

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, which means land that is within:</p> <p>(a) 800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates, or</p> <p>(b) 400 metres walking distance of a public entrance to a light rail station or, in the case of a light rail station with no entrance, 400 metres walking distance of a platform of the light rail station, or</p> <p>(c) 400 metres 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 subject site is located within 800 metres walking distance from Guildford Railway Station.</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> Calculations are based on the post-dedication site area</p>	<p>Max. FSR permitted = 1.2:1 (HLEP 2013)</p> <p>Max. GFA permitted = 1.2 x 1,236.18m² = 1,483.41m²</p> <p>Provided FSR = 1.53:1</p> <p>Provided GFA = 1,895.5m² Ground Floor = 433.4m² Level 1 = 483.6m² Level 2 = 483.6m²</p>	<p>No – Affordable units have not been identified to confirm the percentage of affordable housing provided, and to determine</p>

Standard	Required/Permitted	Provided	Compliance
	Site Area = 1,236.18m ² (post-dedication)	Level 3 = 483.6m ² Rooftop terrace = 11.3m ²	overall FSR compliance inclusive of any FSR bonus applicable.
14	Standards that cannot be used to Refuse Consent		
1) Site & Solar Access	<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 (13 units) receive a minimum of 3 hours direct sunlight between 9am & 3pm in mid winter</p>	<p>Total site area = 1,236.18m²</p> <p>The DA has not been lodged by a social housing provider.</p> <p>Min. 30% landscaped area required = 370.85m²</p> <p>Provided = 337.3m² (27.28%)</p> <p>Deep soil required = 185.43m² Provided = 27.2m² (2.22%)</p> <p>The deep soil area provided is within the front setback area along Beaufort St, adjacent to the child care centre entry.</p> <p>12 out of 18 units (66.7%) receive the minimum 3 hours solar access</p>	<p>Yes</p> <p>No – Deficient 33.55m²</p> <p>No – Deficient by 158.23m²</p> <p>No</p> <p>No – Deficient by 1 unit</p>
2) General	<p>a) Parking</p> <p>(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><u>Proposed dwelling mix:</u> 6 x 1-bedroom 9 x 2-bedroom 3 x 3-bedroom</p> <p><u>Required parking spaces:</u> 6 x 0.5 = 3 spaces 9 x 1 = 9 spaces 3 x 1.5 = 4.5 spaces Total required = 16.5 spaces</p> <p>17 residential car parking spaces provided within Basement Level 2.</p>	<p>Yes</p>

Standard	Required/Permitted	Provided	Compliance
	<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>	Minimum sizes met.	Yes
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 do not need to consider <i>Seniors Living Policy</i> .	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 – Refer to Attachment 2	Yes
16A	<p>Character of local area Must take into account whether the design is compatible with the character of the local area</p>	<p>The surrounding flat buildings sit well below the 15m height limit, and the majority (including all the buildings within the visual catchment of the subject site) have a maximum of 3 storeys. The proposal is 4 storey in height with roof top communal open space (COS), and exceeds the maximum 15m height limit, and provides the COS on the rooftop which is not representative of development within the area (existing and future built form).</p> <p>With respect to streetscape presentation, the proposal provides inadequate setbacks to both Beaufort Street and Berwick Street, and both street setback areas comprise of the outdoor play space for the child care centre and front fencing to a height of 2m with shrubs in front, which is uncharacteristic with landscaping treatment of properties within the visual catchment of the site.</p> <p>The design and presentation of the proposed development, as well as its relationship to</p>	No – Detailed assessment contained within the body of the Report.

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		the site and the surrounding developments is not considered to be in harmony with the character of the local area.	
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>	<p>Appropriate conditions will be placed upon any forthcoming development consent.</p> <p>To be conditioned</p>	To condition
18	<p>Subdivision Land may be subdivided with consent</p>	Subdivision not proposed	N/A