

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 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:

State Environmental Planning Policy (Affordable Rental Housing) 2009

Division 1 In-fill affordable housing

Standard	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. (i.e. 800 metres walking distance of a public entrance to a bus stop with regular service).</p>	<p>RFBs are permitted.</p> <p>Land does not contain a heritage item.</p> <p>The subject site is within 240 metres walking distance from the Transitway bus stop on Great Western Highway.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
13	<p>Floor space ratios At least 20% of GFA must be for affordable housing.</p> <p>Where existing max FSR is 2.5:1 or less, & percentage of GFA used for affordable is less than 50%, the max permitted FSR is existing plus bonus based upon percentage proposed.</p> <p>Site area= 1,394m²</p>	<p>100% of GFA proposed for affordable housing.</p> <p>Floor Space Ratio 1.2:1 + 0.5:1 (ARH SEPP) = 1.7:1</p> <p>Proposed: 1.63:1 or GFA of 2276m² (including ARH SEPP bonus)</p>	<p>Yes</p>
14	<p>Standards that cannot be used to Refuse Consent</p> <p>1) Site & Solar Access</p> <p>b) Site area if at least 450m²</p> <p>c) (i) Landscaped area of 35m² per dwelling.</p>	<p>Site area is 1,394m²</p> <p>Required = 1015m² Proposed = 551m²</p>	<p>Yes</p> <p>No, refer to assessment report for detailed discussion.</p>

2) General	d) Deep soil zone - if 15% of site area is deep soil, with 3m dimension. If practical, at least 2/3rds of the area should be to the rear of the development.	Required = 209.1m ² Proposed = 440m ² (31.6%), dimension min. 3m	Yes
	e) Solar access if living rooms & private open spaces for at least 70% of units receive a minimum of 3 hours direct sunlight between 9am & 3pm in mid-winter	31% (9 units)	No, refer to assessment report for detailed discussion.
	a) Parking - (i) 1 bedroom - 0.4 space 2 bedrooms – 0.5 space ≥3 bedrooms - 1 spaces	13 x 1 b/r = 5.2 15 x 2 b/r = 7.5 1 x 3 b/r = 1 13.4~14 residential spaces required; and 14 spaces provided.	Yes
	b) Dwelling size if units have GFA of: 50m ² per 1 bedroom unit 70m ² per 2 bedroom unit 95m ² per 3 bedroom unit	Minimum sizes met.	Yes
15	Design Requirements If SEPP 65 applies, do not need to consider <i>Seniors Living Policy</i>	SEPP 65 applies and has been considered, thus do not need to consider <i>Seniors Living Policy</i> .	Yes
16A	Character of local area Must take into account whether the design is compatible with the character of the local area	Refer to detailed discussions in the main body of the report.	Yes
17	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	Not applicable. The development is affordable housing on behalf of the NSW Land and Housing Corporation.	N/A
18	Subdivision Land may be subdivided with consent	Subdivision not proposed	N/A

The Housing SEPP 2021 was published on the NSW Legislation website on 26 November 2021 and has commenced as of that date, which repeals the ARH SEPP 2009. The Housing SEPP includes schedule 7A (Savings and transitional provisions), which states that this SEPP does not apply if a DA was lodged with Council however has been not determined prior to the commencement of this SEPP. The current DA was accepted by Council on 16 November 2021 pursuant to the provisions of ARH SEPP.

The provisions of the Housing SEPP have also been considered in the assessment of this application and are found to be satisfactory and not inconsistent with the proposed assessment under the ARH SEPP.

State Environmental Planning Policy (Housing) 2021

Part 2 – Development for affordable housing

Division 1 In-fill affordable housing

Standard	Required/Permitted	Provided	Compliance
16	Development to which this Division applies	Consistent.	Yes
17	Floor space ratios	Consistent.	Yes
18	Non-discretionary development standards	Consistent.	Yes
19	Design requirements	Consistent.	Yes
20	Continued application of SEPP 65	Consistent.	Yes
21	Must be used for affordable housing for 15 years	Consistent.	Yes
18	Subdivision	Consistent.	Yes