

## INSTRUCTIONS

Item UP 22/ 3994 Lot 70 (#4) Fraser Rd Applecross.

### 1. GENERAL

We believe this project is an overdevelopment of the property , does not comply with the R Codes and adversely affects neighbours and in particular those properties opposite..

### 2. ON WHAT GROUNDS

- Councils LPS 6  
CP- 066 Height of buildings.

The policy objectives: to provide guidance regarding the interpretation and application of building height controls throughout the City, in order to ensure that the height of buildings is consistent with the desired character of the locality, in the interests of residential and visual amenity.

CP-067 Amenity Policy

Policy Objectives:

To ensure that when new development is proposed, due consideration is given to the preservation of reasonable amenity for occupiers of adjoining properties and the surrounding area

- The R Codes specifically 5.1.6 Building height  
Design Principles  
Maintains no adverse impacts on the amenity of adjoining buildings and ...access to views of significance.

Deemed to comply rules – Table 3

The R Codes specifically 5.4 Building Design

- a) To design Buildings to minimise adverse impacts on adjoining properties
- b) To maintain the amenity of streetscapes and views

### LOT AREA

The lot sizes on this subdivision are 500m<sup>2</sup>

The R Codes provide for a minimum of 700m<sup>2</sup> with an average of 800m<sup>2</sup> in an R 12.5 zone such as this.

How this was achieved in this zone we do not know but it is in place so is not an issue – but it does demonstrate the desire of this developer to push all limits

### MISINFORMATION

We have had to challenge information provided in this application on several occasions

Contour plans were incorrect substantially. Three revisions were required.

Also #3 is a 3 level building not 2 as shown on their sections

## HEIGHT

The proposed height does not comply with the Deemed to Comply requirements in the R Codes

The earlier reports stated that they did, but after correct contours were required they have dropped this claim and stated that they comply with the Design Principles.

The building is set essentially at street level as shown on the photo – this will force a more confronting impact on the street and a higher impact on views as this is a significantly higher datum than natural...

There is impact on the views to #3 and #5 Fraser Rd

Discuss photos #3

Also the roof terrace – access and any umbrella will exceed the height and impact further on views. Even a person standing will be over height – the R CODES imagine a finite structural height not a base for activity.

At the rear of this property the height will be approx. 14 m above natural which is simply not permitted under the R Codes in an R 12.5 zone. This is the equivalent of a 4 storey building plus a roof terrace – this is not consistent with a low R12.5 zone..

## BULK ON STREETSCAPE

There is also impact on the bulk on the Streetscape with a box type building set at essentially street level so much higher than the neighbours and much closer to the street.

The extent of the elevation is set to maximum side setbacks. So the impact is greater as every limit is tested by the developer.

Discuss photos – houses adjoining are further down the respective properties so much less impact on the street.

## PUSH TO THE LIMITS

Everything on this proposal is pushed to the limits. – lot size, height, setbacks, open space such that it will have adverse effect on the neighbours and streetscape of this prime street.