Atlas Urban

CITY PLAN SERVICES

ULLADULLA

REVIEW OF BUILDING HEIGHTS

REPORT FOR SHOALHAVEN CITY COUNCIL

12TH OCTOBER 2017

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REVIEW OF BUILDING HEIGHTS ULLADULLA REPORT

CERTIFICATION
This report has been authorised by City Plan Strategy & Development and Altas Urban Design & Strategy Pty Ltd. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

PROJECT TEAM:

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EXECUTIVE SUMMARY

City Plan Strategy & Development and Atlas Urban have been commissioned by Shoalhaven City Council to undertake a review of the building heights in part of the Ulladulla CBD.

Ulladulla has been identified as a 'Regional Centre' within the Illawarra Shoalhaven Regional Plan 2015 (Regional Plan). The regional plan seeks to facilitate Council led revitalisation of regional centres, ensuring they have the business, retail, entertainment and higher density residential uses to support the local area and surrounding suburbs.

The Study Area is located within the southern precinct of the Ulladulla CBD and is bounded by St Vincent Street, Parson Street, Burrill Street South, Jubilee Avenue, Deering Street and the Princes Highway, Ulladulla.

The current building height controls applicable to the Study Area are contained within the Shoalhaven Local Environmental Plan (SLEP) 2014, which prescribes a maximum building height standard of 7.5m across the whole of the Study Area.

The current height limit has largely remained unchanged since 1995 when the (now superseded) Development Control Plan (DCP) No. 56: Ulladulla CBD Strategy was adopted.

On 28 March 2017, Shoalhaven City Council resolved to "undertake a review of the 7.5m building heights in this part of the Ulladulla Town Centre". The resolution was in response to a recent development application, which sought a variation to the existing height controls in the Study Area. A planning Proposal has also been recieved by Council for land in the Study Area that seeks to increase the maximum height to 14m.

The purpose of this report is to provide an independent review of the existing height provisions for the Study Area and if and where appropriate, provide recommendations for changes to height controls.

The review is based on a comprehensive planning and urban design analysis that considers:

- The regional and local strategic planning and policy context
- Previous reviews of local planning controls
- Current planning controls within and surrounding the Study Area
- Environmental factors within and surrounding the Study Area, including topography, views, overshadowing
- Built form factors for various land uses permitted within the Study Area
- The general character of the Study Area within the context of the Ulladulla town centre

Community and Councillor workshops were held to discuss the findings of the initial analysis. Feedback from these workshops is summarised in Section 1.4 and has been considered in the formulation of recommendations for appropriate heights within the Study Area.

This report recommends several changes to the existing building height controls as illustrated in Figure 2.

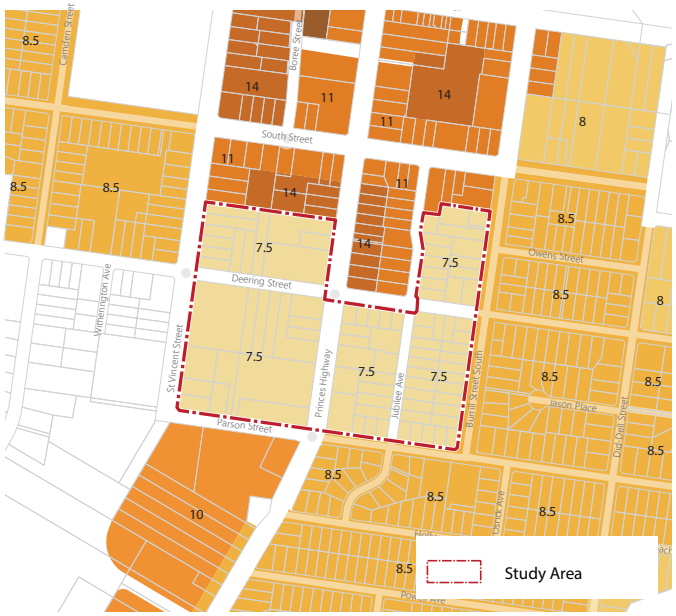

Fig. 1: Existing Maximum Building Heights Map
Information Source: Shoalhaven LEP 2014

Fig. 2: Recommended Maximum Building Heights Map

The proposed building height controls primarily reflect the desired future character of the Study Area as outlined in the vision and strategic direction of the Milton-Ulladulla Structure Plan (1996) and desired future character outlined in Chapter S8: Ulladulla Town Centre of Shoalhaven DCP 2014 (SDCP).

1.0 Introduction

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1.1 Study Area Introduction

City Plan Strategy & Development and Atlas Urban have been commissioned by Shoalhaven City Council to undertake a review of the building heights in part of the Ulladulla CBD. The brief of the review limited the scope of work to consider only building heights.

The Study Area (Figure 3) is located within the southern precinct of the Ulladulla CBD and is bounded by St Vincent Street, Parson Street, Burrill Street South, Jubilee Avenue, Deering Street and the Princes Highway, Ulladulla. The Study Area includes all land with a building height currently mapped at 7.5m as indicated in SLEP 2014.

This review will investigate and reconsider (where appropriate) the urban form height controls for the Study Area. Any changes to the height controls must reflect the Study Area as being part of a major town and stimulate and facilitate development consistent with the;

- Vision and strategic direction of the Milton-Ulladulla Structure Plan, Shoalhaven City Council, 1996;
- General future desired character and amenity expectations as outlined in Chapter S8: Ulladulla Town Centre of SDCP 2014; and the
- Illawarra-Shoalhaven Regional Plan where applicable.

Fig. 3: Study Area
Source: Project Brief: Review of Building Heights, Part of Ulladulla CBD – Shoalhaven Local Environmental Plan 2014

1.2 History of Building Heights in the Study Area

Under the previous Development Control Plan (DCP No. 56: Ulladulla CBD Strategy, 1995) the Study Area had the following height limits with the aim to 'ensure harbour views are avaliable to as many developments in the commercial centre as possible';

- 8m (two storey) for commercially zoned land within the DCP area.
- As per the Illawarra Regional Environmental Plan No. 1 (for all land excluded from the DCP), Council could consider height up to 11m. Beyond 11m, concurrence from the Department of Planning was required but assumed, concurrence was provided to the Director of Planning in Council.

In 2006 Council resolved to review the DCP and investigate increasing heights in the study area following concerns that these heights were restricting development. The review included significant community consultation including a number of stakeholder workshops with emergent themes including view sharing, and assigning heights based on precincts.

Following the review, Amendment 4 to the DCP was made effective. Amendment 4 applied to the entire Study Area and prescribed a 7.5m (two storey) height limit for the land (retained by subsequent Amendment 5). The resulting height in the context of the surrounding height environment is illustrated in Figure 4. In 2014, Council prepared a Height of Buildings Map for the Shoalhaven Local Environmental Plan which retained the 7.5m limit and commenced on 22 April 2014.

The resolution was in response to a recent development application, which sought a variation to the existing height controls in the Study Area. A planning Proposal has also been recieved by Council for land in the Study Area that seeks to increase the maximum height to 14m. The Study Area includes all land with a building height currently mapped at 7.5m as indicated in SLEP 2014. It is noted that the Study Area has been expanded beyond that of the Council resolution (south of Deering Street and the B5 and R3 zones) to ensure a holistic review of land in this vicinity with a building height of 7.5m.

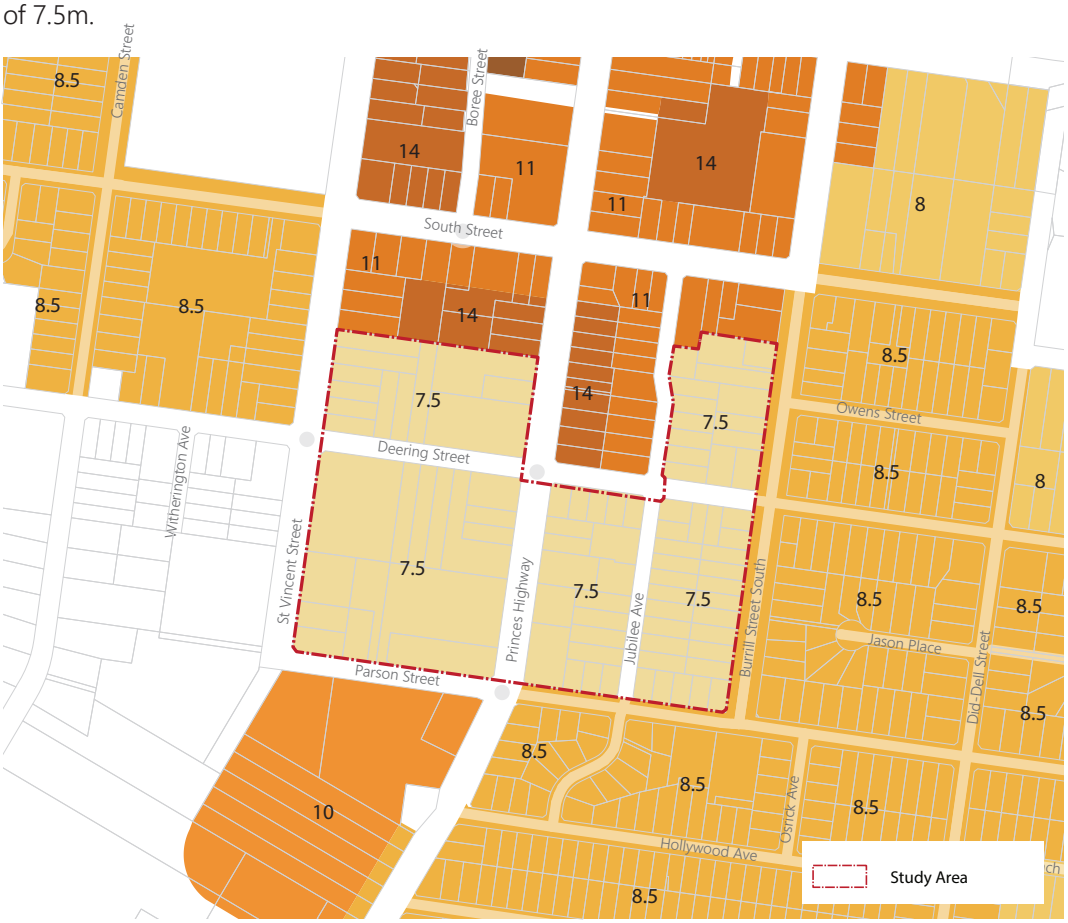

Fig. 4: Maximum Building Heights Map
Information Source: Shoalhaven LEP 2014

1.3 Project Methodology

This height review follows the Project Methodology illustrated below.

1.4 Community Consultation

On 31st July 2017 approximately 30 participants; members of the Ulladulla Community, Community Consultative Bodies and Council representatives, attended a community workshop to provide feedback on the Proposed Height Strategy. The presentation was delivered and facilitated by Atlas Urban and Council. After the presentation participants split into discussion groups. A speaker for each group was then invited to share the outcomes of their discussion with the larger group. A wide variety of opinions and concerns were expressed, which are summarised below and in more detail in *Appendix 1: Community Feedback*. *Appendix 2: Height Scenarios and Additional Graphics from Community Consultation* includes additional images presented at the workshop that are not shown within the body of this report. The presentation delivered at the community workshop was also made available on Council's website for a one week feedback period, between the 2nd and 9th of August 2017.

Key Concerns from Community Consultation

Neighbourhood and community character

Design Quality

Impacts on neighbours including overshadowing

Vacant commercial and seasonal housing

Transitions between height limits

View preservation to and from the area

Affordable housing for locals

Road upgrades and parking issues

Community benefits with new development

Population growth and commercial opportunity

Key take aways

- Varying opinions of what heights should be, from no change to up to 17 metres.
- Heights should fit in with the existing neighbourhood character and preserve views.
- Heights should encourage new business and employment opportunities for young people.
- Placement of new heights should be selective and help transition to areas of lower height.
- Height should support a mix of housing types including mixed use.
- Height should support opportunities for future growth without creating an oversupply of residences/commercial space.

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2.0 KEY RELEVANT PLANNING CONTROLS

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Council's brief for this project states that the role of the Height Study is to "stimulate and facilitate development" in relation to a number of strategic plans and policy positions. In summary, the key strategy and development documents are:

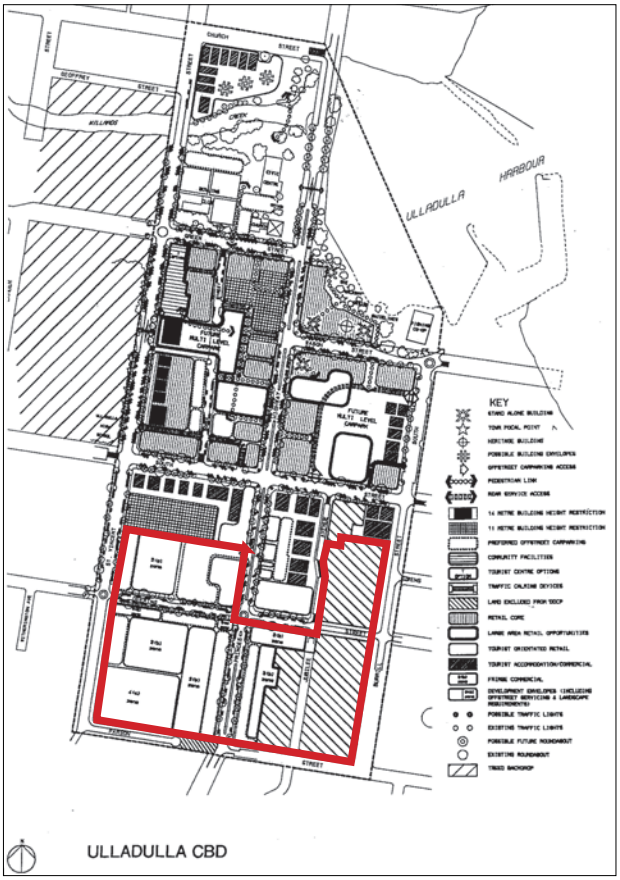
- The Illawarra Shoalhaven Regional Plan 2015, whilst providing regional level context to planning and development in Ulladulla, does not provide urban design analysis or guidance specific to building height controls.
- The Milton-Ulladulla Structure Plan 1996 also provides strategic context to development in Ulladulla but does not provide urban design analysis or guidance specific to building height controls.
- SLEP provides a maximum building height standard of 7.5m within the Study Area and varying higher building heights in the surrounding areas. SLEP also establishes objectives for the building height standard and for the zones within the Study Area, which provide guidance as to what the height standard aims to address and how it may be assessed for development proposals. Further it provides floor space ratios of 1:1 and 1.5:1 within the Study Area, which building heights should facilitate.
- The Shoalhaven Development Control Plan 2014 provides a building height guideline of two storeys and 7.5m in relation to the Study Area.

