlight to living areas and private open spaces (balconies) during mid-winter between 9am and 3pm. The consequence of this standard is that the smaller apartments are located on the sunny side to get the 70% and the larger units that would suite families go on the south. Another consequence is that in some orientations the balcony must be located off the bedroom to ensure that sun gets to the living room.

As an example of the micro detail in the ADG the following design guidance is given.

“To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1 square metre of direct sunlight, measured at 1 metre above floor level is achieved for at least 15 minutes.”

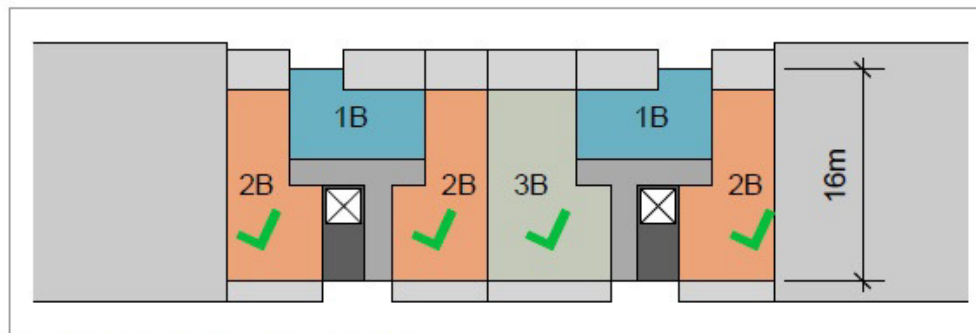
The Victorian Better Apartment Design Standards only has a general statement on solar access. “Solar access to north facing windows is to be maximised”.

NATURAL VENTILATION

The NSW standards require 60% of apartments must get cross ventilation while the Victorian standards only require 40%.

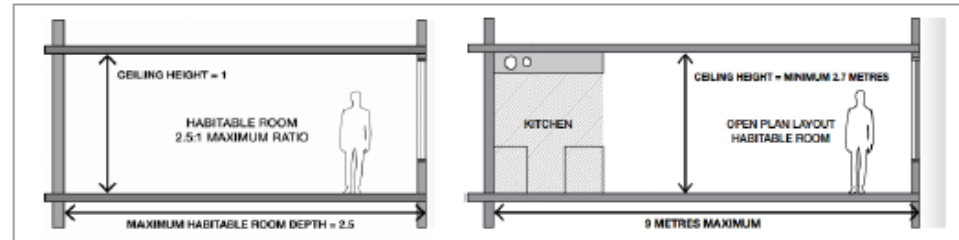


Melbourne / Victoria compliant plan has only 1 core with lower cross ventilation requirements



Sydney / NSW compliant plan for cross ventilation requires 2 cores

Ceiling height + apartment numbers per lift core



Victorian Standards: room depth and ceiling heights – kitchen has lower ceiling

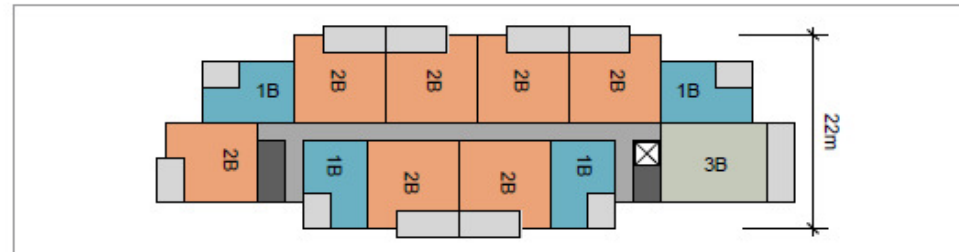
CEILING HEIGHT

The NSW ADG calls for a 2.7 metre ceiling height for all habitable rooms. As kitchens are habitable rooms this forces a 2.7 metre height which often means lifting the apartment ceiling height by 300mm to incorporate the services most kitchens have for plumbing and air extraction. The NSW standards also require for housing in a mixed use area to have a minimum ceiling height of 3.3 metres for the ground and first floors "to promote future flexibility of use." If a café is located on the ground level it should have a 4 metre ceiling height. The effect of these extra heights is often to push a building above height controls and to increase cost particularly when in most cases the bottom two floors will be apartments.

