

SEPP Affordable Rental Housing 2009			
Standard	Required/Permitted	Comment	Comply
<b>Division 1 – In-fill Affordable Housing</b>			
<b>10</b>	<b>Development to which Division Applies</b>		
	<p>This division applies to Residential Flat Buildings, if:</p> <ul style="list-style-type: none"> <li>The development is permitted under another Environmental Planning Instrument; and</li> <li>The development is on land that does not contain a heritage item.</li> </ul>	<p>Residential flat buildings are permissible within the R4 High Density Residential zone under the Auburn LEP 2010.</p> <p>The subject site does not contain a heritage item.</p>	<p>Yes</p> <p>Yes</p>
	<p>This division does not apply to land in a Sydney region unless all parts of the development are within an accessible area.</p> <p><b>Accessible area</b> means land that is within:</p> <p>(a) 800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates, or</p> <p>(b) 400 metres walking distance of a public entrance to a light rail station or, in the case of a light rail station with no entrance, 400 metres walking distance of a platform of the light rail station, or</p> <p>(c) 400 metres walking distance of a bus stop used by a regular bus service (within the meaning of the <u>Passenger Transport Act 1990</u>) that has at least one bus per hour servicing the bus stop between 06.00 and 21.00 each day from Monday to Friday (both days inclusive) and between 08.00 and 18.00 on each Saturday and Sunday.</p>	<p>The site is 370m walking distance from the Lidcombe Train Station.</p>	<p>Yes</p>
<b>13</b>	<b>Floor space ratios</b>		
	<p>(1) This clause applies to development to which this Division applies if the percentage of the gross floor area of the development that is to be used for the purposes of affordable housing is at least 20 per cent.</p>	<p>The provided Statement of Environmental Effects notes 100% of GFA will be affordable housing.</p>	<p>Yes</p>
	<p>(2) The maximum floor space ratio for the development to which this clause applies is the existing maximum floor space ratio for any form of residential accommodation permitted on the land on which the development is to occur, plus:</p> <p>(a) if the existing maximum floor space ratio is 2.5:1 or less:</p> <p>(i) 0.5:1—if the percentage of the gross floor area of the development that is</p>	<p>The Auburn LEP 2010 stipulates the following FSR standards:</p> <ul style="list-style-type: none"> <li>2-8 Church Street - 2.6:1</li> <li>10-16 Church Street - 2.49:1</li> <li>18-24 Church Street - 1.49:1</li> <li>26-36 Church Street - 1.29:1</li> </ul> <p>The SEPP ARH 2009 permits the following FSR bonuses:</p> <ul style="list-style-type: none"> <li>2-8 Church Street - 0.52:1</li> </ul>	<p>Yes, with Condition</p>

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	<p>used for affordable housing is 50 per cent or higher, or</p> <p>(ii) Y:1—if the percentage of the gross floor area of the development that is used for affordable housing is less than 50 per cent, where:</p> <p><b>AH</b> is the percentage of the gross floor area of the development that is used for affordable housing.</p> <p><math>Y = AH \div 100</math></p> <p>Or</p> <p>(b) if the existing maximum floor space ratio is greater than 2.5:1:</p> <p>(i) 20 per cent of the existing maximum floor space ratio—if the percentage of the gross floor area of the development that is used for affordable housing is 50 per cent or higher, or</p> <p>(ii) Z per cent of the existing maximum floor space ratio—if the percentage of the gross floor area of the development that is used for affordable housing is less than 50 per cent, where:</p> <p><b>AH</b> is the percentage of the gross floor area of the development that is used for affordable housing.</p> <p><math>Z = AH \div 2.5</math></p>	<p>- 10-16 Church Street - 0.5:1 - 18-24 Church Street - 0.5:1 - 26-36 Church Street - 0.5:1</p> <p>Refer to commentary provided under the Auburn LEP 2010 section of this report.</p>	
	<p>(3) In this clause, <b>gross floor area</b> does not include any car parking (including any area used for car parking).</p>	Noted.	Noted
<b>14</b>	<b>Standards that cannot be used to Refuse Consent</b>		
<b>14(1)</b>	<b>Site and Solar Access Requirements</b>		
	<b>Site Area</b>		
	(b) if the site area is at least 450 square metres.	The consolidated site area is 10,132.7m <sup>2</sup>	Yes
	<b>Landscaped Area</b>		
	<p>(c) if:</p> <p>(i) in the case of a development application made by a social housing provider—at least 35 square metres of landscaped area per dwelling is provided, or</p>	<p>3,986.7m<sup>2</sup> of the site is landscaped, which is 39.3% of the site area.</p> <p>*Refer to commentary within report.</p>	<b>No, but Acceptable on Merits</b>