This section of the report identifies key elements of these documents and discusses how they inform the assessment of appropriate heights within the Study Area.

2.1 Illawarra Shoalhaven Regional Plan

Extract	Relevance to Building Height
Ulladulla is identified as follows: "Regional Centre - Major town centres servicing the local area and surrounding suburbs, providing a range of business, retail and entertainment uses, including supermarkets, health and other services. They include some higher density residential development."	Building heights should be appropriate to and reflect the role of Ulladulla as a regional centre that includes a range of commercial functions and some higher density residential development. The Regional Plan specifically aims to maximise the growth potential of Ulladulla through investment, coordination and the review of planning and development controls
DIRECTION 3.3 Build socially inclusive, safe and healthy communities. **ACTION 3.3.2** Support Council led revitalisation of centres. The NSW Government will: • improve coordination between State agencies, Councils and the private sector to support council-led revitalisation projects.	The Regional Plan seeks to revitalise centres through Council led revitalisation projects. Appropriate building heights in the Ulladulla CBD should be consistent with the aims, directions and actions of the Regional Plan; and seek to strengthen Ulladulla's position as a regional centre and support the renewal and revitalisation of the CBD.

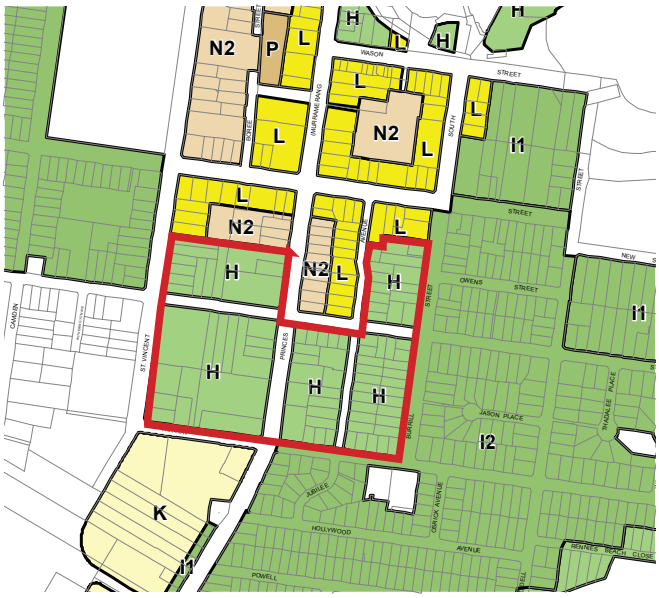
2.2 Milton-Ulladulla Structure Plan 1996

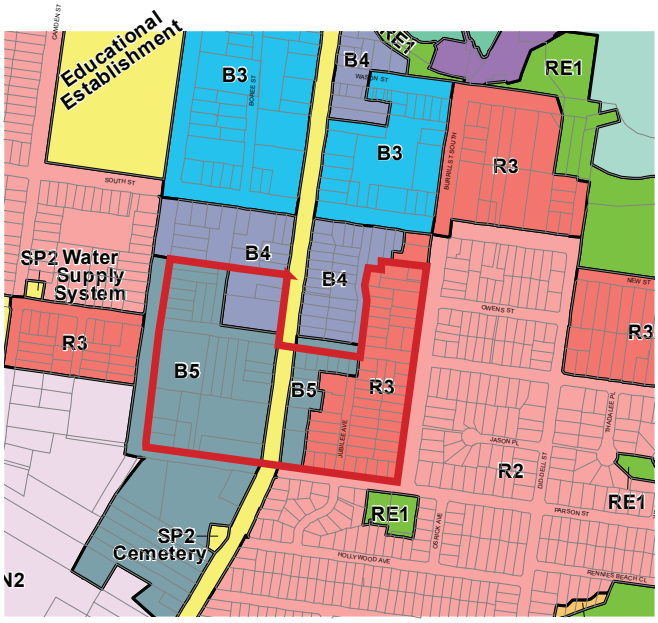
Extract	Relevance to Building Height
The Structure Plan provides a framework for future development of Ulladulla area. The Structure Plan presents two alternate vision for the Ulladulla CBD, which incorporates the Study Area. Both visions focus on the provision of retail in the CBD. The overall vision identified the Study Area is being the focus of tourist orientated retail with off-street parking.  	The Structure Plan does not provide specific urban design guidance in relation to building heights, but provides the centre wide context to inform appropriate building heights.

2.3 Shoalhaven LEP 2014 (SLEP)

Extract	Relevance to Building Height
Clause 1.4 Definitions **building height (or height of building) means**: (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like ground level (existing) means the existing level of a site at any point. **ground level (finished) means**, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development. **ground level (mean) means**, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building	Clause 1.4 provides a definition of building height and ground level. The definition is in accordance with the Standard Instrument (LEP) Order 2006 and includes features such as lift overruns and rooftop plant. This will affect the number of storeys of the building that may be accommodated within the LEP height standard.

4.3 Height of buildings (1) The objectives of this clause are as follows: (a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of a locality, (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development, (c) to ensure that the height of buildings on or in the vicinity of a heritage item or within a heritage conservation area respect heritage significance. (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. (2A) If the Height of Buildings Map does not show a maximum height for any land, the height of a building on the land is not to exceed 11 metres	The objectives of the height standard clearly identify the factors influencing the determination of appropriate LEP building heights for specific areas within the local government area, including the Study Area.

Extract	Relevance to Building Height
Height of Buildings Map  	All land within the Study Area currently has a building height mapped at 7.5m as indicated in SLEP. A Planning Proposal would be required to modify the Height of Buildings Map. Maximum building heights are also specified for land surrounding the Study Area. These heights are not proposed to be altered. As such, building heights in the Study Area should have an appropriate relationship with those surrounding area heights. H 7.5 I1 8 I2 8.5 J 9 K 10 L 11 N1 13 N2 14 O 16 P 17
Floor space ratio (1) The objectives of this clause are as follows: (a) to ensure that buildings are compatible with the bulk and scale of the existing and desired future character of a locality. (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.  	All land within the B4 and B5 zone within the Study Area currently has a floor space ratio (FSR) mapped at 1.5:1 indicated in SLEP 2014. All land within the R3 zone has a FSR of 1:1. Maximum FSRs are also specified for land to the north, adjacent to the Study Area. FSRs within and surrounding the Study Area are not proposed to be altered. Building heights in the Study Area should be internally consistent with FSR (i.e. enabling those heights to be achieved within the context of the desired building form, setbacks, etc, but not 'overachieved', so that it is then subject to pressure to increase the FSR above the maximum in order to achieve the permitted height on specific development proposals). N 1.0 Q 1.3 R 1.4 S 1.5 T 2.0

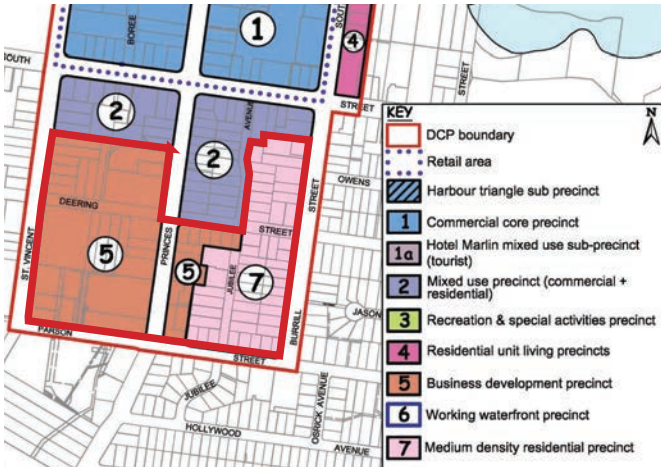
Extract	Relevance to Building Height
2.2 Zoning of land to which Plan applies For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.  B3 Commercial Core B4 Mixed Use B5 Business Development IN2 Light Industrial R2 Low Density Residential R3 Medium Density Residential RE1 Public Recreation SP2 Infrastructure	Land within the Study Area is zoned: • R3 Medium Density Residential, • B4 Mixed Use, and • B5 Business Development. Building heights should be appropriate to facilitate the purpose of those zones (as discussed below).
2.3 Zone objectives and Land Use Table (Relevant sections excerpted in land use table opposite) (1) The Land Use Table at the end of this Part specifies for each zone: (a) the objectives for development, and (b) development that may be carried out without development consent, and (c) development that may be carried out only with development consent, and (d) development that is prohibited. (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.	Regard must be had to the zone objectives when considering development applications and any development seeking to vary the building height standard must be consistent with the relevant zone objectives. As such, they establish the context for the determination of appropriate height standards. In relation to the R3 zone, the focus is on medium density residential and tourist accommodation. Residential flat buildings and multi dwelling housing is specifically permitted and as such, appropriate residential floor to ceiling heights and the number of storeys desired, will be key considerations for appropriate building heights. In relation to the B4 zone, building heights will need to accommodate the wide range of uses permitted, including more than one use and developments such as shop top housing. In relation to the B5 zone, the emphasis is on large format retail and industrial. Such uses have operational height requirements for floor to ceiling clearances, that will be a key consideration for appropriate building heights. However, shop top housing is also permitted and its requirements must also be considered.

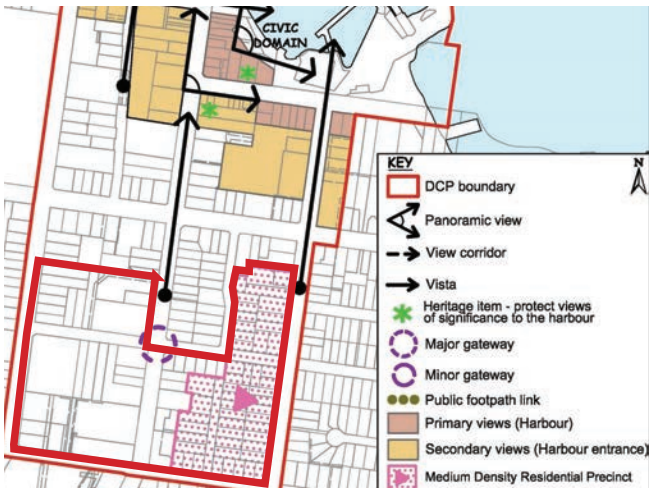
Zone	Objectives of Zone	Permitted with Consent	Prohibited
Zone R3 Medium Density Residential	• To provide for the housing needs of the community within a medium density residential environment. • To provide a variety of housing types within a medium density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To provide opportunities for development for the purposes of tourist and visitor accommodation where this does not conflict with the residential environment.	Attached dwellings; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Home-based child care; Home businesses, Home industries; Home occupations; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Registered clubs; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Sewerage systems; Shop top housing; Tourist and visitor accommodation; Veterinary hospitals; Water supply systems	Farm stay accommodation; Any other development not specified in item 2 or 3
Zone B4 Mixed Use	• To provide a mixture of compatible land uses. • To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.	Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4	Agriculture; Air transport facilities; Airstrips; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Wharf or boating facilities
Zone B5 Business Develop-ment	• To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres. • To allow a diversity of activities that do not significantly conflict with the operation of existing or proposed development.	Backpackers' accommodation; Boarding houses; Bulky goods premises; Child care centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Passenger transport facilities; Respite day care centres; Roads; Self-storage units; Serviced apartments; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4	Agriculture; Air transport facilities; Airstrips; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sex services premises; Storage premises; Tourist and visitor accommodation; Truck depots; Waste disposal facilities; Wharf or boating facilities

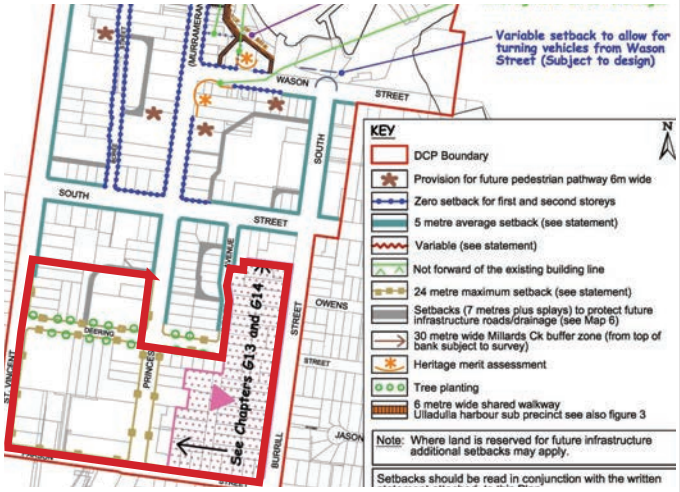
Extract	Relevance to Building Height
5.10 Heritage Conservation Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.  	The Study Area does not include or adjoin any heritage items or conservation areas. Heritage considerations are not specifically relevant to the determination of appropriate building height standards in the Study Area.