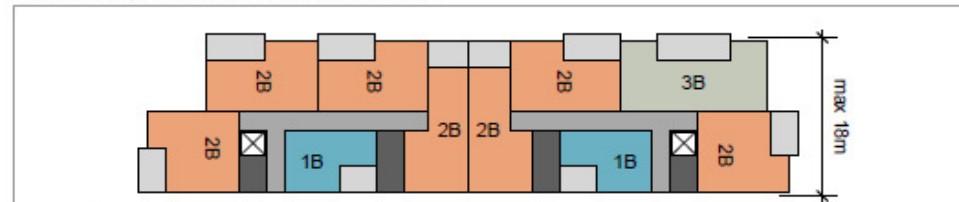
The Victorian standards require a 2.7 metre ceiling height "except where services are provided above the kitchen." Compared to NSW standards the impact on building cost is far less with the Victorian standards.

APARTMENT NUMBERS PER LIFT CORE

The NSW ADG sets a maximum of 8 apartments off a lift core. This limits the number of apartments per floor unless two lifts are provided remote from each other which increases costs. The Victorian Better Apartment Design Standards has no numerical restriction on the number of apartments off a lift core. There are only general statements like: "must consider the useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive."



Victorian complying plan with 12 apartments per floor with one lift.



NSW Complying plan requires two lifts and only accommodates 10 apartments

Apartment size

The NSW ADG sets mandatory minimum sizes for apartments. These are:

Studio	35sqm
1 Bed	50sqm
2 Bed	70sqm
3 Bed	90sqm

On top of this an extra bathroom would need to add another 5 square metres. So a typical two-bed, two-bath apartment in Sydney must be at least 75 square metres.

The Victorian standards only define minimum room sizes and not the overall apartment area. The sizes include:

Main Bedroom
3m wide
3.4m deep

Other bedrooms
3m wide
3m deep

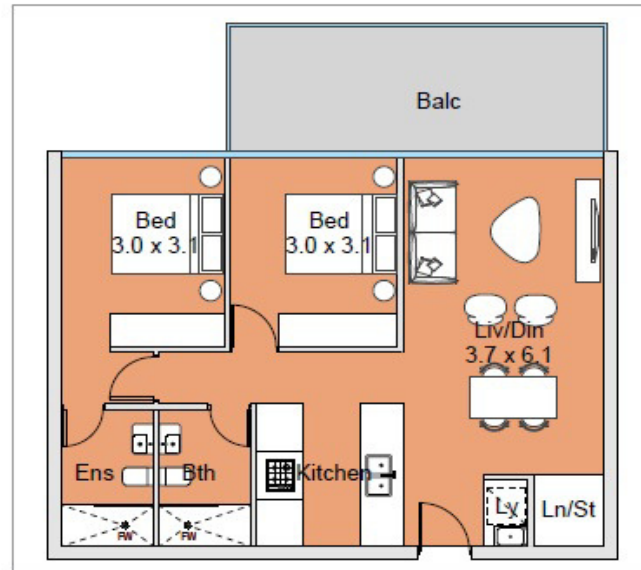
Living Room (1 bed)
3.3m wide
10sqm area

Living room (2 bed)
3.6m wide
12sqm area

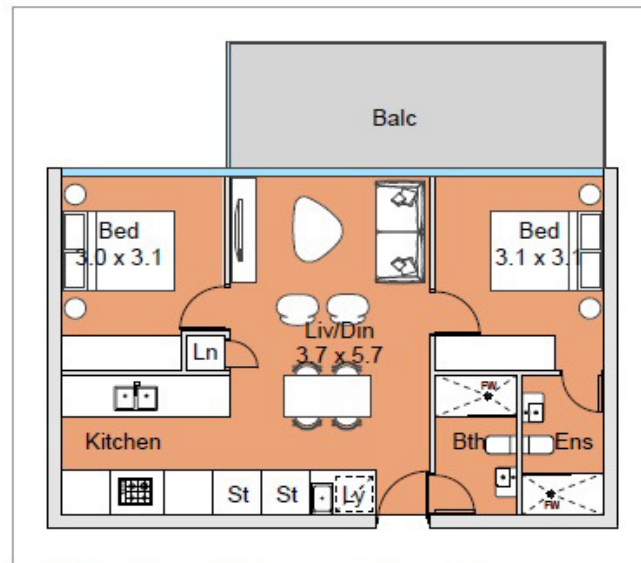
It is quite possible to design a two bed, two bath apartment with the Victorian standards within 65 square metres. This is a saving of 10 square metres over the NSW minimum size.

