

RESPONSE TO RTS - COMPLIANCE TABLE AGAINST STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021 (HOUSING SEPP)

Proposed Residential Flat Building with infill affordable housing
SSD-78156462



MANDATORY CONSIDERATIONS OF THE CONSENT AUTHORITY					
Statutory document	Section reference	Mandatory consideration	Relevance	Section in the EIS	Proposed per RTS
<i>State Environmental Planning Policy (Housing) 2021</i>	Chapter 2, Division 1 - Clause 15C - Development to which division applies	<p>(1) <i>This division applies to development that includes residential development if—</i></p> <p>(a) <i>the development is permitted with consent under Chapter 3, Part 4, Chapter 5, Chapter 6 or another environmental planning instrument, and</i></p> <p>(b) <i>the affordable housing component is at least 10%, and</i></p> <p>(c) <i>all or part of the development is carried out—</i></p> <p>(i) <i>for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area—in an accessible area, or</i></p> <p>(ii) <i>for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone.</i></p> <p>(2) <i>Affordable housing provided as part of development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing component under this division.</i></p> <p>(2A) <i>this division does not apply to development on land—</i></p> <p>(a) <i>identified as an “Accelerated TOD Precinct” on the Accelerated Transport Oriented Development Precincts Rezoning Areas Map, or</i></p> <p>(b) <i>identified as the Warrawong Site on the State Significant Development Sites Map,</i></p>	<p>The proposed development is permissible with consent having regard to the KLEP 2015.</p> <p>At least 10% of the proposed development is to be provided as affordable housing.</p> <p>The Site is located within the Six Cities Region and is within an accessible area</p>	-	No change.

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		<p><i>within the meaning of State Environmental Planning Policy (Planning Systems) 2021, Chapter 2.</i></p> <p>(3) <i>In this section—</i> <i>relevant zone means the following—</i></p> <p>(a) <i>Zone E1 Local Centre,</i> (b) <i>Zone MU1 Mixed Use,</i> (c) <i>Zone B1 Neighbourhood Centre,</i> (d) <i>Zone B2 Local Centre,</i> (e) <i>Zone B4 Mixed Use.</i></p>			
	Chapter 2, Division 1 - Clause 16 - Affordable housing requirements for additional floor space ratio	<p>(1) <i>The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the development on the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).</i></p> <p>(2) <i>The minimum affordable housing component, which must be at least 10%, is calculated as follows—</i></p> <p>(3) <i>If the development includes residential flat buildings or shop top housing, the maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the development on the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).</i></p> <p><i>Example—</i> <i>Development that is eligible for 20% additional floor space ratio because the development includes a 10% affordable housing component, as calculated under</i></p>	17% affordable housing is provided and therefore an uplift of 30% has been included in the maximum floor space ratio, resulting in a total maximum floor space ratio of 3.25:1 for which compliance is sought.	-	<p>26 affordable housing units (reduced from 28 affordable housing units) totalling 2,403.4² are provided (comprising a mix of 1B, 2B and 3B unit types), representing a surplus exceedance over the compliance of 17% of the achieved GFA of 13801m² and the resultant FSR is 3.19</p> <p>The calculation includes proportionate circulation areas as permitted under the Housing SEPP.</p>

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		<p><i>subsection (2), is also eligible for 20% additional building height if the development involves residential flat buildings or shop top housing.</i></p> <p><i>(4) This section does not apply to development on land for which there is no maximum permissible floor space ratio.</i></p>			<p>The proposed development achieves an FSR of 3.19:1 (reduced from 3.25:1) and seeks a 30% building height bonus under Clause 16(3) of the Housing SEPP, for which the Department has confirmed in-principal support based on the provision of 2,403.4m² of affordable housing comprising a minimum of 15% (of maximum FSR of 3.25:1) infill affordable housing and a minimum of 2% (of maximum FSR of 3.25:1) affordable housing in perpetuity.</p>
	Chapter 2, Division 1 - Clause 18 - Affordable housing requirements for additional building height	<p><i>(1) This section applies to development that includes residential development to which this division applies if the development—</i></p> <p><i>(a) includes residential flat buildings or shop top housing, and</i></p> <p><i>(b) does not use the additional floor space ratio permitted under section 16.</i></p> <p><i>(2) The maximum building height for a building used for residential flat buildings or shop top</i></p>	17% affordable housing is provided and therefore an uplift of 30% has been included in the maximum building height, resulting in a total	Refer to Appendix 40.	<p>The proposed development provides 26 affordable housing units (reduced from 28) totalling 2,403.4.m² (comprising 2,115.3m² of infill</p>

