

13 January 2025

John Martinez
Senior Planning Officer
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Architecture
Urban Design
Planning
Interior Architecture

91 Byamee Street, Dapto
Request to Amend Secretary's Environmental Assessment Requirements
SSD-68374982

Dear John,

This letter has been prepared on behalf of The Illawarra Community Housing Trust Limited (Housing Trust), seeking amendments to the Secretary's Environmental Assessment Requirements (SEARs) for SSD-68374982 for the proposed in-fill affordable housing development at 91A Byamee Street, Dapto (the site).

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The site holds extant concept development consent under DA-2016/1811 for various building envelopes and road layout, with industry specific SEARs for in-fill affordable housing issued for the first stage of development on 27 February 2024.

However, there have been a number of recent policy amendments which benefit the site beyond the parameters of the existing concept approval, including:

Adelaide
Auckland
Brisbane
Christchurch
Melbourne
Perth
Sydney

- Additional height and Floor Space Ratio (FSR) provisions available under Chapter 2 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP); and
- Transport Oriented Development (TOD) provisions, pursuant to Chapter 5 of the Housing SEPP.

1. Revised Scheme

Given these policy amendments, Housing Trust look to submit a revised scheme that utilises additional density afforded by the above provisions. This revised scheme does not seek to rely on this existing concept approval and instead comprises a new, separate and standalone development, comprising:

- Construction of roads.
- Construction of two (2) x RFBs (Buildings C and D), totalling 162 dwellings.
- Construction of multi dwelling housing/townhouses (Buildings E and F), totalling 16 dwellings.
- Construction of a new area of open space.
- Subdivision of the site.
- Delivery of a pedestrian through site link, between Moombara Street and the proposed open space.
- Associated civil works, public domain works and landscaping.

The revised scheme maintains a minimum 20% affordable rental housing at the site and has an Estimated Development Cost (EDC) exceeding \$30m.

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Nominated Architect
CEO
Ray Brown
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2. Differences of Revised Scheme

Whilst the overall site layout and building typologies are consistent, key differences of the revised scheme include:

- Buildings A and B are no longer included. These are to be undertaken by others in the future and will be subject to a separate DA.
- Buildings C and D are now included in the proposal, being separate RFBs each comprising 3 building elements (C1/2/3 and D1/2/3) between 4 and 7 storeys in height. These replace the previous C/D/E/F arrangement, which had a total of 8 separate building elements up to 4 storeys in height.
- Building H (townhouses) has been increased from 2 to 3 storeys, to provide a suitable built form transition to buildings C1 and D1 (which are 4 storeys).
- The revised scheme does not seek to rely on the concept approval under DA-2016/1811 and instead comprises a new, separate and standalone development.

3. Request for Industry Specific SEARs for Housing

Industry specific SEARs for infill affordable housing were issued for the development in February 2024.

Since this time, revised industry specific SEARs for housing were published by the Department in December 2024.

It is requested that the SEARs for SSD-68374982 are amended to reflect the revised scheme as detailed within this letter and supporting documentation.

It is also requested that the SEARs be amended to reflect the revised industry specific SEARs for housing.

Should you require anything further, please do not hesitate to contact me at jonathan.archibald@architectus.com.au.

Regards,



Jonathan Archibald
Associate, Planning