2.4 Shoalhaven Development Control Plan 2014 (SDCP)

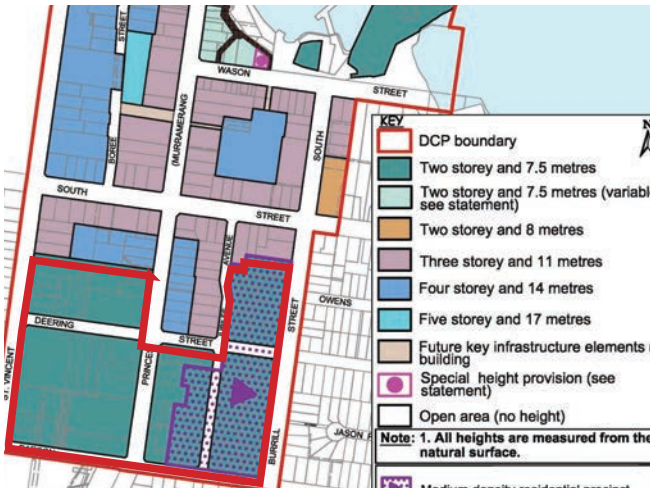
Extract	Relevance to Building Height
Chapter S8: Ulladulla Town Centre **1 Purpose** The purpose of this chapter is to encourage and facilitate the vision for the Town Centre and harbour of Ulladulla as a vibrant mixed use shopping centre based on a maritime theme and focusing on its major asset – the harbour. It will have a diversity of business and quality residential and holiday apartments and convenient shopping which creates a place for people to work, live, meet, shop and enjoy life in an attractive, accessible, safe and sustainable environment.	The DCP provides the centre wide context to inform appropriate building heights.

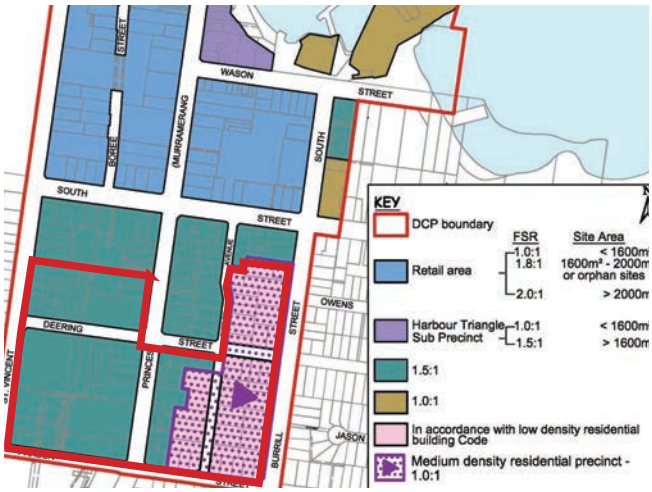
Extract	Relevance to Building Height
Map 1: Land Use Precinct  	This chapter identifies seven land use precincts as shown Map 1: Land Use Precincts. Land within the Study Area is within: • Precinct 5 - Business development precinct; and • Precinct 7 - Medium density residential precinct. These are consistent with the applicable SLEP zones and influence the determination of appropriate height standards as described above.
3.6 Precinct 5: Business Development (Bulky Goods) Precinct 5 is subdivided into large parcels and is well suited for bulky goods retailing. The area will become increasingly important to accommodate support activities for the retail area. Minimal public infrastructure is envisaged and most developments will need to provide what infrastructure they require themselves i.e. car parking, landscaping and the like on site or shared where possible with adjoining owners. Development within this precinct should: • Be uses that are normally located on the fringe of the central business district and which requires large sites for storage or display. Subdivision will generally be discouraged unless it relates to an approved development and shows how infrastructure requirements can be met. • Promote a high quality public realm and maintains an appropriate character for the precinct. In this regard, development is to: • Be visually attractive and have an active street interface and shopfront environment avoiding blank walls. • Contribute to pedestrian amenity and scale of the town and through appropriately scaled signs and advertising. • Maintain the character of existing streetscapes by avoiding excessive setbacks to the street frontage (also see Section 5.3 Building Setback of this chapter). • Provide a continuous sheltered and attractive pedestrian environment. • Provide landscaping and shade to at grade car parks. • To minimise the need to provide publicly funded infrastructure and to promote shared use of privately funded facilities, new developments are encouraged to design future infrastructure so that it can be shared, particularly by adjoining users.	The desired future character statement for the B4 and B5 precinct outlines that the site is located on the fringe of the central business district and requires large sites for storage or display. This fringe location may influence the height of buildings relative to the height of buildings in the central parts of the CBD. Bulky goods retailers are typically single storey developments but with large floor to ceiling height requirements. A desired future character statement is not provided for Precinct 7.

Extract	Relevance to Building Height
4. Objectives The objectives are to: **4.3 Built Form and Character** i. Establish a clear identity and maritime image for the Ulladulla Town Centre as a working port, tourist centre and service centre incorporating diverse residential activities and an enhanced public domain. ii. Development of linkages between the town and the harbour. iii. Establish an appropriate scale of development that is in proportion with projected growth and demand for infrastructure. iv. Control overshadowing of public spaces. v. Providing improvements to streetscapes. vi. Foster the creation of a sense of place and sustainable community through the promotion of a mix of land use and activities. vii. Foster and reinforce the town's potential competitive advantage centred on its highway and harbour context, coastal facilities and natural environment.	The objectives clearly identify the factors influencing the determination of appropriate building heights for the Study Area, including appropriate scale, sense of space, promoting a mix of land uses and controlling overshadowing of public spaces.
5.1.1 Important views and vistas P2 Maintain important views and vistas. P3 Development will contribute to the careful management and retention of strategic view corridors and filtered views of the coast, harbour and treed backdrop. A3.6 Development in the working harbour shall protect existing and future visual linkages from the Civic domain to the harbour as shown on Map 2.  	The clause seeks to maintain important views and vistas. The following attributes are identified within the Study Area: • Major Gateway (Corner Deering and Princes Highway) • Vista along Burrill Street South • Princes Highway Building heights are not likely to significantly affect the identified gateways or affect vistas, but should nonetheless be cognisant of any potential implications.

Extract	Relevance to Building Height
5.1.2 Building setbacks Business Development Precinct 5 • Preferably setbacks should relate to the provision of visible onsite car parking on the street frontage but will be limited to a depth of 24m. • A 5m setback to either side of Deering Street to allow for major ridge top tree planting. 	The relationship of setbacks and building height controls will have an impact on achievable FSRs on sites. As such, proposed building heights should be modelled to ensure internal consistency between the LEP height and FSR standards.

Extract	Relevance to Building Height
5.1.3 Building height and floor space ratios (FSR) • Business development Precinct (5): Two storeys & 7.5 metres & FSR 1.5:1 • Medium density residential Precinct (7): Two storeys & 7.5 metres & FSR 1:1 • This height excludes architectural roof features (see Clause 5.6 of SLEP) • Floor space ratios in the B5 Business Development zoned areas on the fringe of the commercial core are lower to encourage on site car parking. • Performance criteria P5 New buildings are appropriately scaled in relation to street widths and desired future character as detailed the Built Form and Character objectives at the start of this chapter. P5.2 Proposed building heights are designed to protect the amenity of the public and private open space. P6 Reduces the impact to the urban environment by minimising the apparent size of buildings when viewed from street level. P7 Urban development is at an appropriate scale which is in keeping with the surrounding natural features. P8 Development limits the effects of overshadowing and ensures that solar access is maintained to public open spaces and nearby residences.	This clause establishes a relationship between the number of storeys in buildings under the DCP and the building height in metres within SLEP. Any assessment of appropriate heights in metres will be heavily influenced by what are considered the appropriate number of storeys for different permissible land uses within various parts of the Study Area and vice versa. Strategic justification and/or urban design analysis is not provided in the DCP to demonstrate why the current heights in storeys are considered suitable. In this regard, land adjacent to the Study Area i.e. the land bounded by South Street, Jubilee Ave, Deering Street and Princes Highway, ranges in height from: • Three storeys and 11 metres • Four storeys and 14 metres A range of performance criteria are provided in relation to building height. Appropriate heights with the Study Area should be informed by the specified performance criteria and objectives, particularly relating to appropriate scale and size from street level and in relation to surrounding natural features and, protecting amenity, solar access etc. Land use analysis of those features within and surrounding the Study Area forms part of this review.





2.5 Comparable Centres

This analysis illustrates the appropriateness of the maximum building height specified for the area surrounding the Study Area, in relation to other NSW coastal centres. Ulladulla's 17m maximum Height of Buildings is considered against a spectrum of building heights varying from 11m at Kiama and Gerringong, to 20m at Nowra and 30m at Dapto.

In these centres areas, of height tend to peak at the centre of business and retail then taper out from high/mediumdensity residential, to lower density residenital neighbourhoods. The comparatively low height of 7.5m in the centre of the height cluster in Ulladulla goes against this trend. This highlights that the building heights in the Study Area do not currently have an appropriate relationship with the immediate surrounding areas of greater height.

The range of maximum allowable FSR's varies from 0.6 in Eden to 2.0 in Ulladulla and 2.5 in Dapto. As previously stated, building heights in the Study Area should be internally consistent with FSR to enable heights to be achieved but not 'overachieved'. This is to avoid creating pressure to increase the FSR above the maximum in order to achieve the permitted height on specific development proposals.

Centre	Population (2016)	Maximum HOB	Maximum FSR
Shoalhaven	119,467	-	-
Ulladulla	6,649	17m	2.0
Nowra	9257	20m*	-
Kiama	7,705	11m	2.0
Gerringong	3456	11m	1.5
Huskkison	735 (2011)	13m	1.3
Merimbula	4,448	16m	0.6
Batemans Bay	1432	11.5m	-
Eden	3043 (2011)	16m	0.6
Dapto	10735 (2011)	30m	2.5
Windang	4,542	-	1.5
Bluey Beach-Pacific Palms	3,166 (2011)	12m	1

*There is also a 25-28m maximum height limit in Nowra outside the Nowra CBD

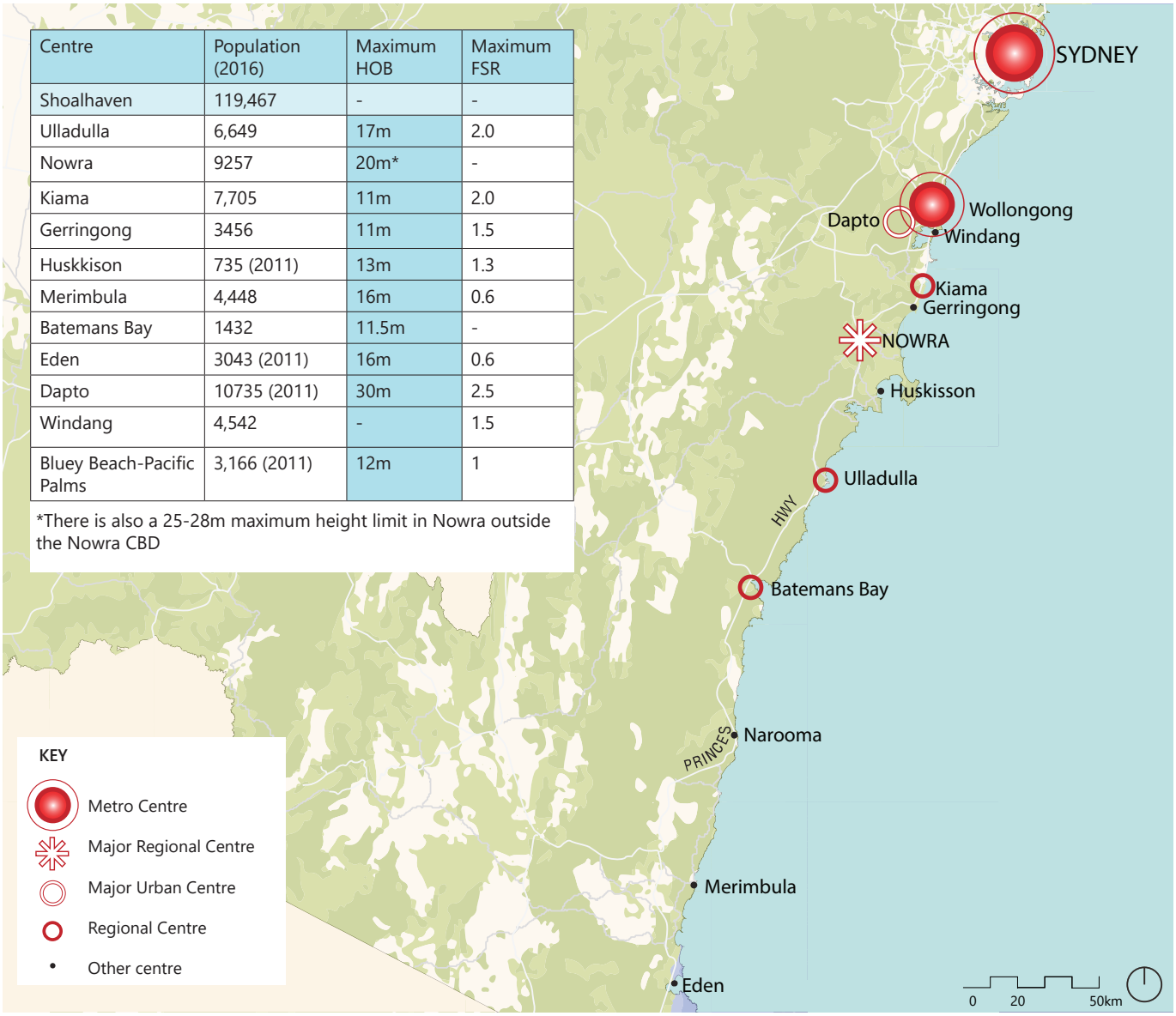


Fig. 5: Centre Hierarchy and Heights
Source for Centres Hierarchy: Illawarra-Shoalhaven Regional Plan, South East and Tablelands Regional Plan 2036.
Source for population table: ABS Census 2016 (where available)/2011 Accessed through content.id.com.au.