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		<p><i>housing is the maximum permissible building height for the development on the land plus an additional building height of up to 30%, based on a minimum affordable housing component calculated in accordance with subsection (3).</i></p> <p><i>(3) The minimum affordable housing component, which must be at least 10%, is calculated as follows—</i></p>	<p>maximum building height of 32.05m.</p> <p>A variation of 3.45m (12.06%) to the maximum building height is sought and a Clause 4.6 Variation Request is provided.</p>		<p>affordable units plus 288.1m² of SEPP affordable representing 17.41% of the total proposed GFA of 13,801m².</p> <p>Under Section 16(3) of Chapter 5 of the Housing SEPP, the provision of 17.41% affordable housing (exceeding the minimum 15% threshold) entitles the development to the maximum 30% building height bonus above the base height of 22m under Clause 155(2).</p> <p>The maximum permissible height is therefore 28.6m.</p> <p>The proposed building height of 33.6m represents a variation of 5m (17.48%) above this 28.6m maximum permissible height.</p>

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					Refer to Appendix C13 of the RTS.
	Chapter 2, Division 1 - Clause 19 - Non-discretionary development standards	(1) <i>The following are non-discretionary development standards in relation to the residential development to which this division applies—</i> (a) <i>a minimum site area of 450m²,</i>	The lot size exceeds 450m ² .	-	N/A
		(b) <i>a minimum landscaped area that is the lesser of—</i> (a) <i>35m² per dwelling, or</i> (b) <i>30% of the site area,</i>	More than 30% of the site area will be provided as landscape area.	Refer to Appendix 4 of this EIS.	N/A
		(c) <i>a deep soil zone on at least 15% of the site area, where—</i> (i) <i>each deep soil zone has minimum dimensions of 3m, and</i> (ii) <i>if practicable, at least 65% of the deep soil zone is located at the rear of the site,</i>	As per subclause (2) below, this clause does not apply.	N/A	N/A
		(d) <i>living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,</i>	As per subclause (2) below, this clause does not apply.	N/A	N/A
		(e) <i>the following number of parking spaces for dwellings used for affordable housing—</i> (i) <i>for each dwelling containing 1 bedroom—at least 0.4 parking spaces,</i> (ii) <i>for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,</i> (iii) <i>for each dwelling containing at least 3 bedrooms— at least 1 parking space,</i>	Compliant car parking is provided. 164 originally proposed.	Refer to Appendix 13 of this EIS.	The 145 car parking spaces proposed comply with the non-discretionary standards under Clause 19(e) and (f) of the Housing SEPP based on the unit mix of 26 affordable housing units and 85 market housing units.
		(f) <i>the following number of parking spaces for dwellings not used for affordable housing—</i>	Compliant car parking is provided.		

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		<p>(i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 1 parking space,</p> <p>(iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,</p>			<p>A detailed parking compliance table is provided in the Transport Assessment (Appendix C12 of the RTS) demonstrating compliance with the minimum rates for both affordable and market housing components.</p>
		<p>(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,</p>	<p>The internal areas satisfy the requirements of the ADG.</p>	<p>Refer to Appendix 4 of this EIS.</p>	<p>Refer to the ADG Compliance Appendix 1 of this RFI submission.</p>
		<p>(h) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide,</p>	<p>The proposed development does not seek consent for those purposes</p>	<p>N/A.</p>	<p>N/A</p>
		<p>(i) if paragraphs (g) and (h) do not apply, the following minimum floor areas—</p> <p>(i) for each dwelling containing 1 bedroom—65m²,</p> <p>(ii) for each dwelling containing 2 bedrooms—90m²,</p> <p>(iii) for each dwelling containing at least 3 bedrooms—115m² plus 12m² for each bedroom in addition to 3 bedrooms.</p>	<p>Noted.</p>	<p>-</p>	<p>N/A</p>

