

## Natasha Harras

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**From:** Pip Sanders <Pip@glplanning.com.au>  
**Sent:** Thursday, 4 August 2016 2:24 PM  
**To:** Natasha Harras; 'Vy Nguyen'  
**Cc:** Peter Lawrence; 'Adam Turnbull'  
**Subject:** RE: MOD (SSD 5093) - Follow up

Hi Natasha,

Thanks for the email. The proposed bonus floor space provisions are proposed to be available to any future development within Lachlan's Line if the developer meets the relevant requirements under the associated environmental planning instrument – not just Lot 206.

The information in relation to Lot 206 provides an example of how the bonus floor space provisions could apply and to examine the high level impacts, including traffic. The supporting traffic statement submitted with the Section 96 application identified that the bonus floor space provisions for Affordable Rental Housing for this site would actually reduce traffic movements given the different car parking rates applied under the SEPP. It follows this would be the same for other sites that could potentially incorporate a component of affordable rental housing in future developments. Developers relying on any bonus floor space provisions would still need to comply with the building height control for the site and other relevant planning controls relating to the proposed use, which would be further considered during the detailed design stage and DA assessment process.

This S96 seeks to clarify the use of bonus floor space provisions with the intent that these remain available under relevant SEPPs where developers may want to incorporate affordable rental housing into developments, notwithstanding the consent already granted. This would be the case if the consent had not been granted and a development application were lodged under the package of planning controls applying to the Lachlan's Line Site, or any other similar development site in NSW. Whilst development for affordable rental housing is always unlikely to be a viable alternative compared to private apartments, the inclusion of affordable rental housing bonus provisions does provide some incentive for those developers, such as community housing providers, with a mantle to assist in redressing these affordability issues. Lachlan's Line has good public transport connectivity and is a area in which the bonus floor space should be available.

In summary, UrbanGrowth is seeking approval for the bonus floor space provisions to be applied across all lots at Lachlan's Line. It is the role of the consent authority to consider the impacts of the detailed design as part of any future DA including satisfying relevant controls and Section 79C of the EP&A Act. Lachlan's Line is a significant development within the area well served by public transport and hence would make a good location for the incorporation of affordable rental housing into future developments where a developer chooses to do this. There should be no restriction on the use of bonus floor space provisions which would effectively discourage this type of housing throughout the Precinct.

Regards,

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**Senior Planner**

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**Sent:** Thursday, 4 August 2016 10:52 AM

**To:** Vy Nguyen <Vnguyen@urbangrowth.nsw.gov.au>

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