

APPENDIX B – 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:

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 <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 908, 909 and 911 services provide a regular bus to Merrylands, Bankstown and Auburn Railway Station during the times required.</p> <p>The bus stop is located 150m walking distance from the subject site on the western side of Park Road, towards the intersection with Mary 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 = G05, 102, 103, 105, 106, 107, 205 and 503 GFA of affordable units = 619.67m²</p> <p><u>% of affordable housing</u> = 619.67m²/2936.59m² = 21.1%</p>	<p>Bonus = % of GFA used for ARH / 100</p> <p>% of GFA used for ARH = 21.1% / 100</p> <p>Bonus = 0.211:1</p> <p>Applying the ARH Bonus (represents a maximum GFA of 2,936.82sqm)</p> <p><u>Max. GFA permitted:</u> = 2,936.82sqm (1.911:1)</p> <p>Provided GFA = 2,936.59sqm FSR = 1.91:1</p> <p>Refer to body of report for detailed discussion.</p>	<p>Yes</p>

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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.</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</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>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 = 1, 536.8m²</p> <p>The DA has not been lodged by a social housing provider.</p> <p>Min. 30% landscaped area required = 461.04m²</p> <p>Provides = 651.31m²</p> <p>Deep soil required = 230.52m² Provided = 483.97m²</p> <p>123.75m² (25.6%) deep soil area provided along the rear of the site. This is considered acceptable, given the siting of the building on the site and the overall deep soil zone compliance.</p> <p>39 out of 48 units (81.2%) receive the minimum 3 hours solar access</p> <p><u>Proposed dwelling mix:</u> 2 x 1-bedroom 21 x 2-bedroom 9 x 3-bedroom</p> <p><u>Required parking spaces:</u> 2 x 0.5 = 1 spaces 21 x 1 = 21 spaces 9 x 1.5 = 13.5 spaces Total required = 35.5 spaces (36 rounded up)</p> <p>36 residential spaces provided.</p> <p>Minimum dwelling sizes met.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>15</p>	<p>Design Requirements</p>		<p>Yes</p>

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	If SEPP 65 applies, do not need to consider <i>Seniors Living Policy</i>	SEPP 65 applies & has been considered, thus application of the provisions of the <i>Seniors Living Policy</i> is not required.	
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.	Yes
16A	Character of local area Must take into account whether the design is compatible with the character of the local area	Currently, the locality consists of a mix of low density single and double storey residential dwellings and walk-up residential flat buildings. 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	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	A condition of consent has been recommended requiring units G05, 102, 103, 105, 106, 107, 205 and 503 to be used as affordable housing, as defined in the ARH SEPP. A condition requiring a restriction as to user, in accordance with Section 88E of the <i>Conveyancing Act 1919</i> for these units, has also been recommended.	Yes – condition of consent
18	Subdivision Land may be subdivided with consent	Subdivision has not been proposed.	N/A