

APPENDIX B – SEPP (ARH) 2009 Compliance Table

The proposal falls under Part 2 New affordable rental housing – Division 1 In-fill affordable housing. An assessment against the relevant ARH SEPP clauses is provided in the table below:

Division 1 In-fill affordable housing

Clause	Required/Permitted	Provided	Compliance
10	<p>This division applies to RFBs if:</p> <ul style="list-style-type: none"> • RFB is permitted with consent under another EPI, & • Is on land not containing a heritage item <p>In Sydney region must be within an accessible area.</p> <p>i.e. within 400m walking distance of a bus stop used by a regular bus service that has at least one bus per hour servicing the bus stop between:</p> <ul style="list-style-type: none"> - 06.00 and 21.00 each day from Monday to Friday (both days inclusive), and - 08.00 and 18.00 on each Saturday and Sunday. 	<p>RFBs are permitted.</p> <p>The subject site does not contain a heritage item.</p> <p>The site is located within 350m walking distance to a bus stop at Blaxcell Street which services the M91 bus route. There is also a bus stop within 350m of the site at Clyde Street which provides the S2 and 908 services.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
13	<p>Floor space ratios</p> <p>At least 20% of GFA must be for affordable housing.</p> <p>As the existing maximum FSR is less than 2.5:1 and the percentage of GFA of the development that is used for affordable housing is greater than 50 per cent, a FSR bonus of 0.5:1 is applicable to the development.</p> <p><u>Note:</u> Affordable units = all 18 units (100%)</p>	<p>A maximum floor space ration (FSR) of 0.8:1 is applicable to the subject site, pursuant to the provisions of ALEP 2010. This equates to a maximum gross floor area (GFA) of 1,130.72sqm.</p> <p>This equates to a maximum permissible FSR of 1.3: 1, or 1,837.42sqm.</p> <p>The development proposes a total GFA of 1,452sqm, which equates to a total FSR of 1.03:1. The proposal is compliant with the maximum FSR, subject to the ARH SEPP bonus.</p> <p>Refer to body of Report for detailed disucsn.</p>	<p>Yes</p>

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14	Standards that cannot be used to Refuse Consent	Total site area = 1, 413.4m ²	Yes
1) Site & Solar Access	<p>b) Site area if at least 450m²</p> <p>c) Landscaped area (i) DA made by a social housing provider, at least 35m² landscaped area per dwelling;</p>	<p>The DA has been lodged by a social housing provider, i.e. LAHC. The development provides a total landscaped area of 338sqm, this is under the required (18 x 35) 630sqm. A variation to this requirement is considered acceptable.</p>	No – but justified
	<p>d) Deep soil zone - if 15% of site area is deep soil, with 3m dimension.</p> <p>If practical, at least 2/3 of the area should be to the rear of the development.</p>	<p>Deep soil required = 212.01sqm Provided = 115sqm</p> <p>The development does not comply with this requirement, however it does meet the minimum deep soil zone required by the ADG.</p>	No – but justified, as compliant with ADG
2) General	<p>e) Solar access if living rooms & private open spaces for at least 70% of units (13 units) receive a minimum of 3 hours direct sunlight between 9am & 3pm in mid winter</p>	<p>9 out of 18 units (50%) receive the minimum 3 hours solar access. It is acknowledged that 14 of the 18 units receive a minimum 2 hours solar access, i.e. 77.7%, in compliance with the ADG solar access requirements, this variation is therefore considered acceptable.</p>	No – but justified, as compliant with ADG
	<p>a) Parking</p> <p>(ii) at least the following number of parking spaces based on the number of bedrooms per dwelling:</p> <p>1 bedroom - 0.4 space 2 bedrooms – 0.5 space</p>	<p><u>Proposed dwelling mix:</u> 8 x 1-bedroom 10 x 2-bedroom</p> <p><u>Required parking spaces:</u> 8 x 0.4 = 3.2 spaces 10 x 0.5 = 5 spaces Total required = 8.2 spaces (9 rounded up)</p>	Yes
	<p>b) Dwelling size if units have GFA of: 35m² per studio unit 50m² per 1 bedroom unit 70m² per 2 bedroom unit 95m² per 3 or more bedroom unit</p>	<p>11 residential spaces provided.</p> <p>Minimum dwelling sizes met.</p>	Yes

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15	<p>Design Requirements If SEPP 65 applies, do not need to consider <i>Seniors Living Policy</i></p>	SEPP 65 applies & has been considered, thus application of the provisions of the <i>Seniors Living Policy</i> is not required.	Yes
16	<p>Continued application of SEPP 65 Nothing in this Policy affects the application of SEPP 65 to any development which this Division applies</p>	The proposal has been assessed against SEPP 65.	Yes
16A	<p>Character of local area Must take into account whether the design is compatible with the character of the local area</p>	<p>Currently, the locality consists of a mix of low density single and double storey residential dwellings and walk-up residential flat buildings.</p> <p>It is considered that the proposal is compatible with the desired future character of the locality.</p>	Yes – Detailed assessment contained within the body of the Report
17	<p>Must be used for affordable housing for 10 years Condition must be imposed to ensure that the affordable units will be used as such for 10 years from issue of Occupation certificate, & will be managed by a registered community housing provider</p>	Subclause (2) of this Clause states that this requirement is not applicable to development on land owned by Land and Housing Corporation. The land is owned by LAHC and this Clause is therefore not applicable.	N/A
18	<p>Subdivision Land may be subdivided with consent</p>	Subdivision has not been proposed.	N/A