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		<i>(2) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.</i>	Noted.	-	N/A
	Chapter 2, Division 1 - Clause 20 - Design requirements	<p><i>(1) Development consent must not be granted to development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) under this division unless the consent authority has considered the Low Rise Housing Diversity Design Guide, to the extent to which the guide is not inconsistent with this policy.</i></p> <p><i>(2) Subsection (1) does not apply to development to which Chapter 4 applies.</i></p> <p><i>(3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with—</i></p> <p><i>(a) the desirable elements of the character of the local area, or</i></p> <p><i>(b) for precincts undergoing transition—the desired future character of the precinct</i></p>	Noted.	-	N/A
	Chapter 2, Division 1 - Clause 21 - Must be used for affordable housing for at least 15 years	<p><i>(1) Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development—</i></p> <p><i>(a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and</i></p> <p><i>(b) the affordable housing component will be managed by a registered community housing provider.</i></p> <p><i>(2) This section does not apply to development carried out by or on behalf of the Aboriginal</i></p>	The affordable housing will be used for at least 15 years, and this may be confirmed as a mitigation measure.	Refer Appendix 39 of EIS.	Refer Appendix C17 of the RTS.

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		<i>Housing Office or the Land and Housing Corporation.</i>			
	Chapter 2, Division 1 - Clause 22 - Subdivision permitted with consent	<i>Land on which development has been carried out under this division may be subdivided with development consent.</i>	Subdivision of the Site is not sought.	-	N/A
	Chapter 4 - Clause 144 - Application of chapter	<p>(1) <i>In this policy, development to which this chapter applies is referred to as residential apartment development.</i></p> <p>(2) <i>This chapter applies to the following—</i></p> <ul style="list-style-type: none"> (a) <i>development for the purposes of residential flat buildings,</i> (b) <i>development for the purposes of shop top housing,</i> (c) <i>mixed use development with a residential accommodation component that does not include boarding houses or co-living housing, unless a local environmental plan provides that mixed use development including boarding houses or co-living housing is residential apartment development for this chapter.</i> <p>(3) <i>This chapter applies to development only if—</i></p> <ul style="list-style-type: none"> (a) <i>the development consists of—</i> <ul style="list-style-type: none"> (i) <i>the erection of a new building, or</i> (ii) <i>the substantial redevelopment or substantial refurbishment of an existing building, or</i> (iii) <i>the conversion of an existing building, and</i> (b) <i>the building is at least 3 storeys, not including underground car parking storeys, and</i> (c) <i>the building contains at least 4 dwellings.</i> 	The proposed development seeks consent for the purposes of a residential flat building which is at least 3 storeys and contains at least 4 dwellings.	-	N/A

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		<p>(4) If particular development comprises development for the purposes specified in subsection (2) and development for other purposes, this chapter applies only to the part of the development for the purposes specified in subsection (2).</p> <p>(5) This chapter does not apply to development that involves only a class 1a or 1b building within the meaning of the Building Code of Australia.</p> <p>(6) To avoid doubt, development to which Chapter 2, Part 2, Division 1, 5 or 6 or Chapter 5 applies may also be residential apartment development under this chapter.</p> <p>(7) In this section— underground car parking storey means a storey used for car parking that is— (a) below ground level (existing), or (b) less than 1.2m above ground level (existing).</p>			
	Chapter 4 - Clause 145 - Refer to design review panel for development applications	<p>(1) This section applies to a development application for residential apartment development, other than State significant development.</p> <p>(2) Before determining the development application, the consent authority must refer the application to the design review panel for the local government area in which the development will be carried out for advice on the quality of the design of the development.</p> <p>(3) This section does not apply if— (a) a design review panel has not been constituted for the local government area in which the development will be carried out, or</p>	The proposed development has been reviewed by the SDRP.	Refer to Section 7.1.5 of the EIS.	<p>The amended design demonstrates significant improvements addressing design quality concerns, including:</p> <p>Increased building setbacks (from 6m to 9m on upper levels facing neighbours at 18-20 Bent St and 3-3a/5-</p>

