

Jim Murray

Subject: FW: Meeting on Council response to Frasers RTS – 75W Modification

Hi Glenn

Thanks for your email.

Council's LEP height controls for the CPA were developed in the absence of any detailed design considerations, which have now been developed and contained in the Urban Design Guidelines for precincts. The physical built form is also taking shape in the CPA .

In other areas of the LGA there is a 9m height for R2 and R3 zones. This reflects the Shellharbour DCP which provides for residential to be 9m with a 7m wall (7m to allow for sloping sites) and then traditional pitched roofs – 9m.

The built 2 storey product in the CPA appears lower than 9m, owing to low pitched (close to flat roofs in some instances) and non - steep sites. Overall heights are often dictated by the wall heights of skillion roofed dwellings or walls joining gabled roof tops. Walls on the few 2 storey hipped roof dwellings built are lower than skillion/gable roofed dwellings.

Approved UDGs have maximum wall heights of 7.5m and this accounts for wall heights of skillion roofed dwellings or walls joining gabled roof tops.

The upshot is Council offers no specific direction on this matter, especially given we are not the consent authority. What is important is that a "height" definition be included in the CPA in order to measure height. The one contained in the standard instrument would be appropriate.

Any modification approval should account for the observations above, especially the wall and roof top heights inherent in different designs as constructed and as reflected in approved UDGs. Council would be amenable to reviewing height provisions in UDGs for consistency with any final modification approval.

Regards



Geoff Hoynes | Group Manager City Planning

76 Cygnet Avenue, Shellharbour City Centre
Locked Bag 155, Shellharbour City Centre, NSW 2529
p. (02) 4221 6233 **f.** (02) 4221 6016 **m.** 0422 309 566
www.shellharbour.nsw.gov.au



ON EXHIBITION

Our key planning documents including the Draft Community Strategic Plan 2018-2028 are currently on exhibition. Click on the graphic to view the documents online.

have
your say

Submissions
close on
16 May 2018

From: Glenn Colquhoun <Glenn.Colquhoun@frasersproperty.com.au>

Sent: Monday, 7 May 2018 9:45 AM

To: Geoff Hoynes <Geoff.Hoynes@shellharbour.nsw.gov.au>

Cc: Michael Tuffy <Michael.Tuffy@shellharbour.nsw.gov.au>; Jim Murray <JMurray@ethosurban.com>

