

4<sup>th</sup> April, 2018

ATTENTION: Director – Modification Assessments

REFERENCE: Applicants Response to Submissions

Application Number: MP 07\_0027 MOD 1

LOCATION: Shell Cove Harbour, Boollwarroo Parade, Shell Cove NSW

RESPONSE: By [REDACTED]

The Shell Cove Community wants the Marina Precinct to be successful, vibrant and a beautiful asset to Shell Cove without it appearing bulky and oppressive because it is unreasonably/unexpectedly tall.

The response by Frasers Property (“The Response” that heights are not significantly increased) to community objections to modifications to the marina precinct ( The Modifications) is entirely based on the 2011 photomontage by Professor Lamb and as such, The Response is flawed because the building heights depicted in the 2011 photomontage 2011 are incorrect. This claim is based on....

- a reasonable person would expect 4 storey residential buildings to be 14metres to 16 metres based on normal residential buildings,
- the fact that there were no approved building heights in 2011, only storeys,
- the assertion that if building heights had been proposed in 2011 (as introduced in The Response), or unless the public were not properly informed, community objections would have been made and view loss would have been argued using a 16metre benchmark (or less where lesser number of storeys were involved) for most of the development.

The only conclusion that can be drawn from The Response is that the height of buildings “approved” in 2011 is exaggerated to support The Modifications. The Concept Plan only approved the number of storeys. Frasers Property proposes to increase the number of storeys by up to 50%. Therefore, in order to justify this, Frasers Property claim, for example, that their 4 storey 2011 buildings are similar in height to their 6 storey 2017 buildings. This is achieved by having 2011 buildings with average storey heights of 4.5 to 5 metres. A reasonable person will expect that a residential storey is not this high. All of the 5 tallest residential buildings in Sydney have an average storey height between 3.1m and 3.9m (some including the grand architectural feature on top)\*. Frasers Property have created “tall storeys” to justify their conclusion that changes in view blocking between 2011 and 2017 are minor.

Finally, the north-south spread of 6 and 5 storey buildings across most of The Modifications has created a virtual wall that maximises view loss for the maximum of residents leaving only minor view corridors. The view has been taken almost completely compared with one that would have existed if the building heights were capped at 16 metres.

Ref: Sydney’s tallest residential buildings

Meriton World Tower - 85 Liverpool Street Sydney, 3.06 metres per floor

Century Tower - 343 Pitt St Sydney, 3.66 metres per floor

Altitude Apartments – 330 Church St Parramatta, 3.21 metres per floor

Meriton Tower – 551 George St Sydney, 3.54 metres per floor

Metro Grand Residences – 438 Victoria Ave Chatswood, 3.89 (excluding topper)