3.0 KEY ENVIRONMENTAL FACTORS

3.0 KEY ENVIRONMENTAL FACTORS

This section of the report identifies key environmental factors within and surrounding the Study Area and discusses how they inform the assessment of appropriate heights.

3.1 Topography

The Ulladulla Town Centre is uniquely situated across the valley of two ridge points running north-south. Millards Creek runs along the valley floor and discharges into Ulladulla Harbour. The Study Area is situated on the southern ridge line (approx RL50) of the Town Centre and parts offer views north to the Harbour. The Subject Area falls to the north and south from RL50 at the ridge to RL27 to the north and RL36 to the south. Deering Street runs along the ridgeline.

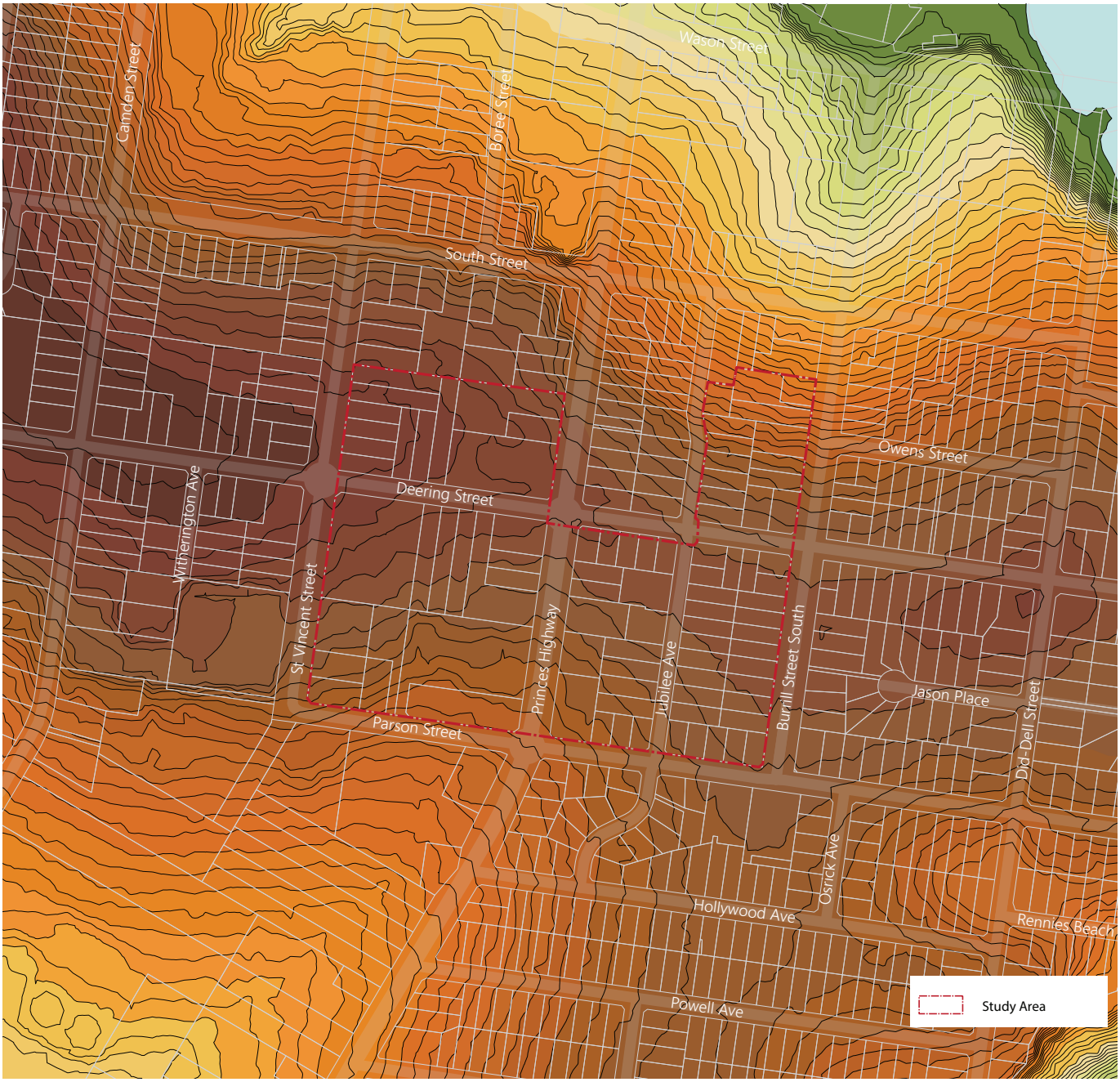


Fig. 6: Topography Map (1m contours)

3.2 Views

Due to the topography of the Town Centre, the street grid pattern and how it intersects with the coast line and Harbour, the study area has strong view lines along the Princess Highway and Burrill Street South down to the Harbour and across to the northern ridge line of the Town Centre. The upper levels of the study area would achieve distant views of the coast line and ocean, and leafy district views.

Fig. 7: Views and Topography

3.3 Character

The character of the Study Area consists of predominately 1 and 2 storey free standing commercial or residential buildings. The commercial buildings are either built with a zero front setback, or have a large carpark with buildings setback significantly. Residential buildings generally have large front setbacks. The Study Area has significant areas of surface carparking, while the Princess Highway has angled street parking that dominates the streetscape. There is no consistent build form character, such as awnings to ground floors, parapet/ roof forms, setbacks to upper levels, nor consistency in finishes or materials.

Fig. 8: Large lot single storey commercial centre and surface carparking

Fig. 9: Large lot commercial

Fig. 10: New residential building

Fig. 11: Older stock free standing residential

Fig. 12: Princes Highway and relationship to Ulladulla Harbour

Fig. 13: Princes Highway looking to Study Area

3.4 Visual Hierarchy along the Princes Highway Corridor

The primary north/south route through the study area is along the Princes Highway. This busy corridor travels from the northern ridge point, dipping to the low point of the valley to meet the Harbour, before rising back up the southern ridge where the Study Area is situated. The views from the north ridgeline to the south ridgeline and Study Area are characterised by the blind concrete walls of commercial buildings, overhead power lines, sparse tree coverage on the ridge top and signage addressing the Highway. Though the building typology is typical of large lot commercial buildings, the unbroken wall height of commercial buildings is a poor example of height in the study area and highly visible from the valley floor. The lack of architectural character, building articulation and the wide traffic corridor only yields to views of the Harbour, finer grained built form (in places) and pleasant public domain at the lower valley level.

Fig. 14: View down Princes Highway from northern ridge to Study Area

Fig. 15: Views to blind walls along Highway

Fig. 16: Valley Floor/Harbour

Fig. 17: Approaching southern ridge and Study Area

4.0 LAND USE AND BUILT FORM FACTORS

4.0 LAND USE AND BUILT FORM FACTORS

This section of the report considers how the different land uses permitted in various parts of the Study Area inform the assessment of appropriate heights within the Study Area.

4.1 Height & Land Use Requirements

The height of a building is determined by the uses within that building. Various uses require very different floor to floor heights. For instance, residential flat buildings require 3.1m floor to floor heights to achieve the required SEPP 65 ceiling heights and construction requirements (Figure 18). While a standard commercial floor will require 3.7m floor to floor height or 4.3m for a ground floor commercial floor, as ground floor commercial generally has higher ceiling heights than upper levels (Figure 19). Minimum commercial floor to floor heights may also be found at ground level if the specific type of commercial activity allows it (Figure 20), this potentially allows more storeys under height limits than possible under standard commercial floor to floor heights.

Fig. 18: Residential floor to floor heights

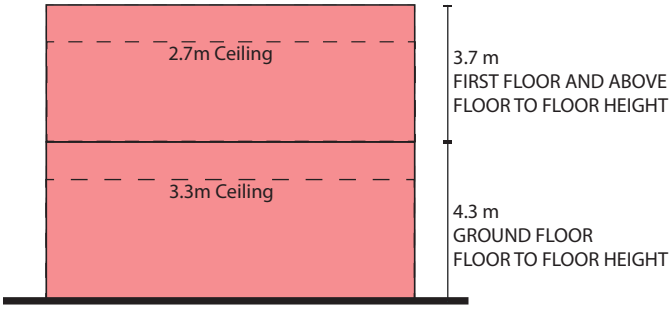


Fig. 19: Standard commercial floor to floor heights

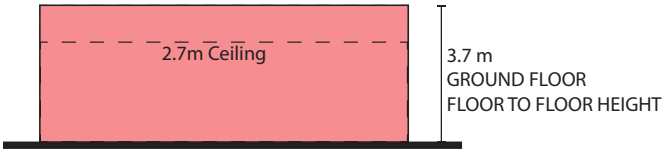


Fig. 20: Minimum commercial floor to floor heights

4.2 Height & Number of Storeys

The diagrams below show the various possible building uses against the existing building height of 7.5m. A 2 storey residential apartment building would fit within the existing building height (Figure 21), while a 2 storey commercial building or mixed use building would break the existing building height limit by 1.7m (Figure 22) and 1.1m (Figure 23) respectively. This is based on buildings with standard commercial floor to floor heights and flat roofs.

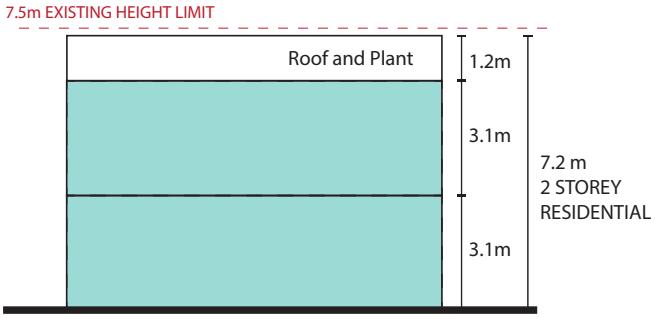


Fig 21: Two storey residential building

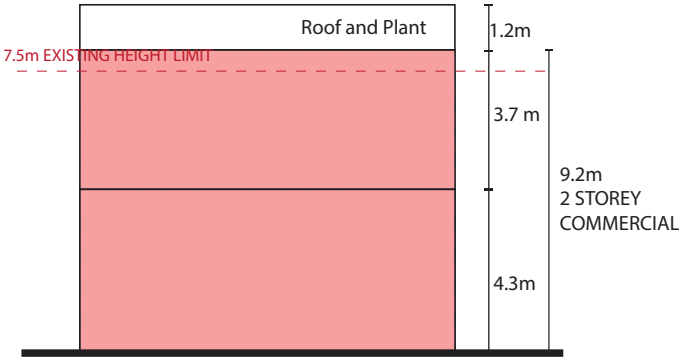


Fig 22: Two storey standard commercial building

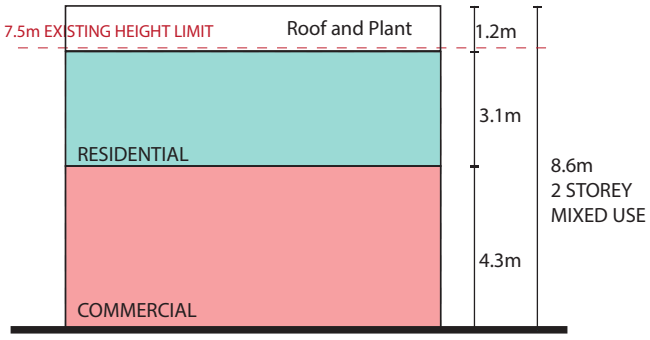


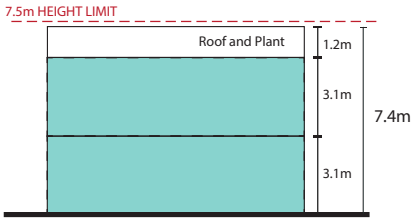
Fig 23: Two storey mixed use building

4.3 Height & Building Type

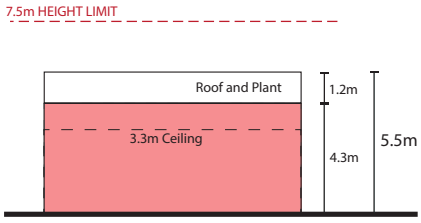
7.5m Height Limit and Building Type

The diagrams and photos below show the various possible building uses against a building height of 7.5m.

- A 2 storey residential building or a single storey commercial building would fit within this building height.
- A 2 storey mixed use building would break the 7.5m height limit by 1.1m, therefore could not be achieved.
- A standard two storey commercial building would break the height limit by 1.7m, and therefore could not be achieved.



7.4 m
2 STOREY RESIDENTIAL



5.5 m
SINGLE STOREY STANDARD COMMERCIAL

Single and two storey houses in Study Area

Single level commercial in Study Area

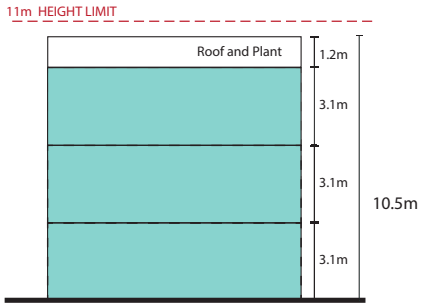
Two storey residential building

Single level commercial building

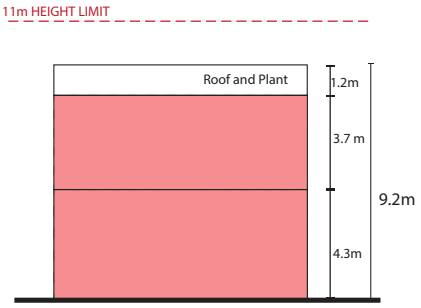
11m Height Limit and Building Type

The diagrams and photos below show the various possible building uses against a building height of 11m.

