

Appendix OO – Floor Space Ratio Calculations

Crown Street, Wollongong (SSD-76440958)

This appendix has been prepared by Ethos Urban on behalf of Wollongong Developments No.8 Pty Ltd (the Proponent) to provide a detailed breakdown of the methodology for determining the FSR available on the site.

Steps 1 - 3: Calculate Base FSR under Wollongong LEP 2009

Under Part 2, Clause 16(1) of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) it states:

- (1) *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).*

This clause is clear that the 30% bonus additional FSR is applied to the maximum permissible FSR (under the Wollongong Local Environmental Plan (LEP) 2009). Therefore, the maximum permissible FSR for the development under the Wollongong LEP 2009 must be calculated in the first instance in the absence of any bonus under the Housing SEPP.

Only once the maximum permissible FSR under the Wollongong LEP 2009 has been calculated, can the 30% affordable bonus be quantified and added to the development.

Therefore, to calculate the maximum permissible FSR under Clause 4.4A(4) of the Wollongong LEP 2009, the 30% bonus FSR must not be factored into the overall GFA figure as this directly conflicts with Part 2, Clause 16 of the Housing SEPP.

Furthermore, the maximum permissible FSR must be calculated in accordance with Clause 4.4A(4) of the Wollongong LEP 2009 which states:

- (4) *The maximum floor space ratio for a building on land within Zone E1 Local Centre, Zone E2 Commercial Centre, Zone E3 Productivity Support or Zone MU1 Mixed Use, that is to be used for a mixture of residential purposes and other purposes, is—*

$$(NRFSR \times NR/100) + (RFSR \times R/100)$$

where—

NR is the percentage of the floor space of the building used for purposes other than residential purposes.

NRFSR is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for purposes other than residential purposes.

R is the percentage of the floor space of the building used for residential purposes.

RFSR is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for residential purposes.

When applied to the proposed development, the above formula translates as follows and is further broken down in **Table 1** below.

$$\begin{aligned} & (6 \times 0.408) + (3.5 \times 0.593) \\ & = 2.448 + 2.076 \\ & = 4.524 \end{aligned}$$

Table 1 Maximum Permissible FSR under Clause 4.4A(4) Formula Breakdown

Formula Components	
NR = Proposed Non-Residential GFA / Total GFA allowed under LEP	24,093 / 59,122 = 40.75%
NRFSR	= 6:1
R = Proposed Residential GFA / Total GFA allowed under LEP	35,029 / 59,122 = 59.25%
RFSR	= 3.5:1

Therefore, the maximum permissible FSR under the Wollongong LEP 2009 (i.e. without any affordable housing bonus under Clause 16 of the Housing SEPP) is **4.524:1**.

Steps 4 - 5: Calculate Maximum FSR inclusive of Affordable Housing Bonus under Housing SEPP

Using the base FSR of 4.524:1 calculated under the Wollongong LEP 2009, the 30% bonus FSR can be determined and consequently the total available FSR for the site.

$$\begin{aligned} &\text{Base FSR} + (30\% \text{ of Base FSR}) \\ &= \text{Total FSR} \end{aligned}$$

When applied to the proposed development, the above formula translates as follows:

$$\begin{aligned} &4.524 + (4.524 \times 0.30) \\ &= 4.524 + 1.357 \\ &= 5.881 \end{aligned}$$

Therefore, the total available FSR is **5.881:1**, when 15% is used for the affordable housing component.

Step 6: Calculate Affordable Housing Component under Housing SEPP

The proposed development can utilise the 30% bonus FSR (1.357:1) to the base FSR (4.524:1) where half of the bonus FSR (15%) is used for affordable housing.

Under Part 2, Clause 16(2) of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) it states:

- (1) *The minimum affordable housing component, which must be at least 10%, is calculated as follows—*

$$\begin{aligned} \text{Affordable housing component} &= \text{Affordable floor space ratio} \div 2 \\ &\text{(as a percentage)} \end{aligned}$$

When applied to the proposed development, the above formula translates as follows:

$$\begin{aligned} &30\% / 2 \\ &= 15\% \end{aligned}$$

Therefore, the minimum affordable housing component is **15%** which exceeds the 10% required. As such, the proposed development can utilise the total available FSR for the site (5.881:1).

Compliance

The proposed development has a total FSR of 5.87:1 which is compliant with the total available FSR under the Housing SEPP. The proposed FSR translates to a total GFA of 76,889m² for the site.

The proposed development dedicates 15% of the total GFA (11,620m²) towards the affordable housing component consistent with Clause 16 of the Housing SEPP.