At the current average sale price in Sydney of \$10,000 a square metre this amounts to a saving of \$100,000.

The Urban Taskforce asked Karl May of Turner Architects to use both Victorian and NSW standards for a two-bed, two-bath apartment design as shown here.

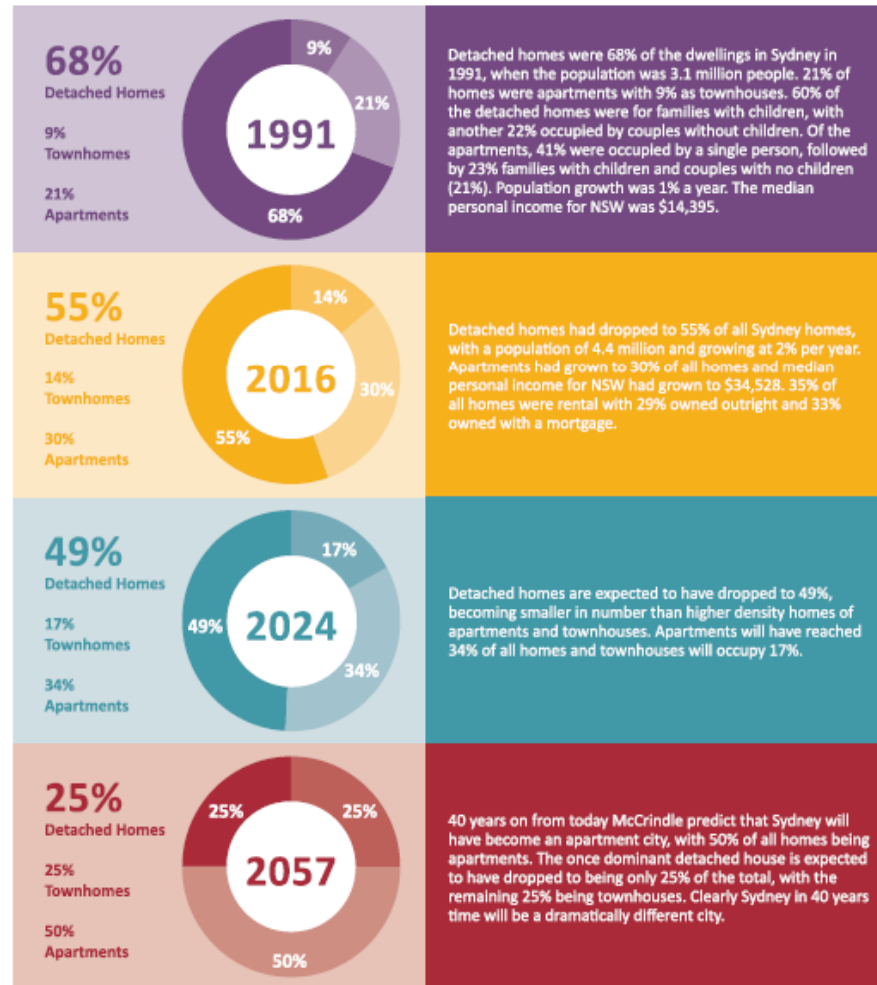


Typical Sydney 2 bedroom, 2 bathroom apartment of 75 square metres



Typical Melbourne 2 bedroom, 2 bathroom apartment of 65 square metres

The shrinking proportion of detached homes in Sydney



Urban Taskforce
AUSTRALIA

NOVEMBER 2016

HOW TO SUPPLY
40,000
AFFORDABLE HOMES
TO SYDNEY IN 10 YEARS

- MODIFY AFFORDABLE RENTAL HOUSING SEPP
- 20% AFFORDABLE HOMES
- 20% FLOOR SPACE UPLIFT
- 20% RENTAL DEDUCTION FOR 10 YEARS
- USE NRAS DEFINITIONS

November 2016



Prefabrication of Apartment Bathrooms



[Prefabrication of Apartment Bathrooms](#)



Urban Ideas- December 2014

COMPLYING CODE FOR MID-RISE APARTMENTS

Assessment: The consent authority for complying development for mid-rise apartment buildings will be the council.