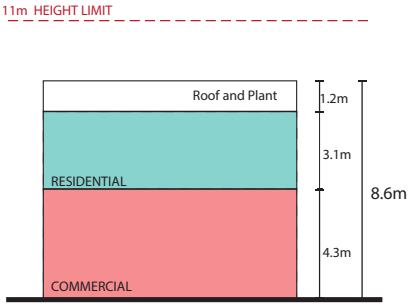
- A 3 storey residential building would fit within this building height.
- A 2 storey commercial building and two to three storey mixed use development (e.g. shop top housing) would fit within this building height (this is based on standard commercial buildings with flat roofs).
- It should be noted that a three storey mixed use or commercial building with minimum floor to floor heights may also be able to fit under this height limit.



10.5m
3 STOREY RESIDENTIAL



9.2m
2 STOREY STANDARD COMMERCIAL



8.6m
2 STOREY MIXED USE

Two storey commercial building

Three Storey Residential Building

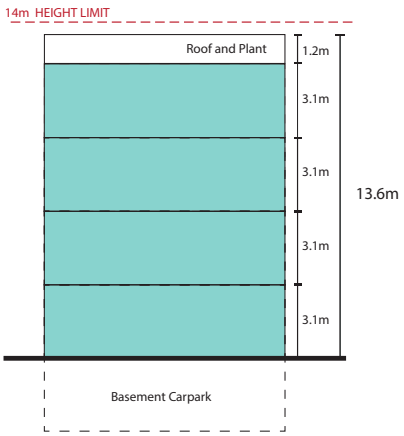
Mixed use building with commercial at ground and first levels, and residential above. This example has minimum commercial floor to floor heights.

Three storey residential building

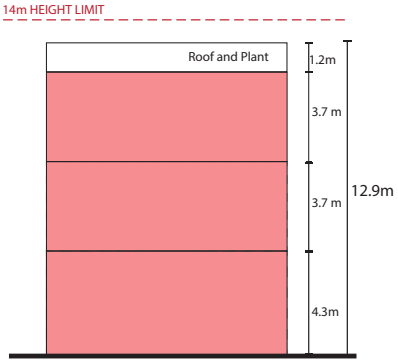
14m Height Limit and Building Type

The diagrams and photos below show the various possible building uses against a building height of 14m.

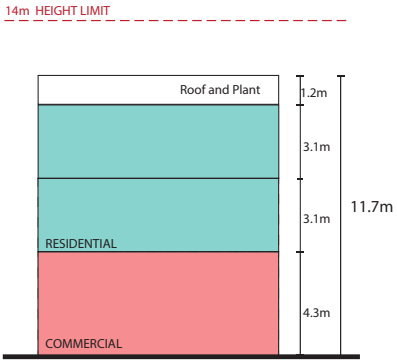
- A 4 storey residential building would fit within this building height. Note that basement carparking would be advisable to minimise surface carparking, this would effect development feasibility.
- A standard 3 storey commercial building or 3 storey mixed use building would fit within this building height.
- It should be noted that a four storey mixed use or commercial building with minimum floor to floor heights may also be able to fit under this height limit.



13.6 m
4 STOREY RESIDENTIAL



12.9m
3 STOREY STANDARD COMMERCIAL



11.7
3 STOREY MIXED USE

Four storey residential building

Four storey residential building stepping down with slope

Four storey mixed use buildings may be possible with minimum commercial floor to floor heights

Four storey mixed use building with commercial at ground level, first level car parking (3.7m floor to floor height) and two storeys of apartments above

4.4 Commercial Typologies on Slope

Large box commercial buildings (such as supermarkets) require large plate depths that can result in long 'blind' concrete walls, if not obscured by other buildings or clever facades. On flat land the wall length of such buildings is generally over 5.5m in height to accommodate high ceiling heights. On sloped land the wall length of the building increases to accommodate the slope, making the visual impact of blind concrete walls much greater than those on flatter land. This is illustrated in Figures 24 and 25.

Examples of this condition can be seen adjacent to the Study Area when looking towards the large commercial buildings in the town centre from the north (see Figures 14 and 15). From the bottom of the valley these walls do not have such a visual impact as views are angled and obscured by other buildings. However horizontal views across the valley along the Princes Highway are dominated by them (Figure 26).

Fig. 24: Commercial box typology on flat land

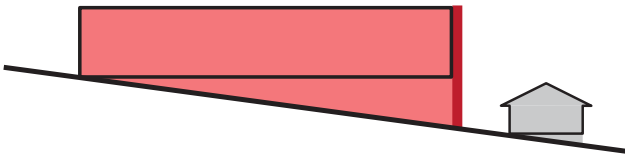


Fig. 25: Commercial box typology on sloping land

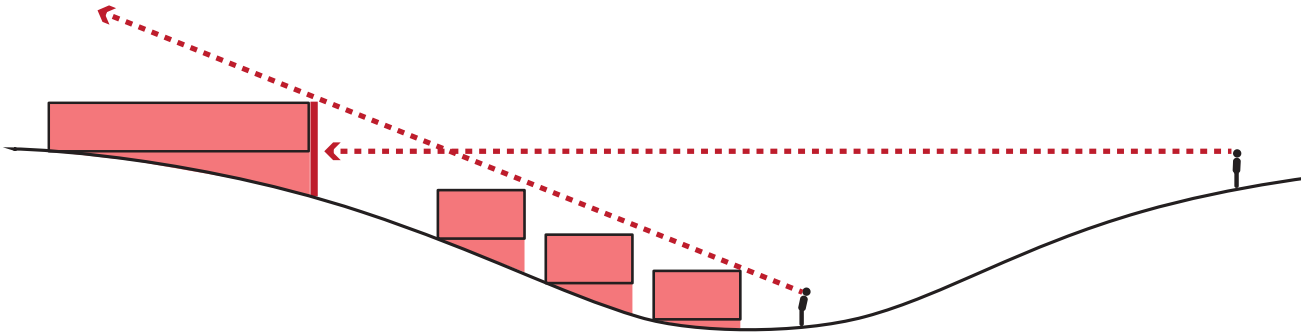


Fig. 26: Horizontal views to blind walls across valley from opposite ridge vs decreased visibility from valley floor

5.0 Recommendations

5.0 RECOMMENDATIONS

5.1 Determining an Appropriate Height

This section of the report synthesises the strategic and statutory planning considerations, environmental factors, land use and built form factors and the preliminary community feedback identified in the previous sections of this report and provides recommendations for appropriate heights within the Study Area. The following is a summary of the key considerations that have informed our recommendations on height.

Planning considerations

- Building heights should stimulate and facilitate development in accordance with Ulladulla's role as a regional centre and Council's brief;
- Address anomalies in LEP heights in relation to existing surrounding heights;
- Ensure that there is consistency between building heights and existing floor space ratio standards in SLEP;

Environmental Factors

- Ensure that skyline in distant views to the Deering Street ridge is predominantly tree canopy and building forms do not dominate. Existing trees are intermittently distributed and include brushbox, arucaria pines and eucalypts. These range in height from approximately 10 metres to 20 metres.
- Respond to topography, in particular:
    - Recognise the different visual catchments – from the north and the south of the ridge running along Deering Street,
    - Recognise that steep slopes in parts of the Study Area may limit the number of levels for buildings with large floor plates (e.g. bulky goods premises),
    - Buildings on the flatter top of the ridge along Deering Street are generally less visible than buildings on steeper land (see 4.4 Commercial Typologies on Slope).
- Ensure no adverse overshadowing of Council's Parson Street Reserve.

Land Use and Built Form Factors

- Identify building heights that are appropriate for a town centre location but remain compatible with the context and character of the surrounding area – generally no more than 2 storey commercial buildings and 3 storey residential/ mixed use development, except for some sites closer to the 'commercial core' of the centre;
- Ensure that building heights accommodate operational requirements of different land uses (e.g. floor to floor heights of residential and commercial buildings);
- Ensure that greater intensity of land use correlates with greater building height.

Community Feedback

Recommendations take into consideration community feedback that sought to encourage business development and activity within the CBD without radically changing its existing character, as summarised in section 1.4. The community workshop and online submissions expressed varying opinions of what building heights should be, from no change to up to 17 metres. Feedback was sought on a number of different height scenarios (Appendix 2), which led to the following recommendations.

5.2 Height Recommendation

Based on these considerations, the recommended maximum height controls are illustrated in Figure 28 below;

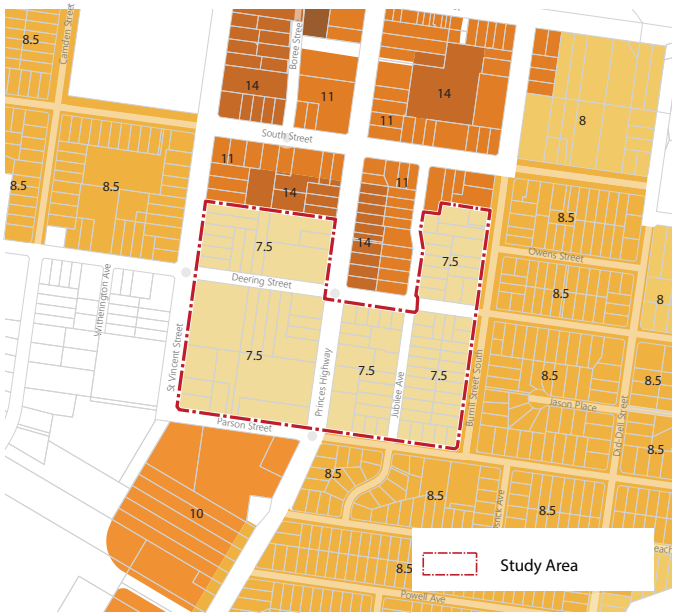


Fig. 27: Existing Height Intensity Diagram

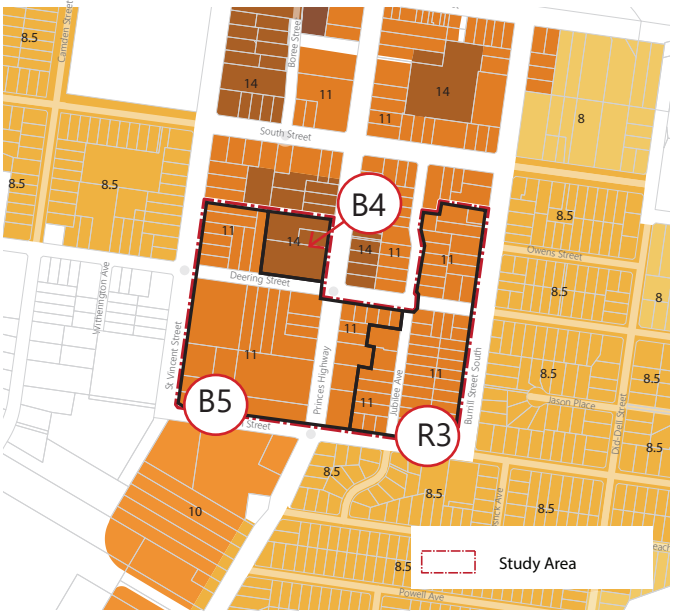


Fig. 28: Recommended Height Intensity Diagram

14m Maximum Building Height Area - B4 Mixed Use

The land recommended for a 14m height limit is at the corner of Deering Street and the Princes Highway as illustrated in Figure 28. It is zoned B4 Mixed Use in SLEP. Potential development is for three storey commercial, three storey mixed use or four storey residential.

There is a clear pattern that exists in Ulladulla with greater height permitted in the blocks along the Princes Highway. The proposed 14m height limit is an extension of the existing 14 height limit of neighbouring properties to the north and east, on both sides of the Princes Highway. This height is appropriate because;

- The area occupies a prominent corner with frontages to the Princes Highway.
- The land is relatively flat at the top of the ridge, behind land with an existing 14m height limit.
- The 14m mirrors the height on the facing site (across the Highway) to form a balanced 'major gateway'.
- No transition is required to neighbours to the east and north. A modest transition of one storey to properties with lower proposed height of 11m to the south and west.
- This area creates important development potential.
- Once mature trees are established along the ridgeline, the building height will be in a similar range to the height of the trees.
- Any development would have to comply with controls outside the scope of this study, including street tree planting provisions, and parking. Higher level setbacks may be appropriate.

11m Maximum Building Height Area - B5 Business Development

The land recommended for an 11m height limit is the land zoned B5 Business Development and R3 Medium Density Residential. In the B5 Business Development zone, the potential is for two storey commercial development.

The proposed 11m height limit in this area represents a single 'step' between the higher 14m height zone along the Princes Highway Corridor, and the more moderate 8.5m height zone which covers the lower density residential area. A similar height limit exists to the south of Parson Street to the west of Princes Highway (10m height of building precinct). The height of 11m is appropriate because;

- The area occupies the blocks on either side of the Princes Highway. Blocks in this location generally have greater height in Ulladulla.
- The land at the top of the ridge, to the north of Deering Street is relatively flat. To the immediate north of the study area, land with a greater slope (which is more visible) has a corresponding height limit of 11m.
- A maximum one storey transition is required to the sites with a 14m height limit to the north. A maximum transition of one storey to properties with a lower height of 8.5m to the south-east (diagonally opposite Princes Highway).
- South, to the west of Princes Highway, the transition is to a marginally lower height of 10m. The 10m limit is on sloping land and as such, greater building heights have been granted to allow for larger floor plates. Similarly, land in the study area fronting Parson Street has a recommended height limit of 11m, to accommodate the floor plate requirements of the larger plate commercial typology.
- This height creates important development potential in Ulladulla.
- Once mature trees are established, the building height will be in a similar/lower range to the height of the trees.
- Any development would have to comply with controls outside the scope of this study, such as setbacks, street tree planting provisions, and parking requirements.