SEPP Affordable Rental Housing 2009																		
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	(ii) in any other case—at least 30 per cent of the site area is to be landscaped,  <b>Required</b> = 262 units x 35m <sup>2</sup> = 9,170m <sup>2</sup>																	
	<b>Deep Soil Zones</b>																	
	(d) In relation to the part of the site not built on, paved or otherwise sealed, the area of deep soil zone is not less than 15% of the site area and has a minimum dimension of 3 metres.  <b>Required</b> = 10,132.7m <sup>2</sup> x 15% = 1,519.905m <sup>2</sup>	1,957.9m <sup>2</sup> of the site is deep soil zone, which is 19.3% of the site area.  1,266.1m <sup>2</sup> of the site is deep soil zone, maintaining a minimum dimension of 3m, which is 12.5% of the site area.  *Refer to commentary within report.	<b>No, but Acceptable on Merits</b>															
	<b>Solar Access</b>																	
	(e) If living rooms and private open spaces for a minimum 70% of the development receives a minimum of 3 hours direct sunlight between 9am and 3pm, mid-winter.	The following breakdown is provided: <table><tr><th>Hrs</th><th>Unit No's</th><th>Percent</th></tr><tr><td>3hrs</td><td>180 units</td><td>68.7%</td></tr><tr><td>2hrs</td><td>196 units</td><td>74.8%</td></tr><tr><td>1hr</td><td>202 units</td><td>77.1%</td></tr><tr><td>Nil</td><td>44 units</td><td>16.8%</td></tr></table> *Refer to commentary within report.	Hrs	Unit No's	Percent	3hrs	180 units	68.7%	2hrs	196 units	74.8%	1hr	202 units	77.1%	Nil	44 units	16.8%	<b>No, but Acceptable on Merits</b>
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3hrs	180 units	68.7%																
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14(2)	<b>General</b>																	
	<b>Parking</b>																	
	(a) if: (i) in the case of a development application made by a social housing provider for development on land in an accessible area—at least 0.4 parking spaces are provided for each dwelling containing 1 bedroom, at least 0.5 parking spaces are provided for each dwelling containing 2 bedrooms and at least 1 parking space is provided for each dwelling containing 3 or more bedrooms, or (ii) in any other case—at least 0.5 parking spaces are provided for each dwelling containing 1 bedroom, at least 1 parking space is provided for each dwelling containing 2 bedrooms and at least 1.5 parking spaces are provided for each dwelling containing 3 or more bedrooms,	335 car parking spaces have been provided, made up of 292 resident spaces and 43 visitor spaces.	Yes															

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	Required				
	Rate	Unit No's	Required		
	1 Bed / 0.4	74 units	29.6 sp.		
	2 Bed / 0.5	135 units	67.5 sp.		
	3+ Bed / 1	53 units	53 sp.		
	Total		150.1 sp.		
Dwelling Size					
	(b) if each dwelling has a GFA of at least:- - 35m <sup>2</sup> per bedsitter or studio; - 50m <sup>2</sup> per 1 bedroom unit; - 70m <sup>2</sup> per 2 bedroom unit; and - 95m <sup>2</sup> per 3 bedroom unit.		The proposal complies with the minimum unit size requirements.	Yes	
15	Design Requirements				
	If SEPP 65 applies, the <i>Seniors Living Policy</i> does not need to be considered.		SEPP 65 – Design Quality of Residential Apartment Development applies and has been considered, and thus, the <i>Seniors Living Policy</i> does not need to be considered.	Yes	
16A	Character of Local Area				
	Must take into consideration whether the design of the development is compatible with the character of the local area.		The proposed development is in keeping with the future desired character of the area.  *Refer to commentary within report.	Yes	
17	Must be used for affordable housing for 10 years				
	Conditions must be imposed to ensure that the units nominated as affordable housing will be used as such for 10 years from issue of Occupation certificate, and will be managed by a registered community housing provider		Not Applicable.	N/A	
18	Subdivision				
	Land may be subdivided with the consent of the consent authority		Subdivision has not been applied for.	N/A	