

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

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. 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 06.00 and 21.00 each day from Monday to Friday (both days inclusive) and between 08.00 and 18.00 on each Saturday and Sunday).</p>	<p>RFBs are permitted.</p> <p>Land does not contain a heritage item.</p> <p>The site is approximately 150m walking distance from two bus stops with regular bus routes (802, 804 and 806). These routes operate between Liverpool and Parramatta to Bankstown.</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 <50%, the max permitted FSR is existing plus bonus based upon % proposed.</p>	<p>20% of GFA to be provided as ARH as per SEE (82.74sqm= 2 units).</p> <p>Total GFA of 413.7sqm.</p> <p>Max FSR = 1.2:1 + 0.2 = 1.4:1</p> <p>Proposed FSR = 0.67:1</p> <p>Complies</p>	<p>Yes, However the 2 units are not nominated.</p>
14	<p>Standards that cannot be used to Refuse Consent</p> <p>b) site area if at least 450m²</p> <p>c) Landscaped area to be 30% of site area.</p> <p>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.</p> <p>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</p> <p>2) General</p> <p>a) Parking -</p> <p>(ii) 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</p>	<p>Site area is 613.2sqm</p> <p>Required = 122.64sqm Proposed = 190.56sqm (31.07%).</p> <p>Required = 92sqm required Min. 66.7sqm (11%) provided, with minimum width of 3m.</p> <p>3/6 units (50%) receive the minimum 3hr direct sunlight</p> <p>3 x 1 b/r = 1.5 3 x 2 b/r = 3</p> <p>5 residential spaces required. 5 spaces provided.</p> <p>Minimum sizes met.</p>	<p>Yes</p> <p>Yes</p> <p>No</p> <p>No</p> <p>Yes</p> <p>Yes</p>
15	<p>Design Requirements If SEPP 65 applies, do not need to</p>	<p>SEPP 65 applies & has been</p>	<p>Yes</p>

	consider <i>Seniors Living Policy</i>	considered, thus do not need to consider <i>Seniors Living Policy</i> .	
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 diverse housing stock including single and two-storey residential dwellings, residential flat buildings.</p> <p>The locality is in transition, with a number of 4 & 5 storey RFBs constructed and approved awaiting construction. 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>In this regard, it is considered that the proposal is compatible with the desired future character of the locality.</p>	Yes
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>	Appropriate conditions will be placed upon any forthcoming development consent.	To condition
18	<p>Subdivision Land may be subdivided with consent</p>	Subdivision not proposed	N/A