

From: [Karl Fetterplace](#)
To: [Xanthe O'Donnell](#)
Cc: [Cameron Sargent](#); [David McNamara](#)
Subject: R5 IPC Adaptable Housing Condition Response
Date: Thursday, 19 September 2019 2:44:25 PM
Attachments: [190912.OUT.Department - Clarification Letter re Condition.pdf](#)
[D5.2.1 - Key Sites - Rev.01 \(7\).docx](#)
Importance: High

Dear Xanthe,

I refer to your attached letter dated 12 September 2019, regarding the Department's recommended Adaptable Housing condition, which is B36 in the attached recommended consent.

The Department acknowledges a numerical requirement for adaptable housing had not been included in the consents for Buildings R4A and R4B, however considered a requirement for a minimum of 10% of the development to be provided as adaptable housing was reasonable and feasible and would achieve a good outcome. In recommending this requirement, the Department notes Sydney DCP 2012 requires a minimum of 15% of units to be provided as adaptable for developments of over 30 units or more.

The Department included a real number rather than a percentage to provide for ease of reference for all parties using the consent. The Department's wording sought to ensure that some of the total of 21 adaptable units were provided as Key Worker Housing, and some as non-Key Worker Housing.

In commenting on the draft conditions, the Applicant requested the reference to a minimum of 21 units (consisting of both Key Worker Housing and non-Key Worker Housing) be deleted. It stated the reason for this was because it commits to working with purchasers to provide the adaption of apartments on an as needs basis, and that this is consistent with the approach adopted for Buildings R8, R9, R4A and R4B where Lendlease worked with purchasers to meet their specific requirements.

The Department noted the Applicant's response, however considered the Applicant could reasonably provide for a minimum of 21 adaptable units in this building, distributed between both Key Worker Housing and non-Key Worker Housing.

I trust this provides the clarification sought by the Commission. However, if further clarification is required please do not hesitate to contact me.

Regards,

Karl Fetterplace
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Planning, Industry & Environment

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