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SUBMISSION TO SUPPORT CHANGES WITHIN THE PROPOSED DESIGN AND PLACE SEPP

Dear Sir or Madam,

I am writing in support of the proposed changes within the Design and Place SEPP. These changes were summarised in the following tables within Appendix A of the Design and Place SEPP EIE document:

Table A5 Urban Design and Site Planning

1. Contribution to Place - revised design guidance to improve integration of higher density development
2. Landscape and Greening: increasing minimum deep soil zones as a % of site area and allowing a pro-rata reduction in targets if non-residential uses are greater than 85% of the building footprint
3. Building Form: introduce a maximum GFA of 200 ssqm for buildings over 9 storeys
4. Building Separation: increase the separation distance between towers of 25+ storeys to 30m between habitable rooms
5. Mixed use Development and Street Activation: allocating 40% of ground floor space for non-residential uses in R3 and R4 zones, and centres
6. Ceiling Heights: clarification of ceiling heights to ground floors as noted
7. Ground Floor Activation: requiring all ground floor apartments facing a street to have direct street access
8. Car parking - adjust parking rates as outlined, introduction of guidance for natural ventilation to carparks and encourage sustainable transport options and reduce development costs
9. Bicycle Parking and Mobility: specified bicycle parking rates and parking for mobility scooters for universal access apartments

Table A6 Residential Amenity

1. Solar Access and Shading and Glare Control - increasing range of hours solar access that can be considered, simplifying the method for calculation and other changes as described
2. Natural ventilation: increasing natural ventilation requirements to 70% and applying this requirement across all storeys
3. Liveable Housing Targets Through Universal Design - increasing apartment numbers required to be universal design
4. Apartment size - no change
5. Apartment Layout: enabling varying layouts to support different households as well as their ability to adapt them to support change needs
6. Local Housing Considerations: ensuring development contributes to local housing needs

7. Private Open Space: increasing minimum depths and excluding AC units from balconies
8. Storage: increased storage requirements
9. External noise and Pollution: introduction of requirements for busy roads to supplement the infrastructure SEPP
10. Acoustic Separation - provision of new guidance as described

Table A7 Common Space and Vertical Circulation

1. Communal Open Space - requirements to consider flexibility for building mix and contextual relationships
2. Daylight and Ventilation - requiring adequate daylight and natural ventilation to all common circulation areas
3. Lift Requirements - lift car height requirements and minimum space for manoeuvrability in front of lifts
4. Building Access, Common Circulation and Spaces- requirements as described

Table A8 Environmental Performance

1. Energy Efficiency - updates as described
2. Energy Efficiency - electrical Vehicles - encouraging car sharing and use of EVs
3. Heating and Cooling Infrastructure - improving impacts of exposed building services and residential amenity in high-density urban areas
4. Water Management - improving water use and building performance
5. Building and Landscape Maintenance - requirements as described
6. Environmental Performance of Materials - encouraging sustainable material use and supply chains
7. Waste Management - new design guidance for waste facilities for residents and non-residential uses

I have substantial experience in the design and review of multi-residential buildings in NSW, and in my opinion, the proposed changes will improve the quality of residential buildings, the built environment and the public domain for residents and the wider community.

Yours sincerely,



Matthew Bennett

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