Assessment Time: Development Applications that comply with this code must be assessed within 30 working days.

The Code: The framework of the code closely aligns with the 9 design quality principles in the proposed amendments to SEPP 65.

Relationship to SEPP 65: This complying code will take precedence over SEPP 65.

Qualified Designer: A design verification is required from a qualified designer (a person registered as an Architect under the NSW Architects Act 2003) that verifies that the architect directed the design of the mid-rise apartment building.

APPLICATION OF THE CODE

This code applies to residential flat buildings that meet the following criteria:

- The site area is greater than 800m² but less than 2000m², and a width at the street boundary greater than 20m, or
- Building envelopes have been approved on the site as part of a multi stage development application.
- The maximum building height is 25m.
- The codes does not apply where the site adjoins lower density residential zoned land.

1. CONTEXT & NEIGHBOURHOOD CHARACTER

1.1 Orientation

Where an adjoining property does not receive 2 hours solar access the proposed building ensure solar access is not reduced by more than 20%.

1.2 Public Domain Interface:

- For fences in the front setback:
 - The maximum height of a solid fence is 1.2m.
 - The maximum fence height is 1.8m.
 - Fencing above 1m is to have a minimum open area of 30%.
 - The minimum setback from the street boundary is 1.2m. The setback is to be landscaped.

1.3 Ground floor apartments

The floor level of the ground floor apartments must be no more than 1.4m above the footpath level.

1.4 Street setback

Equal to the average setback of buildings within 40m of the site.

1.5 Context

The development application is to include a site and context analysis that illustrates the constraints and opportunities of the site and a concept analysis that explains how the design responds to the site analysis.

2. BUILT FORM AND SCALE

2.1 Building height

The maximum building height is that specified in the Local Environmental Plan.

2.2 Setbacks

The minimum setback from the site and rear boundaries are provided in the following table:

HEIGHT OF BUILDING	SIDE SETBACK	REAR SETBACK
Up to 9m	3m	4.5m
9m - 12m	4.5m	6m
12m -15m	6m	6m
15 - 18m	9m	9m
18 – 25m	9m	9m

A zero setback is permitted where the adjoining building has a zero setback and there are not windows in the boundary wall of the adjoining building.

2.3 Building depth

The maximum building depth is 18m. Depth is measured from the face of the wall with balconies allowed outside the wall.

3. DENSITY

3.1 Floor space ratio

The maximum floor space ratio is that specified in the Local Environmental Plan.

4. SUSTAINABILITY

4.1 Solar access

70% of apartments must receive direct sunlight in mid-winter to the living rooms or private open spaces for at least:

- 3 hours - where the building height is less than 12m:
- 2 hours - where the building height is greater than 12m

4.2 A maximum of 15% of apartments can have no direct sunlight between 9am and 3pm in mid-winter.

4.3 Shading devices are to protect windows and private open space from summer sunlight.

4.4 Light wells are only to be a secondary light source in habitable rooms.

4.5 Natural ventilation

60% of apartments are to be naturally cross ventilated.

4.6 Waste Management

Waste and recycling storage areas are to be provided to accommodate the number of bins required by Council.

5. LANDSCAPE

5.1 Landscape design

- Provide either a minimum of:
 - One tree with a height of 12–18m per 100m² of deep soil or
 - Two trees with a height of 8-12m per 80m² of deep soil
- The minimum soil depth on structures for planting is provided in the following table:

PLANT TYPE	SOIL VOLUME / AREA	SOIL DEPTH
Large tree	150m ³ (10 x 10m)	1200mm
Medium tree	35m ³	1000mm
Small tree	9m ³	800mm
Shrubs		500-600mm
Ground cover		300-450mm
Turf		200mm

- An irrigation system that responds to site conditions, soil and plant species is to be installed.