11m Maximum Building Height Area - R3 Medium Density Residential

The land recommended for an 11m height limit in the R3 Medium Density Residential zone has the development potential for three storey residential. Shoptop housing is also permissible with consent.

The medium density residential zone currently has a height limit of 7.5m which is lower than the height limit of the surrounding low density residential zone (8.5m). The proposed 11m height limit represents a single 'step' between the 8.5m height zone which covers the lower density residential area. The height of 11m is appropriate because;

- The land at the top of the ridge is relatively flat. To the immediate north of the study area land with a greater slope (which is more visible) has a corresponding height limit of 11m.
- The neighbouring medium density residential properties to the north have a height limit of 11m.
- No transition is required to the neighbours to the north. A maximum transition of one storey to properties with lower height of 8.5m to the south and east.
- Burrill Street South is a wide street with a median. This acts as a break between the potential 2 storey and potential 3 storey properties.
- This height limit creates opportunity to accommodate future population growth in the core of Ulladulla, and a greater variety of dwelling types than currently exist in Ulladulla.
- Once mature trees are established, the building height along the ridgeline will be in a similar/lower range to the height of the trees.
- Any development would have to comply with controls outside the scope of this study including setbacks, overshadowing controls, design quality, street tree planting provisions, and parking.

5.3 Future Design Principles to be Considered

The brief of this review limited the scope of works to only consider building heights. However, there are many aspects other than height that shape a precinct's character. A number of these issues were raised in the community workshop and in the online submissions. The following is a list of factors other than height that have a bearing on the functionality and design qualities of the Town Centre, that Council may wish to give further consideration to in the future.

Through-block Links

Through-block links and laneways are integral for pedestrian and cycle connectivity. The large blocks in the Study Area present an obstacle for pedestrians and vehicle connectivity alike. The public domain of the Study Area could benefit by the inclusion of through site links.

View Sharing

The community workshops held in 2007 highlighted view sharing as a major concern for residents. See suggestions to address this below.

Built Form and Architectural Character

Parts of the Ulladulla Town Centre lack a cohesive built form and architectural character. See suggestions to address this below.

Consequential DCP Amendments

Chapter S8: Ulladulla Town Centre of Shoalhaven Development Control Plan 2014 already contains some guidelines in relation to the above mentioned issues, however, there appears to be scope to enhance some of these to address the identified concerns. The recommendations of this report, if adopted, will require amendments to the SDCP to ensure there is consistency with the amended SLEP. Following is a brief outline of some parts of SDCP Chapter S8 (not necessarily comprehensive) that will or may warrant revision. The specific details of any such amendments will be subject to future consideration by Council:

- **Section 3 Context (Precincts):** Consider updating 3.6 Business Development (Bulky Goods) Precinct to reflect any amended LEP heights, other permissible 'non-bulky goods' developments, potential through-site links etc
- Consider including a specific character statement for Precinct 7 Medium Density Residential Precinct.
- **Section 4.3 Built Form and Character:** Consider more detailed character statements identifying preferred built forms (consistent with other sections of the DCP relating to context (see above), setbacks, etc). Potential use of imagery, best practice examples etc to illustrate. Consideration may be given to introducing "design excellence" provisions generally, or specifically for larger sites (some councils also include such provisions within their LEPs).
- **Section 5.1.1 View and vistas:** Consider a review of view sharing guidelines to reflect current Land and Environment Court Planning Principles (Tenacity etc).
- **Section 5.1.2 Building setbacks:** Consider a review in the light of additional recommended LEP heights. Consider desirability of introducing street wall heights and upper level setbacks to limit visual, shadowing and other potential impacts of higher buildings on the public domain and at zone interfaces.
- **Section 5.1.3 Building height and FSR:** Update to be consistent with any LEP height amendments.

Tree Planting

New tree planting should carefully consider appropriate species in this exposed coastal postion, and should take advantage of the absence of overhead wires on the north side of Deering Street.

APPENDIX 1
Community Feedback Report

COMMUNITY FEEDBACK FROM ULLADULLA REVIEW OF BUILDING HEIGHTS PRESENTATION

1. Community Consultation Meeting, 31st June 2017, 1.30pm - 4.30pm

This meeting was attended by approximately 30 participants, members of the Ulladulla Community, Community Consultative Bodies and Council staff. The presentation was delivered by Paul Walter of Atlas Urban, and Council staff. After the presentation initial questions were taken, before the group split into discussion groups of between three and six. A speaker for each group was then invited to share the outcomes of their discussion with the larger group. A wide variety of opinions were expressed, which are summarised below.

Initial Questions and Answers

Q Clarification sought on the definition of total height? Can buildings on slope get more height?
A No. Building height is taken from natural ground level at any point on the site as per the LEP definition.

Q The presentation notes consideration of overshadowing on public parks, but what about the overshadowing from neighbours that can come with extra height?
A Overshadowing of neighbouring buildings is an important factor closely controlled by SEPP 65 and the DCP, which are additional instruments.

Q Many local business owners would have liked to attend the consultation today, but are unable to as it is occurring during business hours. How can they provide feedback?
A This presentation will be made available online for a one week period. During this time members of the community can review the presentation and make an individual submission.

Q The presentation places importance on buildings in the height context 'of surrounding areas'. Why then is the residential portion (east of Jubilee street) being included in this review? Is it going to be a trend of increasing height over the entirety of Ulladulla?

A At this time council has no plans to review heights in Ulladulla beyond the Study Area. The Study Area is defined by the 7.5m height limit which is anomalous with the wider Study Area. It should be noted that the height of the residential land surrounding the Study Area to the east is currently higher at 8.5m, but is zoned at a lower density (R2) than the R3 zoned part of the Study Area.

Round Table Discussion, Feedback Summary

Table 1

- There is currently no line-up of businesses waiting for a change to height limits.
- The apartments that will be allowable under the height limits are not the type of housing stock affordable for people working in Ulladulla (average annual income of $42,000). Furthermore, if apartments are being purchased for investment or by people living elsewhere, this will not benefit local businesses.
- Many residents aren't interested in apartment living.

Table 2

- It's not logical to have a 7.5m height limit when it is surrounded by a 8.5m height limit.
- Look at changing heights to the 11-14m range, but need to be selective about the placement of heights.
- Design quality is ultimately critical.
- Car parking will be important.
- Traffic upgrades should occur to support development. Roads are only 'ok' at present.
- Need to prepare for a level of future development.
- Need future development for youth, they are driven away with no employment or opportunities.

Table 3

- Lift height to 8.5 in Residential Area
- Lift height to 11m in Commercial Zones
- Don't increase height limits until there is a demand from businesses to do so.

Table 4

- Height should be stepped back from the interface of the study area and the surrounding land.
- Any new height areas should still feel like the rest of the town through good design.

Table 5

- Not logical to have a 7.5m height limit, 11-14m is a good range. Placement of these heights and design will be important.
- Need to support future development in Ulladulla.

Table 6

- 7.5m height not appropriate, 11m or 14m is better. Don't want stand-alone buildings, and need to retain a feeling of space around new development.
- Must be a clever design to fit in with existing neighbourhood.
- Need connection with existing community, not super high-rise.
- Want a safe community and mixed use buildings can achieve this.

Table 7

- Increasing population in Shoalhaven is marvellous.
- Just because buildings aren't occupied, doesn't mean that businesses aren't interested in moving here if the right building could accommodate them. Examples of new businesses moving elsewhere because the town is seen as not being open to change.
- There is no opportunity here for young people, need to encourage new business.
- East of Jubilee needs to be 8.5m but not taller.
- 11m in commercial zones, buildings shouldn't be bigger than Woolworths.

2. Online Feedback, Submissions from informal consultation period, 2/08/2017 - 9/08/2017

The presentation delivered at the community workshop on the 31st July 2017 was made available on Council's website for a one week period. There were seven submissions received in response to the presentation document. Submissions were considered in their entirety by the project team. A few key points from each submission are included below.

Submission 1

- No height increase is needed anywhere in Ulladulla. A review only three years after the last review is far too soon.
- Existing over supply of office space.
- Prefer accommodation for permanent residents rather than holiday letting.
- Buildings should not dominate views or skyline.

Submission: 2

- In support of raising the height limit to 17m. The height in the area needs to be increased for various reasons as discussed in the workshop.
- The representation of the meeting would have been higher if the workshop was held after hours so more people could attend, there was a strong presence of retired people instead of a broad range of people.

Submission: 3

- In support of changing the height limit to the maximum currently permitted (17m).

Submission: 4

- No compelling, immediate or near term reasons to increase the current 7.5 metre building height limits.
- No evidence to suggest that any community benefit will result from an increase in building height limits.
- There was an extended and considered examination of height limits in the Ulladulla CBD carried out in 2013/14 that led to the current LEP. There is no current imperative that suggests that just one component of that LEP should now be reconsidered.
- Only two recent proposals for greater height, they appear to have only maximisation of potential profit as a reason for such variation.
- A substantial variation of building heights would allow development which is out of character with the human scale and nature of the current local built environment.
- Currently 37.5% of private dwellings in the 2539 post code area are unoccupied compared with 9.7% for NSW (2016 Census). The Ulladulla area needs affordable housing development rather than more high cost development which will likely be holiday accommodation (current median household income in the 2539 post code area is $38,844 compared with $64,324 for NSW, 2016 Census).

Submission: 5

- The primary consideration should be to ensure the existing neighbourhood amenity and character is maintained.
- If controls (e.g. the protection of sunlight to living areas of residential premises, privacy to living areas, and views and vistas of the ocean and hinterland) cannot be established then present height controls should remain.
- Any policy should preserve the limited tree coverage on the ridge top and make provision to increase it substantially.
- The policy should provide open public space with sunlight and trees, parking provisions, traffic planning, generous building setbacks, appropriate floor space ratios, pedestrian connectivity, controls to minimise the bulk and scale

of buildings, and design quality controls to guarantee the aesthetic appearance and cohesion of design.

Submission: 6

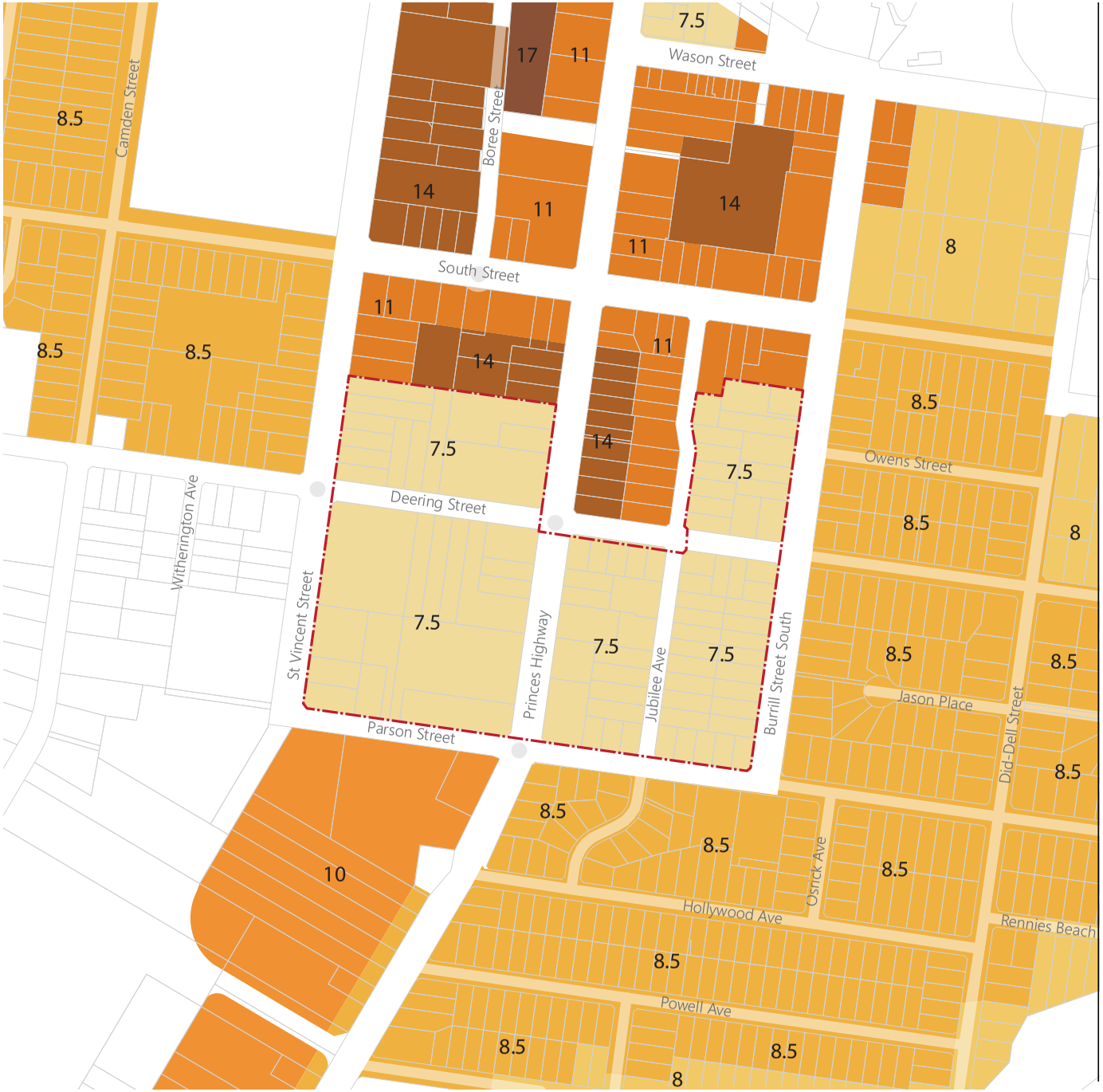
- No increase to the height limit.
- Development is taking place and will continue to take place, but it should be within the rules and bounds that Council staff, Councilors and many local people worked hard to determine. Revisiting an existing policy every few years because of individual DA's is time consuming and costly.
- The trend is now for home to be the base for many businesses, rather than renting an office space. No businesses are currently searching for office space, there are a number of vacancies.
- According to a local real estate agent those down-sizing want a house or a single storey villa, not apartments. There is no current demand.
- A DA was granted for apartments in Wason St Ulladulla in about 2007. The existing building was demolished and ten years later there still have been insufficient apartments sold off the plan to gain finance and build them. We don't want similar occurrences.
- One side of Parson Street has a 7.5m height limit while the other lower side of the street has a 10m height limit.
- The DA16/2412 report contained the statement that "compliance with the development standard is unreasonable and unnecessary." It is both reasonable and necessary to obey Council's rules.
- People have chosen to live in this area because of the low-rise buildings and don't want it to change.
- People who cannot afford water-frontage, want to be able to glimpse the water from a distance. Allowing multi-storey buildings, especially in St Vincent St, Jubilee Ave and Burrill St South could obscure views
- The result of previous height reviews (2006, 2008 and 2014) was to keep lower buildings on the ridge line so that those looking at the ridge line approaching from either north or south or looking up from the Harbour will see trees, rather than a conglomeration of buildings.
- There doesn't appear to be a park or open space in the subject area.
- Lack of connectivity in the CBD. New development will bring increased traffic pressure.
- There is no single architectural style in Ulladulla. If increases in heights are permitted, there could develop even greater variations in design and style.

