

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 700 service provides a regular bus to Parramatta and Blacktown Railway Station during the times required.</p> <p>The bus stop is located 100m walking distance from the subject site on both the northern and southern side of Fullagar Road, at the intersection of Griffiths Street.</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>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><u>Note:</u> Affordable units = 1, 4, 5, 11, 14, 15, 21, 24, 25, 31, 34, 35 GFA of affordable units = 1,022.3m²</p> <p><u>% of affordable housing</u> = 1,022.3m²/4,050.75m² = 25.23%</p> <p>ARH Bonus represented as GFA = 25.23% x 2,395m² (site area) = 604.26m²</p>	<p>Max. FSR permitted (HLEP 2013) Max. 1.2:1 for 5 Bransgrove Street</p> <ul style="list-style-type: none"> Represents a maximum GFA of 675.36m² <p>Max. 1.5:1 for 7 Bransgrove Street & 1-3 Irwin Place</p> <ul style="list-style-type: none"> Represents a maximum GFA of 2,748.3m² <p>+ ARH 25.23% Bonus (represents GFA of 604.26m²)</p> <p><u>Max. GFA permitted:</u> = 4,027.92m² (1.681:1)</p> <p>Provided GFA = 4,050.75m² FSR = 1.691:1</p> <ul style="list-style-type: none"> Represents exceedance of 22.83m² 	<p>Yes – subject to imposition of Condition 35 nominating Unit 3 (53.51m²) as an additional affordable unit, which is greater in size to the GFA exceedance sought.</p> <p>The total GFA of affordable units with the addition of Unit 3 is 1,075.81m².</p>

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	<p><i>Note: An area of 2.25m² (1.5m x 1.5m) in front of the lift, for each floor has been excluded from GFA calculations.</i></p>		
<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.</p> <p>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:</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>Total site area = 2,395m²</p> <p>The DA has not been lodged by a social housing provider.</p> <p>Min. 30% landscaped area required = 718.5m²</p> <p>Provides = 766.3m²</p> <p>Deep soil required = 359.25m² Provided = 505.2m²</p> <p>311.3m² (61.6%) deep soil area provided along the western boundary/rear of the site.</p> <p>39 out of 48 units (81.2%) receive the minimum 3 hours solar access</p> <p><u>Proposed dwelling mix:</u> 7 x 1-bedroom 36 x 2-bedroom 5 x 3-bedroom</p> <p><u>Required parking spaces:</u> 7 x 0.5 = 3.5 spaces 36 x 1 = 36 spaces 5 x 1.5 = 7.5 spaces Total required = 47 spaces</p> <p>47 residential spaces provided.</p> <p>Minimum sizes met.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

Standard	Required/Permitted	Provided	Compliance
15	Design Requirements If SEPP 65 applies, do not need to consider <i>Seniors Living Policy</i>	SEPP 65 applies & has been considered, thus do not need to consider <i>Seniors Living Policy</i> .	Yes
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