

## Andrew Watkins

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**From:** Martin Cooper  
**Sent:** Wednesday, 8 February 2017 3:24 PM  
**To:** Kim Holt  
**Cc:** Andrew Watkins  
**Subject:** FW: Lords Road Planning Proposal - R3 Zone and residential flat buildings in Parramatta Road Corridor

**Importance:** High

Hi Kim

Can you please register Inner West Council's submission below on the Lords Road proposal.

Cheers  
Martin

**Martin Cooper**

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**From:** Rankin, Roger [mailto:Roger.Rankin@innerwest.nsw.gov.au]  
**Sent:** Tuesday, 7 February 2017 10:14 AM  
**To:** Karen Armstrong <karen.armstrong@planning.nsw.gov.au>  
**Cc:** Dawson, Gill <Gill.Dawson@innerwest.nsw.gov.au>; Kotevska, Svetlana <Svetlana.Kotevska@innerwest.nsw.gov.au>; Martin Cooper <Martin.Cooper@planning.nsw.gov.au>  
**Subject:** FW: Lords Road Planning Proposal - R3 Zone and residential flat buildings in Parramatta Road Corridor  
**Importance:** High

Hi Karen,

Please note typo correction below highlighted in green

Roger

**Roger Rankin** | Team Leader Strategic Planning  
**Inner West Council**

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**From:** Rankin, Roger  
**Sent:** Tuesday, 7 February 2017 10:07 AM  
**To:** Karen Armstrong ([karen.armstrong@planning.nsw.gov.au](mailto:karen.armstrong@planning.nsw.gov.au))  
**Cc:** Dawson, Gill; Kotevska, Svetlana; [Martin.Cooper@planning.nsw.gov.au](mailto:Martin.Cooper@planning.nsw.gov.au)  
**Subject:** Lords Road Planning Proposal - R3 Zone and residential flat buildings in Parramatta Road Corridor  
**Importance:** High

Hi Karen,

We have been doing further work on a report to Council on the Parramatta Road Urban transformation Strategy (PRUTS) and realised that there is another issue that has particular relevance to the Lords Road Planning Proposal that we would like the Planning Panel to consider along with our previous two submissions. This relates to the objectives of the Standard Instrument standard zones and is explained below with reference to various Department documents.

These extracts from Department of Planning Practice Note (PN) – *Preparing LEPs using the Standard Instrument: standard zones* (PN 11-002) published in 2011 highlight the point of concern. The purpose of the PN was to provide commentary on the standard zones in the Standard Instrument (Local Environmental Plans) 2006.

### ***R3 Medium Density Residential***

*This zone is for land where a variety of medium density accommodation is to be established or maintained. Other residential uses (including typically higher or lower density uses) can also be permitted in the zone where appropriate. A variety of residential uses have been mandated to encourage housing choice and diversity in this zone.*

### ***R4 High Density Residential***

*This zone is generally intended for land where primarily high density housing (such as 'residential flat buildings') is to be provided. Other lower density residential accommodation such as 'multi-dwelling housing' could also be accommodated where appropriate. The zone also includes additional uses that provide facilities or services to residents, including 'neighbourhood shops,' 'community facilities,' 'places of public worship,' 'child care centres' and 'respite day care centres.'*

The PN web link is:

<http://www.planning.nsw.gov.au/~media/Files/DPE/Practice-notes/preparing-LEPs-using-the-standard-instrument-standard-zones-2011-03-10.ashx>

The core zone objectives of R3 Medium Density Residential are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The mandatory land uses that define the character of the R3 zone are:

*Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Multi dwelling housing; Neighbourhood shops; Places of public worship; Respite day care centres; Seniors housing*

Note: '**Residential flat buildings**' are not included as they are mandatory land use for R4 High Density Residential.

The worldwide definition of **medium residential density** is usually up to **30 – 40** dwellings per hectare. The majority of NSW Metro (and regional) councils are using R3 zone for multi dwelling housing only. Multi dwelling housing can take the form of townhouses or villas, but residential flat buildings are prohibited. The height of multi dwelling housing would be around 8m only.

This creates an inconsistency between the PRUTS Planning and Urban Design Guidelines Recommended Planning Control for the Lords Road site of R3 Medium Density Residential on page 215 and its recommended Building Height of U1 30m. on page 217. In fact page 216 of the Guidelines actually states that the Lords Road site should have 32m height control.

Roger

**Roger Rankin** | Team Leader Strategic Planning  
**Inner West Council**

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