

Attachment 1 – 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:

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.</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 400m walking distance to the T-Way Station on Great Western Highway.</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>(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>(ii) Y:1 – if the percentage of the gross floor area of the development that is used for affordable housing is less than 50 percent,</p> <p><u>Note:</u></p> <p>12 x units social housing 8 x units affordable units = 20 apartments will be for affordable dwellings (44%)</p> <p>Affordable housing = 689.1m² Social housing = 816.6m² Total = 689.1 + 816.6 = 1505.7 1505.7 / 3406 (Total Gross Floor Area) = 0.44 Bonus FSR</p>	<p>Site area = 2200.4m²</p> <p>Allowable FSR = 1.2 :1 in the R4 Zone (2640.48m²) Additional FSR is applicable for the proposed development.</p> <p>Total GFA = 3406m²</p> <p>BONUS FSR = Affordable housing = 689.1m² Social housing = 816.6m² Total = 689.1 + 816.6 / 3406 0.44</p> <p>FSR = 1.2 + 0.44 = 1.64:1</p> <p>Total FSR = 3406m²/2200.4m² =1.55 Complies</p>	<p>Yes</p>
14	Standards that cannot be used to Refuse Consent		
1)	b) Site area if at least 450m ²	Total site area = 2200.4m ²	Yes

Standard	Required/Permitted	Provided	Compliance
Site & Solar Access	<p>c) Landscaped area (i) DA made by a social housing provider, at least 35m² landscaped area per dwelling; (ii) any other case, at least 30% of the site area to be landscaped</p> <p>d) Deep soil zone - if 15% of site area is deep soil, with 3m dimension. If practical, at least 2/3 of the area should be to the rear of the development.</p> <p>e) Solar access if living rooms & private open spaces for at least 70% of units (33 units) receive a minimum of 3 hours direct sunlight between 9am & 3pm in mid winter</p>	<p>The DA has been lodged by a social housing provider.</p> <p>35m² x 46 units = 1610m² Provided = 670m² (30%)</p> <p>Deep soil required = 330.06m² Provided = 441m² (20%)</p> <p>41 out of 58 units (including adaptable units), 70% receive the minimum 3 hours solar access. Non-compliance with the solar access provision is supported in this instance given the proposal continues to satisfy Part 4A-1 of the Apartment Design Guide for solar and daylight access, in which 2 hours direct sunlight between 9am and 3pm in mid-winter will be provided to 70% of the units.</p>	<p>No</p> <p>Yes</p> <p>Yes</p>
2) General	<p>a) Parking (ii) at least the following number of parking spaces based on the number of bedrooms per dwelling:</p> <p>1 bedroom - 0.5 space 2 bedrooms - 1 space ≥3 bedrooms - 1.5 spaces</p> <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><u>Proposed dwelling mix:</u> 16 x 1-bedroom 24 x 1 bedroom dual key apartments 13 x 2-bedroom 5 x 3-bedroom</p> <p><u>Required parking spaces:</u> 40 x 0.5 = 20 spaces 13 x 1 = 13 spaces 5 x 1.5 = 7.5 spaces Total required = 41spaces</p> <p>55 residential spaces and 1 car wash bay provided.</p> <p>Minimum sizes met.</p>	<p>Yes</p> <p>Yes</p>
15	<p>Design Requirements If SEPP 65 applies, do not need to consider <i>Seniors Living Policy</i></p>	<p>SEPP 65 applies and has been considered, thus do not need to</p>	<p>Yes</p>

Standard	Required/Permitted	Provided	Compliance
		consider <i>Seniors Living Policy</i> .	
16	Continued application of SEPP 65 Nothing in this Policy affects the application of SEPP 65 to any development which this Division applies	The proposal has been assessed against SEPP 65 – Refer to Attachment 2	Yes
16A	Character of local area Must take into account whether the design is compatible with the character of the local area	<p>Currently, the locality consists of a mix of single and two-storey residential dwellings and residential flat buildings.</p> <p>However, the locality is in transition, with a number of 4 to 5 storey RFBs constructed. In this regard, the proposal would in most respects be consistent with the future built form of the locality (i.e. RFBs within an 'upzoned' R4 locality).</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	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>Appropriate conditions will be placed upon any forthcoming development consent.</p> <p>To be conditioned</p>	To condition
18	Subdivision Land may be subdivided with consent	Subdivision not proposed	N/A