Submission: 7

- With the diminishing supply of land for residential expansion, urban consolidation is inevitable. Maximising the density within the 400 metre considered walkable distance from major shopping is a very sensible principal.
- Council should not only consider any heights as-is but also any potential future connections between the blocks, whereby improved walkability between the shops and these blocks justifies increased height, especially for the aging population.
- It would be reasonable to consider land to the West of the study area will have a future desired character above the current 8.5 metres in building height. South of South Street should not have a tapering down of height based upon current aged housing stock.
- Two property owners are in discussion to provide a walk from St Vincent Street to "Top of Town" Shops. This is an important link for potential higher density development, 400-metre from major shops. This option to be derived out of a 14-metre height over the area of the Gateway Proposal for rezoning from B5 to B4 will have a substantial positive outcome to the Community, encouraging a vibrant mixed use precinct.
- The planning principal applied with target in supporting their 20-metre high proposal was due to the provision of the cross-town link attempting to strengthen connections in Ulladulla along contours providing a grade sensible experience for our aging demographic.

APPENDIX 2

Height Scenarios and Additional Graphics from Community Consultation



POSSIBLE HEIGHT SCENARIOS FOR DISCUSSION

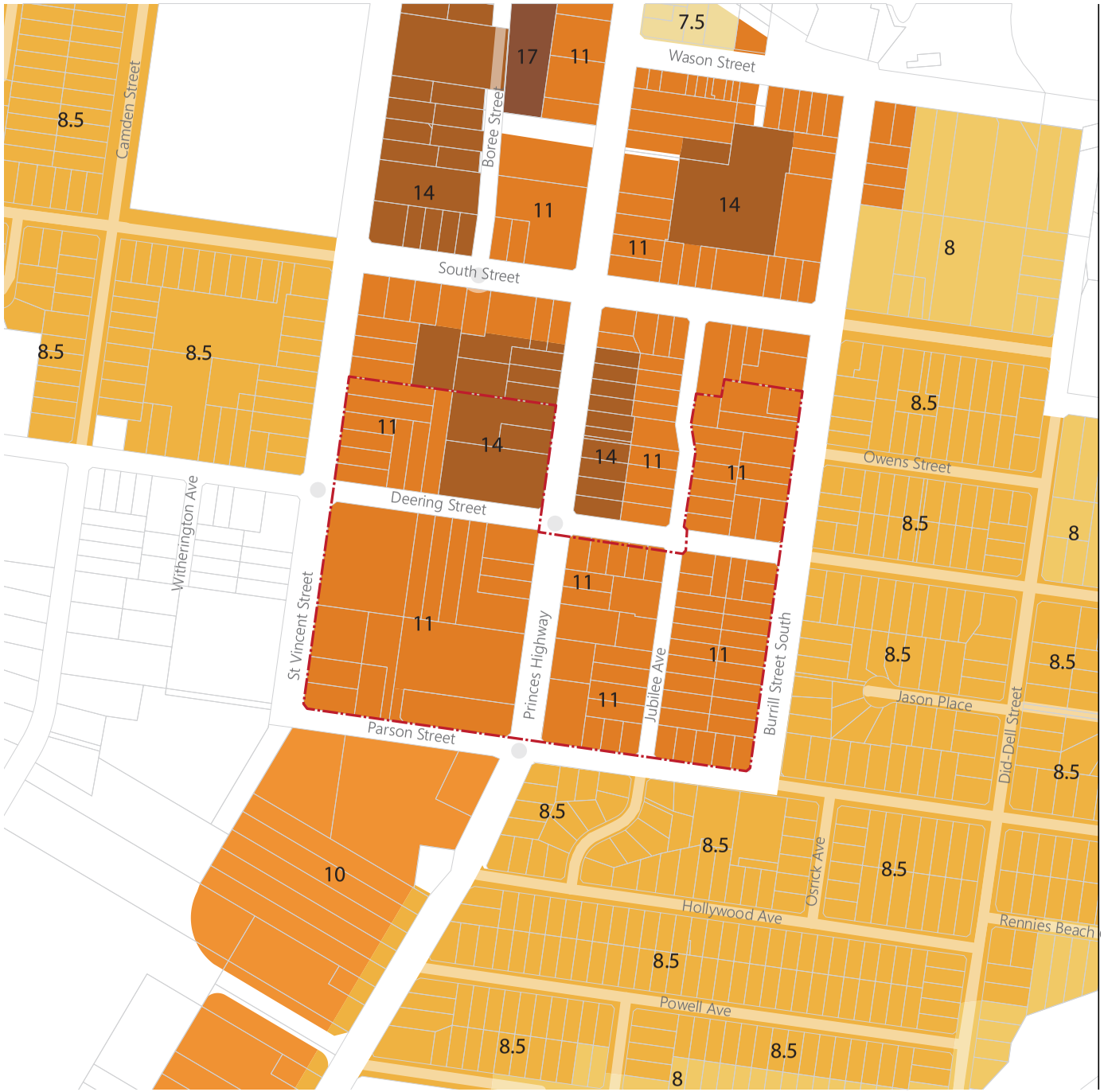
SCENARIO 1
7.5m Zone

This scenario maintains the current height limit.

The study area is anomalous in its context and does not reflect the height limits of surrounding land.

The current height limit does not necessarily allow development that maximises the growth potential of Ulladulla, nor does it support the range of uses consistent with its land use zoning.

Potential storeys of development:
B4 Mixed Use: Single storey commercial
B5 Business: Single storey commercial
R3 Residential: Two storey residential



SCENARIO 2

This Scenario follows the existing logic displayed in the study area, with height being centred along the Princes Highway and on the ridgeline.

14m Zone

Maximum height of 14m is located in the B4 Mixed Use Zone, on the relatively flat land top of the ridge behind land with an existing 14m height limit.

11m Zone

Below Deering street the 11m height limit reflects the existing height limits of the block.

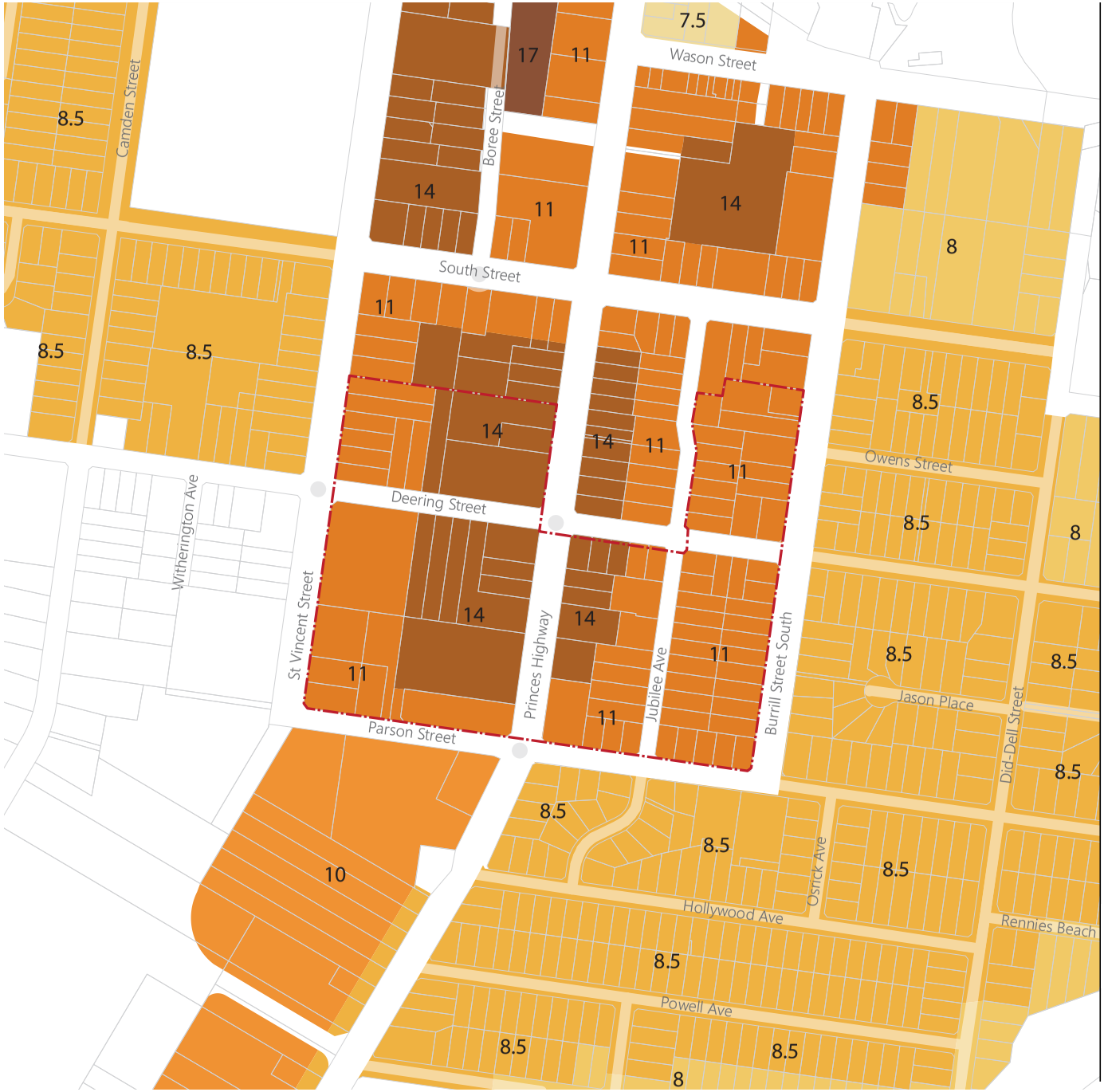
It provides a transition between the 14m mixed use zone, to the 10m Business development and 8.5m low density residential.

Potential storeys of development:

B4 Mixed Use: Three storey commercial/ mixed use/residential

B5 Business: Three storey mixed use
Two storey commercial

R3 Residential: Three storey residential



SCENARIO 3

This Scenario follows the existing logic displayed in the study area, with height centred along Princes Highway, extending on each side of Deering Street.