Subject: RE: Meeting on Council response to Frasers RTS – 75W Modification

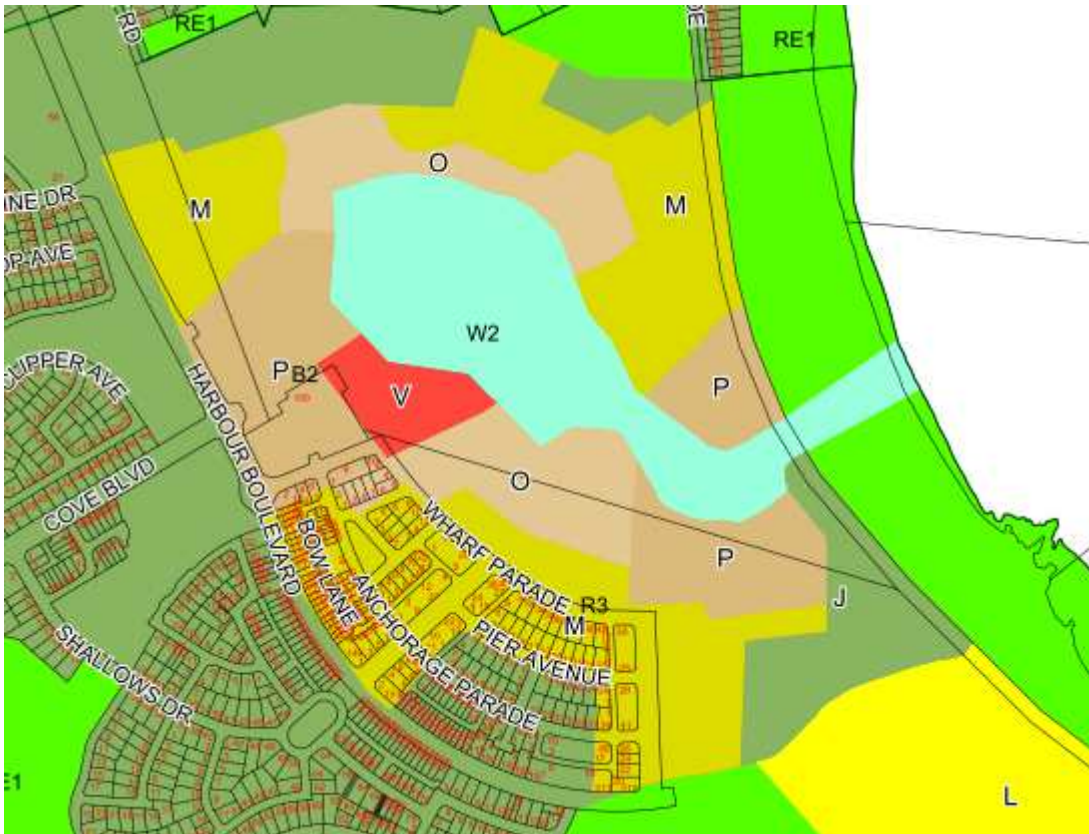
Hi Geoff

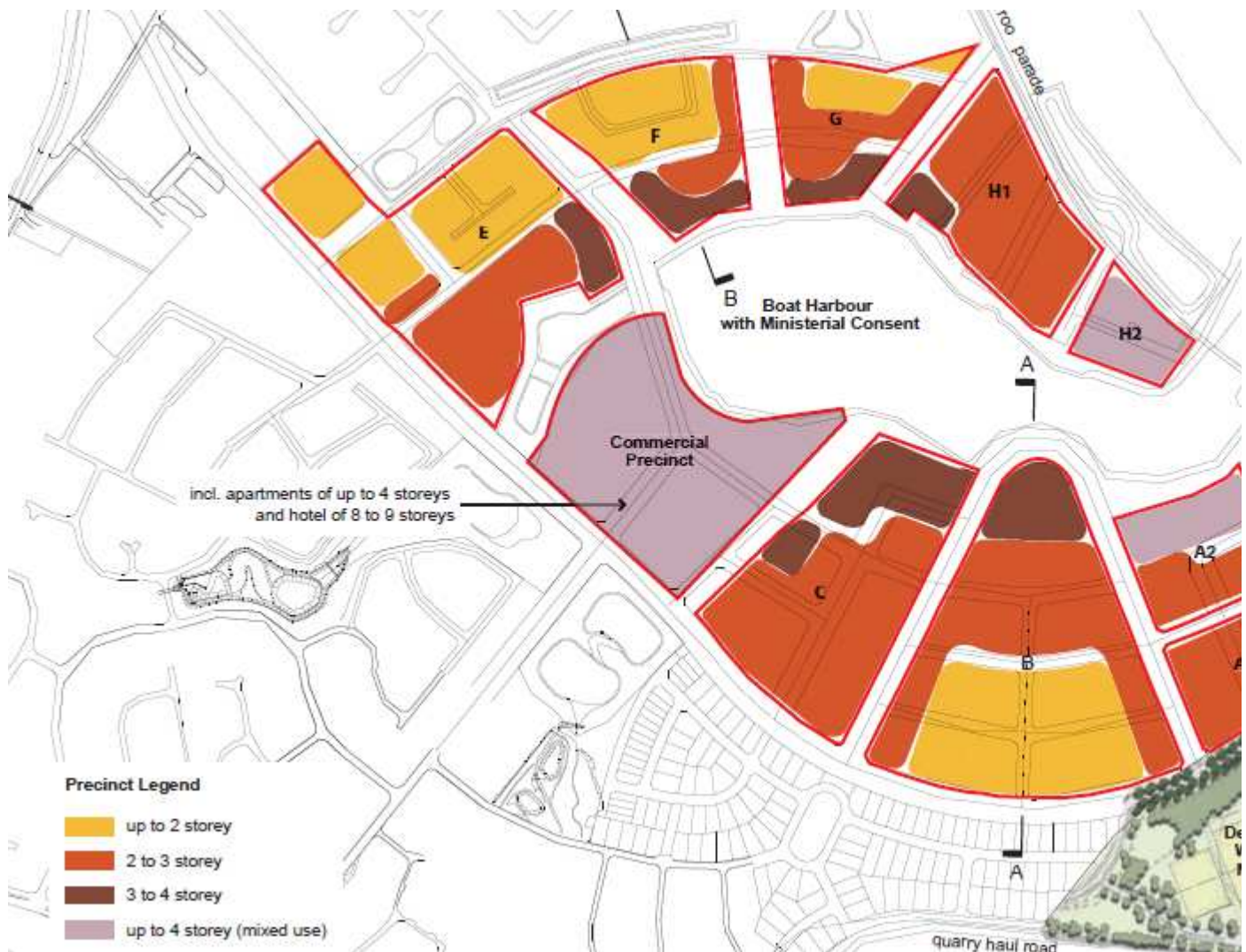
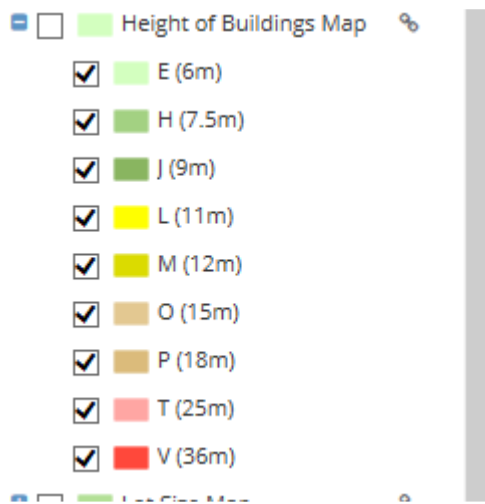
We are currently finalising our response to DPE on the s75w modification and are reviewing the building height requirements and comments in Council's submission on building heights

I note that we have clarified the discrepancy on the 4 storey buildings which resulted from an error in our preliminary prelodgement submission from the precinct E apartments. We will include definition in the response back to DPE in relation to what comprises a floor to floor building height and define the overall meaning of the building height. This should also clarify the issue for other building heights

In relation to building heights for standard 2 and 3 storey buildings, we had utilised the height for this product type direct from Council's LEP. Council's current LEP interpreted the locations of 2, 3 and other building heights from the concept plan approval and converted these to building heights in metres (see below extracts from the LEP and concept plan approval. the LEP converts 3 storey dwellings to a 12m building height (see M locations below) and 2 storey buildings to a 9m height (see J locations below). Could you please confirm that this is an appropriate allowance and if there is any reason we should not adopt the heights Council has determined in the LEP?

Regards
Glenn





Glenn Colquhoun
 Development Director
Frasers Property Australia

T +61 2 9767 2101 M +61 414 512 522
 E Glenn.Colquhoun@frasersproperty.com.au

Experience matters.
Yours, and ours.

