

## Appendix C

### Housing SEPP Compliance Table

Housing SEPP – Part 2 Div 1 Infill Affordable Housing			
Subject	Control	Provided	Compliance
FSR Section 17(1)	If at least 50% of GFA of building used for Affordable housing an additional 0.5:1 GFA is the maximum with that additional FSR to be used for affordable housing	<p>Area = 9431m<sup>2</sup></p> <p>CI 6.21 does not apply for an LEP uplift.</p> <p>Max FSR under LEP 0.55:1 = 5187.05m<sup>2</sup>.</p> <p>Housing SEPP provides an additional 0.5:1 = 1.05:1 = a maximum GFA of 9902.55m<sup>2</sup> with at least 4715.5m<sup>2</sup> to be used for affordable housing.</p> <p>Previously determined by the SSPP that the % GFA for the purposes of this clause is over the residential buildings. Proposed Residential GFA is 18,852m<sup>2</sup>.</p> <p>Affordable = 9426m<sup>2</sup> = 50% affordable.</p> <p>Max FSR is 1.05:1.</p> <p>Achieved = 2.5:1</p>	<p>No.</p> <p>The maximum permissible FSR when the uplift under clause 6.21 does not apply is 1.05:1 – 9902.55m<sup>2</sup>.</p> <p>The application for 23,568m<sup>2</sup> is 13,665.45m<sup>2</sup> above the maximum – being a 138% variation to the control. No clause 4.6 exception request is included.</p>
<b>Clause 18 Non-discretionary Development Standards</b>			
Minimum site area Section 18(2)(a)	450m <sup>2</sup>	Exceeds this	Yes

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Landscaped area Section 18(2)(c)	<p>30% landscaped area as defined:</p> <p><i>The part of the site not occupied by a building and includes a part used or intended to be used for a rainwater tank, swimming pool or open-air recreation facility, but does not include a part used or intended to be used for a driveway or parking area.</i></p> <p>Site area 9431m<sup>2</sup> (2829m<sup>2</sup> required)</p>	<p>Plans state:</p> <p>1156m<sup>2</sup> Ground 3114m<sup>2</sup> level 1 758m<sup>2</sup> Level 7 5028m<sup>2</sup> Total (53.3%)</p> <p>Do not agree the following areas are open air recreational facilities:</p> <ul style="list-style-type: none"> <li>- area on north side of HSF which is over the basement (~50m<sup>2</sup>)</li> <li>- entry pathway from Taren Point Road (including over the OSD) (~20x7 = 140m<sup>2</sup>)</li> </ul>	<p>Yes, even with disputed areas removed. Noted that there must be a difference between landscape area and deep soil, hence those areas on the podium and on the roof must be landscape area</p>
Deep Soil Section 18(2)(d)	<p>15% with minimum dimensions of 3m.</p> <p>Site area 9431m<sup>2</sup> (1415m<sup>2</sup> required).</p> <p>Definition - <i>landscaped area with no buildings or structures above or below ground</i></p>	<p>Plans show:</p> <p>&gt;6m: 854m<sup>2</sup> (9.1%) &gt;3m: 422m<sup>2</sup> (4.5%) +91m<sup>2</sup> (location not identified) Total: 1,367m<sup>2</sup> (14.5%) – NOT 1,414m<sup>2</sup> as stated</p> <p>The areas identified as &gt;3m includes areas which are less than 3m wide. Excluding those areas and the 91m<sup>2</sup> in the unidentified location provides a total complying with the 3m minimum of: 854m<sup>2</sup> + 175m<sup>2</sup> (approx.) = 1029m<sup>2</sup> (10.9%).</p>	<p>No.</p> <p>A deficit of 386m<sup>2</sup> being a 27.3% variation.</p> <p>No clause 4.6 exception request provided</p>

Subject	Control	Provided	Compliance
Solar access Section 18(2)(e)	Living rooms and private open spaces of at least 70% of dwellings get 3 hours direct solar access 9am-3pm midwinter	<p>The views of the sun DA422 have been updated from those provided in DA21/1251 to reflect the inaccuracies from the northpoint in the survey identified in DA21/1251.</p> <p>DA401 is not updated to reflect the Housing SEPP requirement for 3 hours of sunlight to living rooms and private open spaces.</p> <p>Insufficient information, however an <u>approximate</u> calculation is:</p> <p><b>Living Rooms</b>            Bld A: 54/123 (44%)            Bld B: 36/119 (30%)            Total: 90/242 (37%) have 3 hours to living rooms.</p> <p><b>Private Open Space</b>            Bld A: 52/123 (42%)            Bld B: 47/119 (39%)            Total: 99/242 (41%) have 3 hours to POS</p>	<p>No.</p> <p>Although there is insufficient information to exactly determine the compliance, it is clear that the 70% threshold is not achieved.</p> <p>A clause 4.6 is required but not provided.</p>

Subject	Control	Provided	Compliance
Parking Section 18(2)(g)	<u>Requirement:</u> For each dwelling at least: 1 Bed: 0.5 space 2 Bed: 1 space 3 Bed: 1.5 space	<u>Required:</u> <u>Residential Bld A:</u> 0.5 x 1br (53 units) = 26.5 1 x 2br (65 units) = 65 1.5 x 3br (5 units) = 7.5 Total= <b>Min 99 spaces</b>  <u>Residential Bld B:</u> 0.5 x 1br (28 units) = 14 1 x 2br (77 units) = 77 1.5 x 3br (14 units) = 21 Total= <b>Min 112 spaces</b>  <b>Provided:</b> Bld A = 159 Bld B - 163	Yes
Minimum internal areas as per ADG Section 18(2)(h)	1br: 50m <sup>2</sup> 2br: 70m <sup>2</sup> 3br: 90m <sup>2</sup> (Add 5m <sup>2</sup> if second bathroom proposed)	Minimum areas are provided	Yes