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		<p><i>(b) a competitive design process has been held.</i></p> <p><i>(4) In this section— competitive design process means a design competition held in accordance with the Design Competition Guidelines published by the Department in September 2023.</i></p>			<p>5a and 7 Beaconsfield Parade)</p> <p>Reduced building bulk at corners through reconfiguration of the top level (from 5 units to 2 penthouse units on Level 10)</p> <p>Enhanced solar access to neighbouring properties (improved from 81% to 88% for living room at 18-20 Bent St)</p> <p>Improved communal open space solar access (594.4m² or 50% receiving minimum 2 hours winter sunlight)</p>
	Chapter 4 - Clause 147 - Determination of development applications and modification applications for residential	<p><i>(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following—</i></p> <p><i>(a) the quality of the design of the development, evaluated in accordance</i></p>	Consideration of these designed elements has been undertaken.	Refer to Appendix 6 of this EIS.	A comprehensive ADG compliance assessment is provided within ADG Compliance Appendix 1 of this RFI submission.

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	apartment development	<p><i>with the design principles for residential apartment development set out in Schedule 9,</i></p> <p><i>(b) the Apartment Design Guide,</i></p> <p><i>(c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.</i></p> <p><i>(2) The 14-day period referred to in subsection (1)(c) does not increase or otherwise affect the period in which a development application or modification application must be determined by the consent authority.</i></p> <p><i>(3) To avoid doubt, subsection (1)(b) does not require a consent authority to require compliance with design criteria specified in the Apartment Design Guide.</i></p> <p><i>(4) Subsection (1)(c) does not apply to State significant development.</i></p>			
	Chapter 4 - Clause 148 - Non-discretionary development standards for residential apartment development	<p><i>(1) The object of this section is to identify development standards for particular matters relating to residential apartment development that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</i></p> <p><i>Note—</i></p> <p><i>See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</i></p> <p><i>(2) The following are non-discretionary development standards—</i></p> <p><i>(a) the car parking for the building must be equal to, or greater than, the</i></p>	The proposed development has been designed to comply.	Refer to Appendix 6 of this EIS.	A comprehensive ADG compliance assessment is provided within the ADG Compliance Appendix 1 of this RFI submission.

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		<p><i>recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,</i></p> <p><i>(b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide,</i></p> <p><i>(c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.</i></p>			
	Chapter 4 - Clause 149 - Apartment Design Guide prevails over development control plans	<p><i>(1) A requirement, standard or control for residential apartment development that is specified in a development control plan and relates to the following matters has no effect if the Apartment Design Guide also specifies a requirement, standard or control in relation to the same matter—</i></p> <p><i>(a) visual privacy,</i></p> <p><i>(b) solar and daylight access,</i></p> <p><i>(c) common circulation and spaces,</i></p> <p><i>(d) apartment size and layout,</i></p> <p><i>(e) ceiling heights,</i></p> <p><i>(f) private open space and balconies,</i></p> <p><i>(g) natural ventilation,</i></p> <p><i>(h) storage.</i></p> <p><i>(2) This section applies regardless of when the development control plan was made.</i></p>	Noted.	-	A comprehensive ADG compliance assessment is provided within the ADG Compliance Appendix 1 of this RFI submission.
	Chapter 5 - Clause 152 - Land to which chapter applies	<p><i>This chapter applies to land in the following local government areas that is in a Transport Oriented Development Area—</i></p> <p><i>(a) Bayside,</i></p> <p><i>(b) Burwood,</i></p> <p><i>(c) Canada Bay,</i></p>	The Site is located within a TOD area.	-	N/A