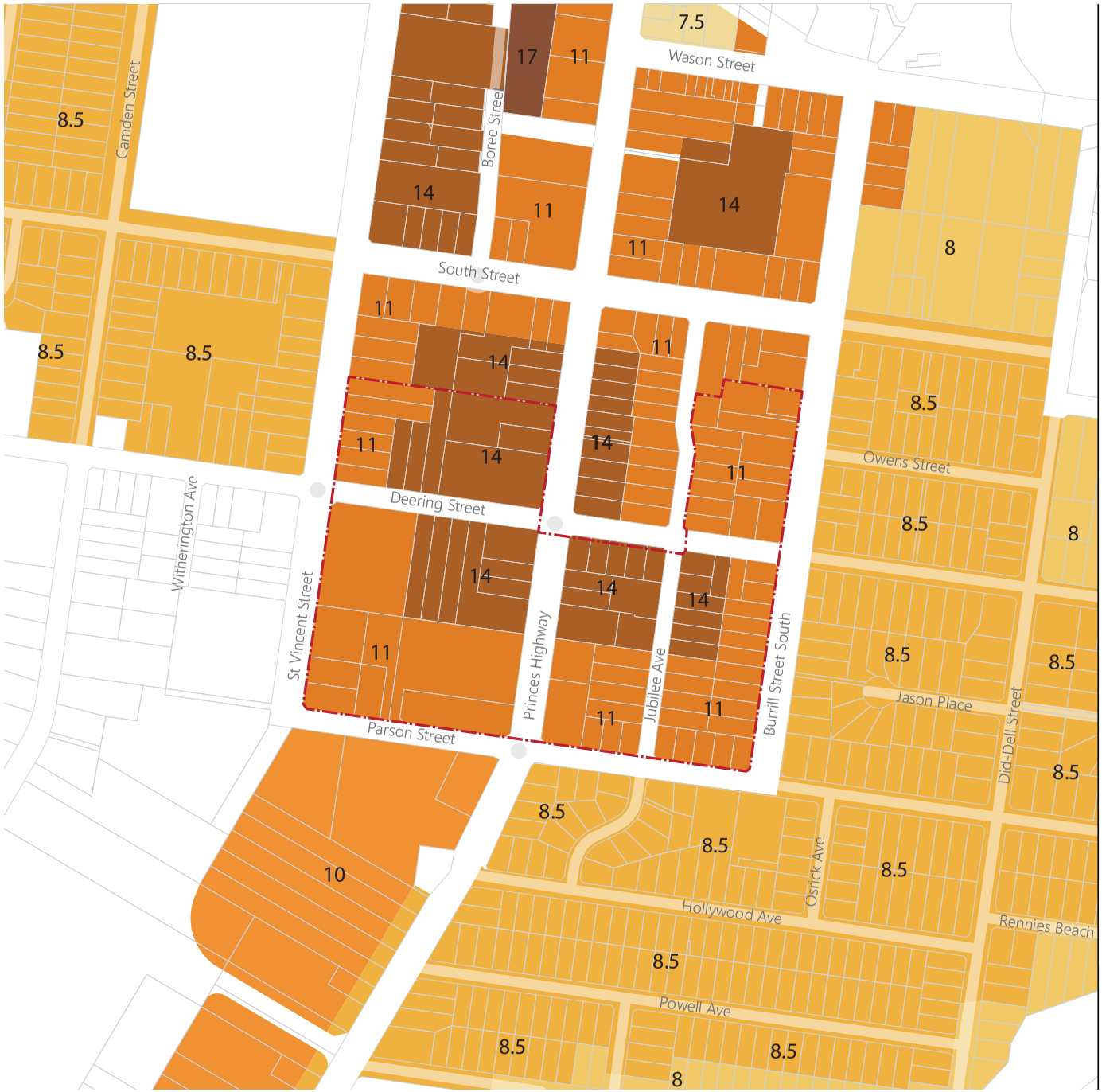
14m Zone

Maximum height of 14m is located on the relatively flat land top of the ridge behind land with an existing 14m height limit, in the B4 Mixed Use Zone and the B5 Business Development Zone.

11m Zone

The 11m height limit provides a transition between the 14m mixed use zone, to the 10m Business development and 8.5m low density residential.

Potential storeys of development:
B4 Mixed Use: Three storey commercial/ mixed use/residential
B5 Business: Three storey commercial/ mixed use
R3 Residential: Three storey residential



SCENARIO 4

This Scenario follows the existing logic displayed in the study area, with height centred along Princes Highway, extending on each side of Deering Street and along the flat land on the ridgeline.

14m Zone

Maximum height of 14m is located on the relatively flat land top of the ridge in the B4 Mixed Use Zone, the B5 Business Development Zone and the R3 Residential Zone.

11m Zone

The 11m height limit provides a transition between the 14m mixed use zone, to the 10m Business development and 8.5m low density residential.

Potential storeys of development:
B4 Mixed Use: Three storey commercial/ mixed use/residential
B5 Business: Three storey commercial/ mixed use
R3 Residential: Four storey residential

INDICATIVE VIEWS UNDER DIFFERENT HEIGHTS FROM THE SOUTH ALONG PRINCES HIGHWAY

EXISTING BUILT FORM

EXISTING HEIGHT CONTROLS (7.5m ON RIDGE)

11m HEIGHT LIMIT IN STUDY AREA

14m HEIGHT LIMIT IN STUDY AREA

INDICATIVE VIEWS UNDER DIFFERENT HEIGHTS FROM THE NORTH ALONG PRINCES HIGHWAY

EXISTING BUILT FORM

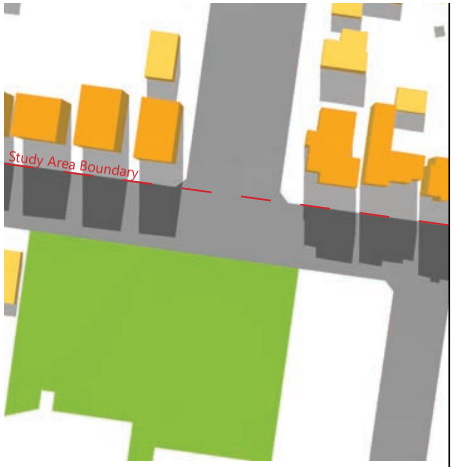
EXISTING HEIGHT CONTROLS (7.5m ON RIDGE)

11m HEIGHT LIMIT IN STUDY AREA (Existing height controls shown in grey)

14m HEIGHT LIMIT IN STUDY AREA (Existing height controls

7.5m Height Limit
12 midday mid-winter

11m Height Limit
12 midday mid-winter



14m Height Limit
12 midday mid-winter

OVERSHADOWING OF OPEN SPACE

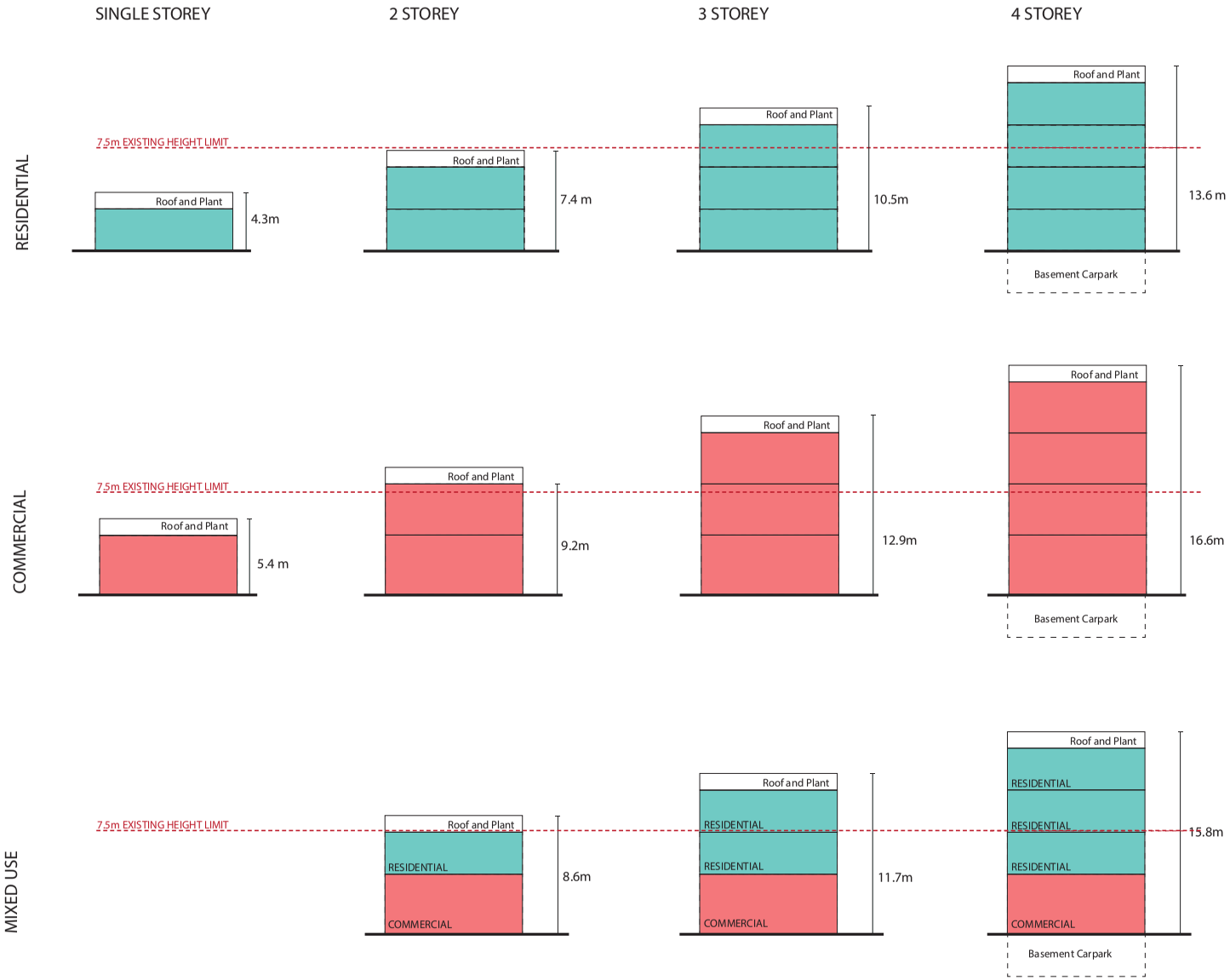
The DCP seeks to ensure proposed building heights are designed to protect the amenity of the public open space.

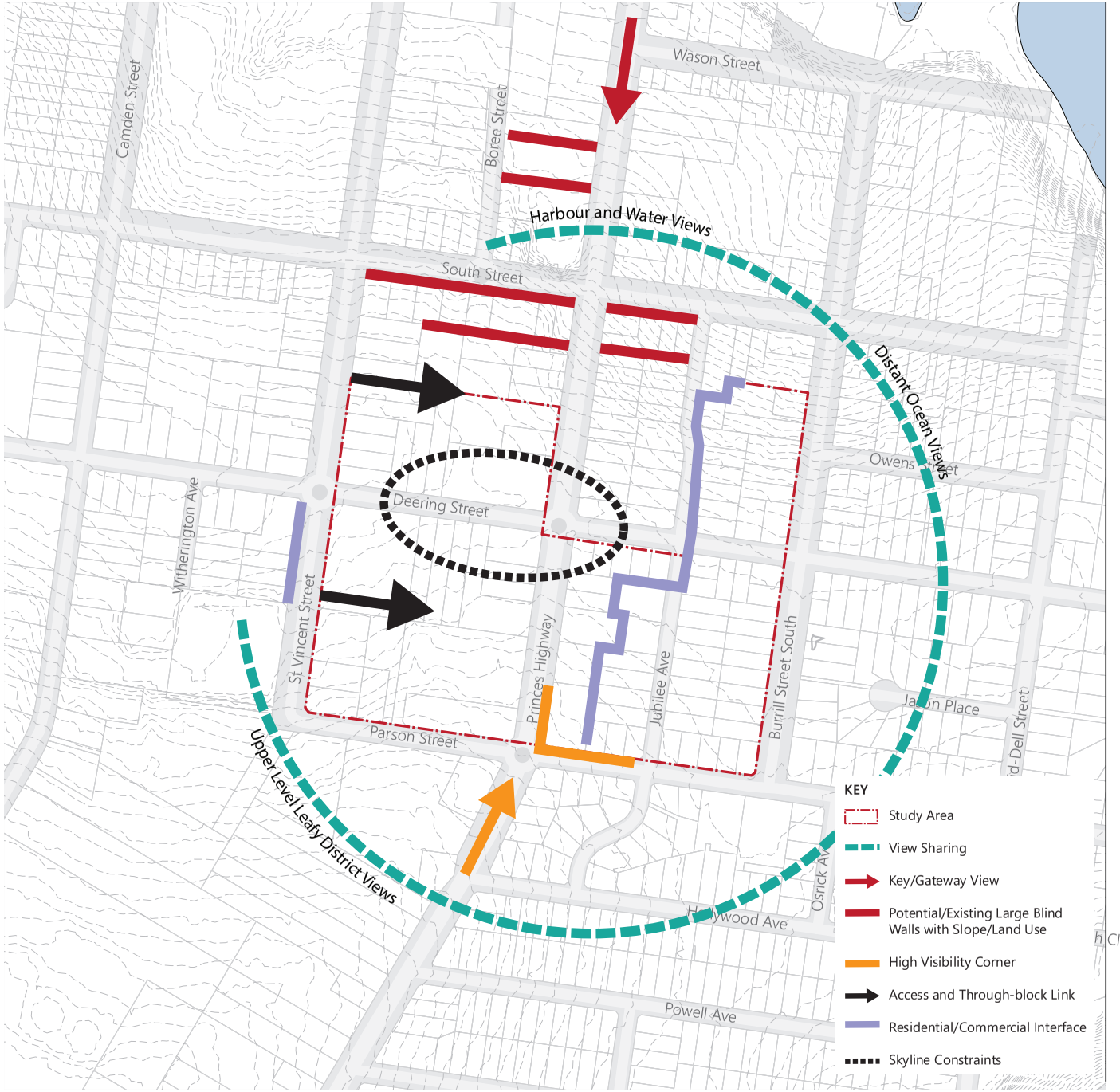
The open space at risk of being overshadowed by any increase in height limit in or around the study area is on the southern side of Parson Street.

The diagrams show the midwinter shadow under a 7.5m, 11m and 14m height limit.

The shadow does not reach over the road corridorunder any scenario.

BUILDING HEIGHT & NUMBER OF STOREYS MATRIX





STUDY AREA ANALYSIS

From our understanding of key planning documents and study area analysis, these are some of the wide range of issues that were investigated;

- Heights supporting growth and reflecting the role of Ulladulla as a Regional Centre
- Relationship between Building Heights and Land Use Requirements
- Maintaining Important views and vistas
- Controlling Overshadowing of Public Open Space
- Ensuring that new buildings are appropriately scaled in relation to street widths and desired future character
- Reducing the impact to the urban environment by minimising the apparent size of buildings when viewed from street level
- Residential and commercial interface
- View sharing

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