

3.0 Requested changes. Height of Buildings.

1. Reverse significant increases in HOB limits from 2 storeys (8.5 m approx) to 11 m for Residential zones R 1, R 3 and R 5 and Rural and Environment Zones.

2. Remove the addition to Clause 4.3 objectives: i.e. (*and desired future character of a*)

“to ensure that buildings are compatible with the height, bulk and scale of the existing, (*and desired future character of a*) locality.”

3. Ensure that height controls in existing DCP’s are retained in the LEP through the allowable number of storeys or defined using a 3-dimensional model?

Reasons for concern.

Increased heights to 11 m (ie 3-4 storeys) in these zones;

- will reduce amenity for residents, with overshadowing, lack of privacy and increased density.
- will change the existing low rise character of Shoalhaven towns and villages, reducing the area’s appeal for residents and tourists.
- will cause buildings to dominate rural and natural landscapes changing the visual appeal of the region.
- will attract development away from Nowra, where increased density and height concentrated in Business and Industrial zones will encourage economic development and provision of services.
- the decisions of the previous Council are not equitable across the city. HOB was reduced to 8.5 m in eg Berry, Kangaroo Valley and Conjola but not communities such as Huskisson and Ulladulla and the other coastal and rural communities where land zoned R1, R3 and R5 are predominant.

The attached example of a proposed development in Huskisson shows the extent of over-development possible with an 11 m height.

Include concerns about how increased HOB will affect your particular community here.

Background.

The Standard Instrument for LEPs requires that HOB be stated in metres, in contrast to the current SLEP, which is in storeys.

In translating to the new format the previous Council chose to apply an increased height of 11 m. to all land (zones) within the Shoalhaven

During the last exhibition Council agreed to reduce heights from 11 m to 8.5 m in low density R 2 (residential) and RU 5 (village) zones plus retain height controls held in certain DCP's, specifically Kangaroo Valley (DCP66) and the coastal foreshores covered by DCP62 (7.5m).

Subsequent approaches from Berry and Conjola communities have resulted in heights for all residential land in these areas being reduced to 8.5 meters.... **The same reduction has not been applied to Huskisson, Ulladulla and other coastal and rural villages and towns.** This is a significant inconsistency and has been recognised as such by the Department of Planning and Infrastructure.

SCC planning staff claim that the new City Wide DCP will provide the necessary height controls in line with existing DCP's and prevent over development in rural and coastal villages and towns. **However Council has exhibited and is therefore considering a DA for an 11 meter** Serviced Apartment on two blocks in the medium density zone in Huskisson that is well in excess of the requirements of DCP71, ie. 3 storey plus a rooftop entertainment area. This demonstrates the need for 8.5 m HOB limits to be specified in the SLEP and to be consistent in the same zones.



Residential zones R1, R3 and R5 are each potential sites for similar developments. Should this DA be successful it will set a precedent for such developments throughout the coastal and rural communities of the Shoalhaven and have a substantial adverse impact on tourism amenity and community lifestyle.