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		<p>(d) Canterbury-Bankstown, (e) Central Coast, (f) Cumberland, (g) Georges River, (h) Inner West, (i) Ku-ring-gai, (j) City of Lake Macquarie, (k) City of Newcastle, (l) City of Penrith, (m) City of Wollongong.</p> <p>Note— A Transport Oriented Development Area is generally land within 400m of a railway or metro station in a local government area to which this chapter applies. When this chapter commenced, a Transport Oriented Development Area was not identified on the Transport Oriented Development Sites Map for each local government area.</p>			
	Chapter 5 - Clause 154 - Development permitted with development consent in Transport Orientated Development Areas	<p>(1) Development for the purposes of residential flat buildings is permitted with development consent on land in the following zones in a Transport Oriented Development Area— (a) a relevant residential zone, (b) Zone E1 Local Centre or an equivalent land use zone, (c) for land in the Canterbury-Bankstown local government area—Zone B2 Local Centre.</p> <p>(2) Development for the purposes of shop top housing is permitted with development consent on land in a relevant employment zone in a Transport Oriented Development Area.</p>	Development consent for the purposes of a residential flat building with infill affordable housing is sought.	-	N/A

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	Chapter 5 - Clause 155 - Maximum building height and maximum floor space ratio	<p><i>(1) This section identifies development standards for development under this chapter that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</i></p> <p><i>Note—</i></p> <p><i>See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</i></p> <p><i>(2) The maximum building height for a residential flat building in a Transport Oriented Development Area is 22m.</i></p> <p><i>(3) The maximum building height for a building containing an independent living unit or shop top housing in a Transport Oriented Development Area is 24m.</i></p> <p><i>(4) The maximum floor space ratio for the following in a relevant residential zone or relevant employment zone in a Transport Oriented Development Area is 2:5:1—</i></p> <p><i>(a) a residential flat building,</i></p> <p><i>(b) a building containing an independent living unit or shop top housing.</i></p> <p><i>(5) This section does not apply to the extent a provision of another chapter of this policy or another environmental planning instrument permits a greater maximum building height or floor space ratio for a residential flat building or building containing shop top housing on the land.</i></p>	<p>The proposed development has been designed to comply with the maximum floor space ratio including infill affordable housing bonus.</p> <p>A variation to the maximum building height, including the infill affordable housing bonus is sought.</p>	Refer to Appendix 40 of this EIS.	<p>The development provides 17.41% affordable housing (comprising 15.33% Infill Affordable Housing and 2.09% SEPP Affordable Housing), which exceeds the minimum affordable housing component required under Section 16 and entitles the development to the maximum 30% FSR and height bonuses.</p> <p>The maximum permissible FSR is therefore 3.25:1.</p> <p>The proposed development achieves an FSR of 3.19:1 (13,801m² GFA / 4,324m² site area).</p> <p>This is reduced from the original proposed FSR of 3.25:1.</p> <p>Building Height</p>

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					<p>The base height under Clause 155(2) is 22m. With the 30% affordable housing bonus under Section 16, the maximum permissible height is 28.6m.</p> <p>The proposed development achieves a maximum height of 33.6m, 5m over max HOB representing 17.48% variation.</p>
	Chapter 5 - Clause 156 - Affordable housing	<p>(1) <i>This section applies to development for the purposes of residential flat buildings, independent living units or shop top housing in a Transport Oriented Development Area if the building has a gross floor area of at least 2000m².</i></p> <p>(2) <i>Development consent must not be granted unless the consent authority is satisfied that—</i></p> <p>(a) <i>at least 2% of the gross floor area of the building will be used for affordable housing, and</i></p> <p>(b) <i>the affordable housing will be managed by a registered community housing provider in perpetuity.</i></p> <p>(3) <i>A requirement under a provision of another chapter of this policy, another</i></p>	At least 2% of the gross floor area will be used for affordable housing. A mitigation measure will ensure that the affordable housing is held in perpetuity.	-	<p>The development provides 288.1m² (2.09% of total GFA) specifically for SEPP Affordable Housing under Clause 156, which exceeds the minimum 2% requirement.</p> <p>The affordable housing will be managed by a registered community housing provider in perpetuity, as</p>

