

Table 1 *Housing SEPP development standards (excluding FSR and height)*

Use 'Table Heading' type style	Complies?
Chapter 5	
<p>156 Affordable housing</p> <p>(1) This section applies to development for the purposes of residential flat buildings, independent living units or shop top housing in a Transport Oriented Development Area if the building has a gross floor area of at least 2000m².</p> <p>(2) Development consent must not be granted unless the consent authority is satisfied that—</p> <p>(a) at least 2% of the gross floor area of the building will be used for affordable housing, and</p> <p>(b) the affordable housing will be managed by a registered community housing provider in perpetuity.</p> <p>(3) A requirement under a provision of another chapter of this policy, another environmental planning instrument or a planning agreement that requires the development to provide more affordable housing prevails over this section.</p> <p>(4) Affordable housing provided as part of the development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing required under this section.</p>	Yes. 2% affordable housing will be provided in perpetuity.
<p>157 Affordable housing parking spaces</p> <p>(1) This section identifies a development standard for development under this chapter that, if complied with, prevents the consent authority from requiring more onerous standards for the matters.</p> <p>(2) Development to which section 156 applies must provide the following number of parking spaces for each affordable housing dwelling required under that section—</p> <p>(a) for each dwelling containing 1 bedroom—0.4 parking space,</p> <p>(b) for each dwelling containing 2 bedrooms—0.5 parking space,</p> <p>(c) for each dwelling containing 3 or more bedrooms—1 parking space.</p> <p>(3) This section prevails over a provision in another chapter of this policy or another environmental planning instrument to the extent that other provision permits a lower number of parking spaces for dwellings used for affordable housing on the land.</p>	Yes. Capable of compliance.
<p>158 Exception to minimum lot size</p> <p>(1) This section applies if another environmental planning instrument applying to the land specifies a minimum lot size for development for the purposes of residential flat buildings or shop top housing (a minimum lot size restriction).</p> <p>(2) Development consent may be granted to development for the purposes of residential flat buildings or shop top housing on land in a Transport Oriented Development Area, despite a minimum lot size restriction.</p>	Yes.
<p>159 Minimum lot width</p> <p>Development consent must not be granted to development for the purposes of residential flat buildings, independent living units or shop top housing on a lot in a Transport Oriented Development Area, unless the lot is at least 21m wide at the front building line.</p>	Yes. Refer to Figure 1 .

160 Active street frontages

Not applicable.

(1) The objective of this section is to ensure active street frontages for residential flat buildings and buildings containing independent living units in Zone E1 Local Centre in Transport Oriented Development Areas to encourage the presence and movement of people.

(2) This section applies to development for the purposes of residential flat buildings or buildings containing independent living units on land in the following zones in a Transport Oriented Development Area—

(a) Zone E1 Local Centre or an equivalent land use zone,

(b) for land in the Canterbury-Bankstown local government area—Zone B2 Local Centre.

(3) Development consent must not be granted unless the consent authority is satisfied the building will have an active street frontage.

(4) A residential flat building or a building containing an independent living unit has an active street frontage if the ground floor has building design elements that encourage interaction between the inside of the building and the external public areas adjoining the building.

(5) This section prevails over a provision of another environmental planning instrument that requires an active street frontage for development on land to which this section applies.

161 Consideration of Apartment Design Guide

Noted. Capable of compliance.

Development consent must not be granted for development for the purposes of residential flat buildings, independent living units or shop top housing on land in a Transport Oriented Development Area unless the consent authority has considered the Apartment Design Guide.

Chapter 6

177 Landscaping—residential flat buildings or shop top housing

Yes.

(1) This section applies to land in a low and mid rise housing area in Zone R3 Medium Density Residential or R4 High Density Residential.

(2) Development consent must not be granted for development for the purposes of residential flat buildings or shop top housing unless the consent authority has considered the *Tree Canopy Guide for Low and Mid Rise Housing*, published by the Department in February 2025.

178 Minimum lot size for residential flat buildings or shop top housing

Yes.

(1) This section applies to development for the purposes of residential flat buildings or shop top housing on land in a low and mid rise housing area in Zone R3 Medium Density Residential or R4 High Density Residential.

(2) A requirement specified in another environmental planning instrument or development control plan in relation to the following does not apply to development that meets the standards in section 180(2) or (3)—

(a) minimum lot size,

(b) minimum lot width.

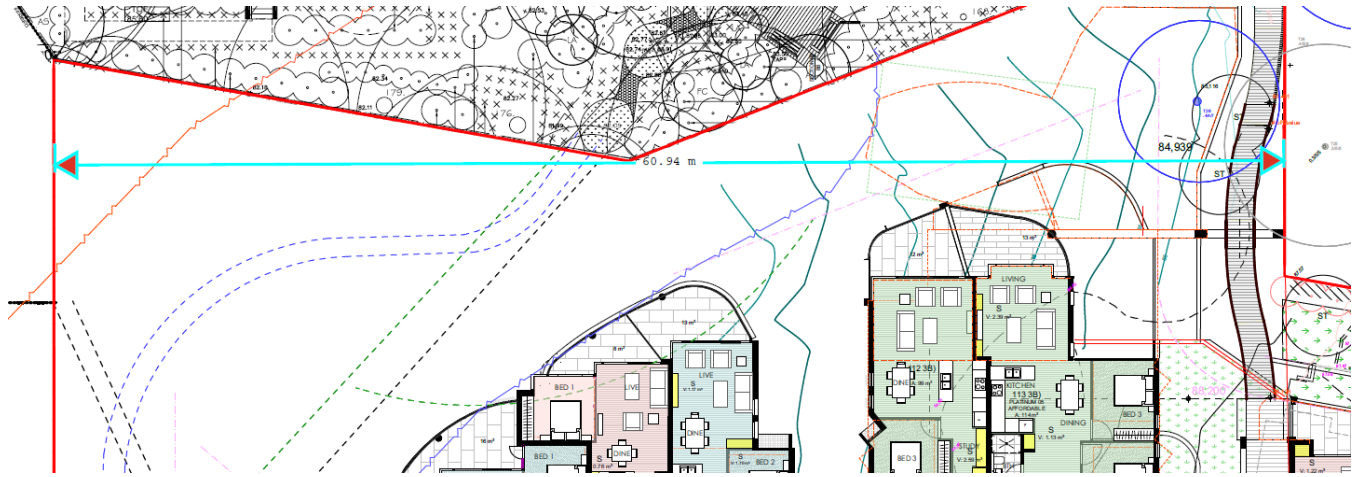


Figure 1 Lot width at front building line