



MEMORANDUM

Reference: **DA21/0691**

To: Penrith Local Planning Panel

From: Pukar Pradhan – Senior Development Assessment Planner

Date: 22 November 2021

Subject: Construction of a Boarding House containing 69 Boarding Rooms and a Manager's Room, with two levels of Basement Parking and Associated Works at Nos. 10 & 11 Railway Street, Werrington

I refer to the subject development proposal and the related assessment report that is scheduled for consideration by the Penrith Local Planning Panel on 24 November 2021.

This memorandum provides a response to a question from the Local Planning Panel ahead of the upcoming Local Planning Panel meeting.

Question

1. The first two objectives of the R3 Medium density zone relate to 'a medium density residential environment.' How do Council officers characterise 'medium density,' how would you quantify 'medium density,' and how do you distinguish between low, medium, and high density? Are you guided by calculations of dwellings per hectare, people per hectare, floor space ratio, or some other measure?

Response

In the existing residential areas of Penrith, the residential zones R2 Low Density, R3 Medium Density and R4 High Density zones do not have a specific density target per hectare or an FSR control.

This is different to some of our new release areas, which have density targets set within area specific Section 7.11 Development Contribution Plans and in area specific Development Control Plans.

In the low, medium and high density residential zones, the density of any given site is primarily limited by the combination of the key numerical standards for the development type, being:

- a) Minimum lot area and width of the site,
- b) Building height,
- c) Building setbacks and/or separation,
- d) Minimum landscaped area,
- e) Building length, and
- f) Building envelope.

Across our city the R3 Medium Density Zone is primarily developed for 'multi-dwelling housing' being typically the highest and best residential use for the zone. Penrith Development Control Plan identifies 'multi-dwelling housing' as being a collection of

MEMORANDUM

single or semi-detached dwellings separated by gardens. The most common form being a townhouse or terrace style development.

The different zones can be typically distinguished by the permitted development forms, the minimum lot size for subdivision and development type as well as the landscaped area requirements.

Typical development types across each of the Low, Medium and High Density Zones are as follows:

- R2 Low Density Residential – Single Dwellings & Dual Occupancy
- R3 Medium Density Residential – Multi-Dwelling Housing
- R4 High Density Residential – Residential Flat Buildings

While the height of building control is not determined by zone, the R1 General Residential and R4 High Density Residential Zones are generally the only residential zones where heights above 8.5m are permitted.

Pukar Pradhan
Senior Development Assessment Planner