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		<p><i>environmental planning instrument or a planning agreement that requires the development to provide more affordable housing prevails over this section.</i></p> <p><i>(4) Affordable housing provided as part of the development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing required under this section.</i></p>			<p>required under Clause 156(2)(b).</p> <p>This will be secured through an appropriate mechanism as part of the consent conditions. In accordance with Clause 156(4), the 15.33% Infill Affordable Housing (2,115.3m²) provided under Section 16 bonus provisions is separate and additional to the 2% SEPP Affordable Housing required under Clause 156.</p>
	Chapter 5 - Clause 157 - Affordable housing parking spaces	<p><i>(1) This section identifies a development standard for development under this chapter that, if complied with, prevents the consent authority from requiring more onerous standards for the matters.</i></p> <p><i>Note—</i></p> <p><i>See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</i></p> <p><i>(2) Development to which section 156 applies must provide the following number of</i></p>	<p>Compliant parking is provided.</p> <p>164 car parking spaces</p>	Refer to Appendix 13 of this EIS.	<p>The development complies with Clause 157, providing the required number of parking spaces for affordable housing in accordance with the prescribed rates.</p> <p>145 car parking spaces</p>

RESPONSE TO RTS - COMPLIANCE TABLE AGAINST STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021 (HOUSING SEPP)

Proposed Residential Flat Building with infill affordable housing
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MANDATORY CONSIDERATIONS OF THE CONSENT AUTHORITY					
Statutory document	Section reference	Mandatory consideration	Relevance	Section in the EIS	Proposed per RTS
		<p><i>parking spaces for each affordable housing dwelling required under that section—</i></p> <p><i>(a) for each dwelling containing 1 bedroom—0.4 parking space,</i></p> <p><i>(b) for each dwelling containing 2 bedrooms—0.5 parking space,</i></p> <p><i>(c) for each dwelling containing 3 or more bedrooms—1 parking space.</i></p> <p><i>(3) This section prevails over a provision in another chapter of this policy or another environmental planning instrument to the extent that other provision permits a lower number of parking spaces for dwellings used for affordable housing on the land.</i></p>			Refer to Appendix C12 of the RTS.
	Chapter 5 - Clause 158 - Exception to minimum lot size	<p><i>(1) This section applies if another environmental planning instrument applying to the land specifies a minimum lot size for development for the purposes of residential flat buildings or shop top housing (a minimum lot size restriction).</i></p> <p><i>(2) Development consent may be granted to development for the purposes of residential flat buildings or shop top housing on land in a Transport Oriented Development Area, despite a minimum lot size restriction.</i></p>	No exception to the minimum lot size is sought.	N/A	N/A
	Chapter 5 - Clause 159 - Minimum lot width	<i>Development consent must not be granted to development for the purposes of residential flat buildings, independent living units or shop top housing on a lot in a Transport Oriented Development Area, unless the lot is at least 21m wide at the front building line.</i>	The lot width of the Site complies.	-	N/A

RESPONSE TO RTS - COMPLIANCE TABLE AGAINST STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021 (HOUSING SEPP)

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MANDATORY CONSIDERATIONS OF THE CONSENT AUTHORITY					
Statutory document	Section reference	Mandatory consideration	Relevance	Section in the EIS	Proposed per RTS
	Chapter 5 - Clause 161 - Consideration of Apartment Design Guide	<i>Development consent must not be granted for development for the purposes of residential flat buildings, independent living units or shop top housing on land in a Transport Oriented Development Area unless the consent authority has considered the Apartment Design Guide.</i>	Consideration of the ADG has been undertaken.	Refer to Appendix 6 of this EIS.	A comprehensive ADG compliance assessment is provided within the ADG Compliance Appendix 1 of this RFI submission.