

## **REGIMENT STUDENT ACCOMMODATION & MIXED USE REDEVELOPMENT – SSD-7417 Compliance Table**

At the Pre-DA consultation meeting held between representatives of the University of Sydney and the City of Sydney Council on 16th January 2017, it was requested for the University to provide a compliance table with the State Environmental Planning Policy (Affordable Rental Housing) 2009.

The following table is provided for the information of Council.

### **State Environmental Planning Policy (Affordable Rental Housing) 2009**

#### **Standards that Cannot be Used to Refuse Consent**

<b>SEPP Matter</b>	<b>Development Standard</b>	<b>Proposed Development</b>	<b>Complies</b>
<b>FSR</b>	There is no FSR standard in the LEP	N/A	✓
<b>Building Height</b>	There is no maximum height of building proposed within the site, precinct or University campus.	N/A	✓
<b>Landscaped Area</b>	Is the landscape treatment of the front setback compatible with the local streetscape.	The landscape is compatible with the local streetscape. The landscape design has been explained in detail within the EIS and the Landscape Report.	✓
<b>Solar Access</b>	If the development provides one or more communal areas, does at least one of those rooms receive 3 hours of direct sunlight during the day on the winter solstice.	The proposal complies with this requirement.	✓

<b>Private Open Space</b>	One area of at least 20sqm. One area for the manager of at least 8.5sqm.	There is significant amount of open space provided within the scheme, comprising a courtyard, outdoor landscaped areas and roof terraces, which extend to approximately 3,300sqm.	✓
<b>Parking</b>	0.2 spaces per boarding room 1 space per employee	No parking is provided as this is a highly accessible site, supported by surrounding public transport (bus and train) services, bicycle networks, and a wide variety of educational establishment facilities. Non-car modes of transport are promoted by the University.	✗
<b>Accommodation Size</b>	12sqm in the case of a boarding room occupied by single lodger	The bedrooms are approximately 10sqm. However, this reduction in room size is offset by the provision of extensive common, education, and study facilities that are not taken into consideration within the current planning guidelines. Furthermore, the case is justified by the availability of conveniently located facilities and services within the campus (to which the site belongs), and the design of the proposal which directly responding to specific University student needs.  Further justification for this is set out within the EIS and the attached report <i>The University Case for Affordable Student Accommodation and Bedroom Sizes</i> for further details.	✗

The above standards are those contained in the SEPP which if met, cannot be used to refuse consent. They are therefore not minimum standards, but standards which if not complied with, require a further merit consideration of acceptability.

## Boarding Houses

SEPP Matter	Development Standard	Proposed Development	Complies
<b>Living Room</b>	At least one communal living room is required.	There are over 40 communal rooms provided within the scheme.	✓
<b>Room Size</b>	No boarding room to have a gross floor area over 25sqm.	The proposal complies with this requirement.	✓
<b>No of Lodgers</b>	No boarding room will be occupied by more than 2 adult lodgers.	The proposal complies with this requirement.	✓
<b>Bathrooms and Kitchens</b>	Adequate bathroom and kitchen facilities will be available.	The proposal complies with this requirement.	✓
<b>House Managers</b>	If over 20 lodgers reside in the boarding house, a dwelling will be provided for a boarding house manager.	Dwellings are provided for the Head and Deputy Head of Hall.	✓
<b>Zoning</b>	If site is zoned for commercial uses, no part of ground floor fronting the street is to be used for residential accommodation.	The site is zoned as SP2 Educational Establishment under the Sydney LEP 2012, and is therefore not zoned for commercial premises.	✓
<b>Bicycle / Motorcycle Parking</b>	At least one bicycle parking space will be provided for every boarding room.	Sufficient bicycle parking on site is provided at a ratio of approximately 1:3.9 bicycle spaces to bedrooms.	✓
	One motorcycle space for every five boarding rooms.	The proposal is not providing this level of motorcycle provision. It is considered that given the demographic of the future residents at the site, the provision of adequate bicycle storage is preferred.	x