

Douglas Cunningham

From: Douglas Cunningham  
Sent: Thursday, 7 March 2024 11:27 AM  
To: Douglas Cunningham  
Subject: FW: Lords Road

Hi Douglas

The only change that we have made to our Planning Proposal post the Panel recommendation is that circa 1,500m2 of the total site area is now proposed to be given to Inner West Council for the purposes of public recreation (to be rezoned RE1).

Non-residential floorspace

As we have discussed in the past, given that the RE1 land area represents approximately 15% of the overall site area, the total amount of GFA has also been reduced by 15%. The proposed maximum FSR remains the same. The drop in the amount of non-residential floorspace that you refer to in your email represents this 15% reduction (2,000m2 down to 1,700m2). The total amount of floorspace for residential use has also been reduced by 15%.

Seniors housing

Given the adjustment in the overall dwelling yield made as part of the reduced GFA on the site, we have elected not to specify an exact number of seniors housing ILUs at this stage. We note that seniors housing is a permissible use in the R3 zone under the Inner West LEP 2022 and the number of ILUs can be finalised and approved under future DAs.

It is our understanding that the LEP amendment, if approved, would not specifically give approval for seniors housing or any other specific uses on the site. All permitted uses in the R3 zone (as well as any additional permitted uses) would be applicable and could be incorporated on the site.

For clarity, the table below provides a comparison of the original Planning Proposal (August 2022) and the revised proposal post Panel recommendation (January 2024)

	Original (August 2022)	Revised (January 2024)
Proposed zoning	R3	R3 and RE1
Proposed FSR	2.4:1	2.4:1
Proposed maximum height	30m	30m
R3 site area	10,617m2	9,028m2
Total GFA	25,480m2	21,667m2
Residential GFA	23,480m2	19,967m2
Affordable housing	Minimum 5% of resi GFA to be owned and operated by a CHP in perpetuity	Minimum 5% of resi GFA to be owned and operated by a CHP in perpetuity
Non-resi GFA	Minimum 2,000m2	Minimum 1,700m2

The information in the middle column above is as per the FPD Planning Report dated 3 August 2022 (page 22). The information from the right column is set out in the FPD report dated 23 January 2024 (page 24).

Please call me if you wish to discuss further or if you have any other questions.

Kind regards

Paula Mottek  
Urban Planning Manager  
  
M: 0422 813 025  
E: [paula@platino.com.au](mailto:paula@platino.com.au)  
A: Suite 11, 20 Young St, Neutral Bay, NSW, 2089  
W: [www.platino.com.au](http://www.platino.com.au)

