

ATTACHMENT 6 – SEPP ARH Assessment 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 • 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% <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>Legal advice has been provided which has been reviewed by Council’s General Counsel who concurs that Clause 6(2) is applicable to the development, to the effect that, because the land is owned by the Land and Housing Corporation, all of the residential development is taken, for the purpose of the policy, to be affordable housing.</p> <p>On that basis, the 20% criteria at clause 10(1)(c) is complied with.</p> <p>The site is 370m walking distance from the Lidcombe Train Station.</p>	<p>Yes</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 % proposed.</p>	<p>Whilst it is noted that the component of the development comprising affordable housing is in excess of 20% of the GFA, the Applicant has advised that the bonus is not required, as the development complies with the maximum FSR</p>	<p>N/A</p>

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Clause	Required/Permitted	Provided	Compliance
		applicable to the site under the ALEP 2010.	

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<p>14</p> <p>1) Site & Solar Access</p> <p>2) General</p>	<p>Standards that cannot be used to Refuse Consent</p> <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; (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 (34 units) receive a minimum of 3 hours direct sunlight between 9am & 3pm in mid winter</p> <p>a) Parking (ii) at least the following number of parking spaces based on the number of bedrooms per dwelling: 1 bedroom - 0.4 space 2 bedrooms – 0.5 space ≥3 bedrooms - 1 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>Total site area = 10,132.7m²</p> <p>The DA has been lodged by a social housing provider.</p> <p>The development does not achieve a minimum of 35sqm landscaped area per dwelling, however, the proposed landscaping is considered acceptable, on merit. It is noted that a variation was granted as part of DA2019/94.</p> <p>The total deep soil provision on the site is 1,335sqm or 13.17%. This is compliant with the ADG requirement.</p> <p>The development achieves solar access in accordance with the ADG.</p> <p>1 bedroom - 0.4 space 2 bedrooms – 0.5 space ≥3 bedrooms - 1 spaces</p> <p>21x0.4= 8.4 42x0.5= 21</p> <p>Total = 29</p> <p>A total of 29 car parking spaces are proposed to be allocated to the social housing units in Building A; compliant with the minimum requirement of SEPP ARH.</p> <p>Minimum dwelling sizes met.</p>	<p>Yes</p> <p>No, acceptable on merit</p> <p>No, acceptable on merit</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
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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>	It is considered that the proposal is compatible with the desired future character of the locality.	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>	N/A	N/A
18	<p>Subdivision Land may be subdivided with consent</p>	Subdivision has not been proposed.	N/A