5.2 Deep soil zones

The minimum area of deep soil is provided in the following table:

SITE AREA	DEEP SOIL ZONE AREA	MINIMUM DIMENSIONS
< 1500m ²	10%	3m
1500–2000m ²	15%	6m

6. AMENITY

6.1 Visual Privacy

- The minimum separation distances between windows with a sill height less than 1.5m above floor level and balconies are provided in the following table:

BUILDING HEIGHT	HABITABLE ROOM & BALCONIES	HABITABLE & NON-HABITABLE ROOMS	NON-HABITABLE ROOMS
Up to 12m	12m	9m	6m
12- 25m	18m	12m	9m

- The cone of vision is measured at the edge of the window or balcony at an angle of 45°.

- Windows may be located less than the distances in (i) if they are:
 - Fixed and translucent, or
 - Fitted with fixed privacy screens

6.2 Storage

- The minimum storage volume is provided in the following table:

NO OF BEDROOMS	VOLUME
Studio & 1 bedroom	6m ³
2 bedroom	8m ³
3 bedroom	10m ³

- 50% of the storage must be located in the apartment and not within the bedroom.

6.3 Parking

- Parking rates are specified in the following table:

LOCATION	REQUIREMENT
Within 400m of railway or light rail stations	Minimum = 0 2 bed = 1
Greater than 400m but less than 1.5km from railway/light rail station	Minimum: 1bed = 0.6 2 bed = 1, 3+ bed = 1.2
Greater than 1.5km from railway or light rail station	Minimum: 1 and 2 bed = 1 space 3+ bed = 2

- Provide one visitor space for every 10 apartments. Parking should be screened from view of street or located in basement or semi-basement.
- Parking should be screened from view of street or located in basement or semi-basement.
- On sites with a high water table, parking may be located above ground can be contained in a podium where residential uses front the street.

6.4 Bicycle parking

Provide one space for bike storage for each 5 apartments.

6.5 Apartment sizes

The minimum apartment sizes are provided in the following table:

BEDROOMS	INTERNAL AREA	PRIVATE OPEN SPACE
Studio	35m ²	0m ²
1 bed	50m ²	8m ²
2 bed	70m ²	10m ²
3 bed	95m ²	12m ²

- External areas are to have a minimum dimension of 2m.
- Private open space at the ground level is to have a minimum area of 16m² and minimum dimension of 3m.
- Private open space is to be directly accessible from the living area.
- Minimum ceiling heights are provided in the following table:

LOCATION	REQUIREMENT
Habitable room	2.7m to 80% of floor area
Non-habitable room	2.4m
2 storey apartments	2.7m main living area, 2.4m for second floor where area is less than 50% of apartment area
Attic	1.5m at edge with 2/3 of room greater than 2.4m

7. SAFETY

7.1 Pedestrian access and entry

Building entry must be visible from the street.

8. HOUSING DIVERSITY & SOCIAL INTERACTION

8.1 Apartment Mix

The development should contain at least 10% of 1 bedroom, 2 bedroom and 3 bedroom apartments.

8.2 Universal Design

At least 20% of apartments must incorporate all silver level universal design features.

8.3 Common circulation

- No more than 8 apartments are to be accessed from a single circulation core.
- Daylight & natural ventilation is to be provided to circulation spaces.

8.4 Communal space

- 25% of the site area is to be provided for communal open space. This may be in the form of internal or external space.
- 80% of the space must be external.
- 50% of the space must receive 2 hours of sunlight between 9am and 3pm mid winter.
- Sites with an area less than 1200m² may substitute communal open space for private open space of the same area.

9. ARCHITECTURAL EXPRESSION

9.1 Design Report

The proposed development must contain a design report that describes the architectural intent and architectural expression, the relationship with the context and how the concept addresses the 9 design principles in SEPP 65.

9.2 Design Review

The proposed development must be reviewed by a design review panel when the architect is not acknowledged as being experienced in the design of apartment buildings and where the consent authority has a panel. The design review must be completed prior to the lodgement of the CDC.

⁹ This code has been developed by Peter Smith of Smith and Tzannes to demonstrate how a simple complying code will look like.

Glenn Stevens Report on Housing Affordability

- Councils too focussed on existing owners
- Too much delegation to local levels
- Independent decision making panels needed
- Length of time for rezoning + DAs too long
- Housing Co-ordinator proposed

Summary

- Big shift to apartments
- Design guides too rigid
- More complying codes needed
- Levies excessive
- Planning system too complicated
- Too much decision making at local level

Urban Taskforce

A U S T R A L I A

www.urbantaskforce.com.au