

The Ellerina Road divide

Amendment C219morn will reduce the maximum building height allowed in areas subject to DDO2,3 and 4 North of Ellerina Rd

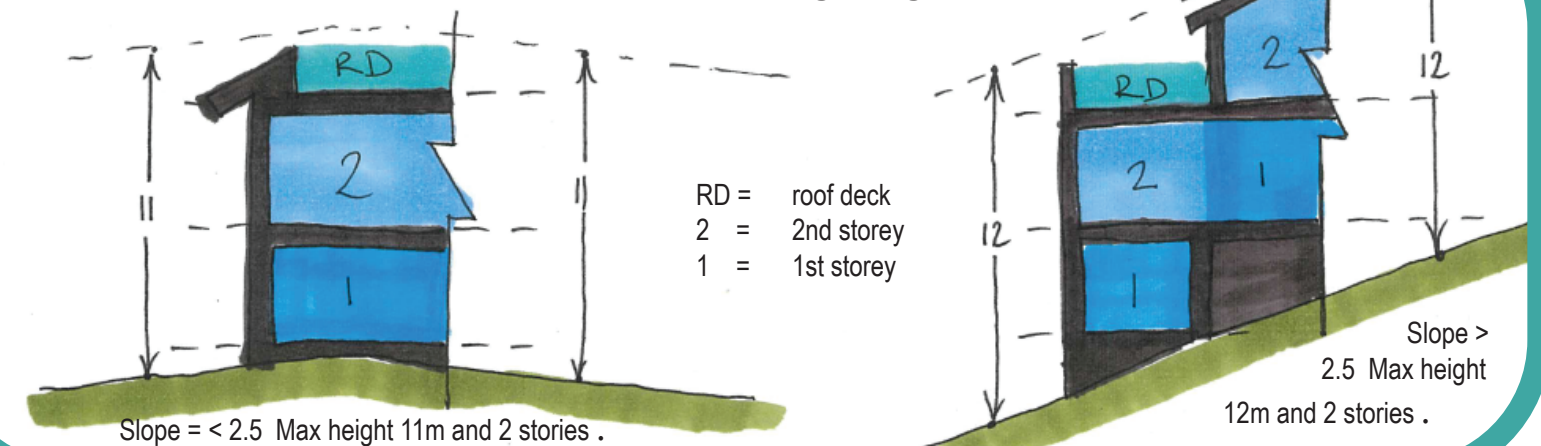
Design Development Overlays Schedule 2,3 and 4 has a mandatory building height of 8m and 2 stories, however, there is an exemption for sites North of the red line below.

These sites can build up to the maximum height allowed under the zone of the land as long as the building is only ever 2 stories. The zone is currently GRZ1 the maximum height is therefore 11m or 12m on a slope of more than 2.5 degrees.

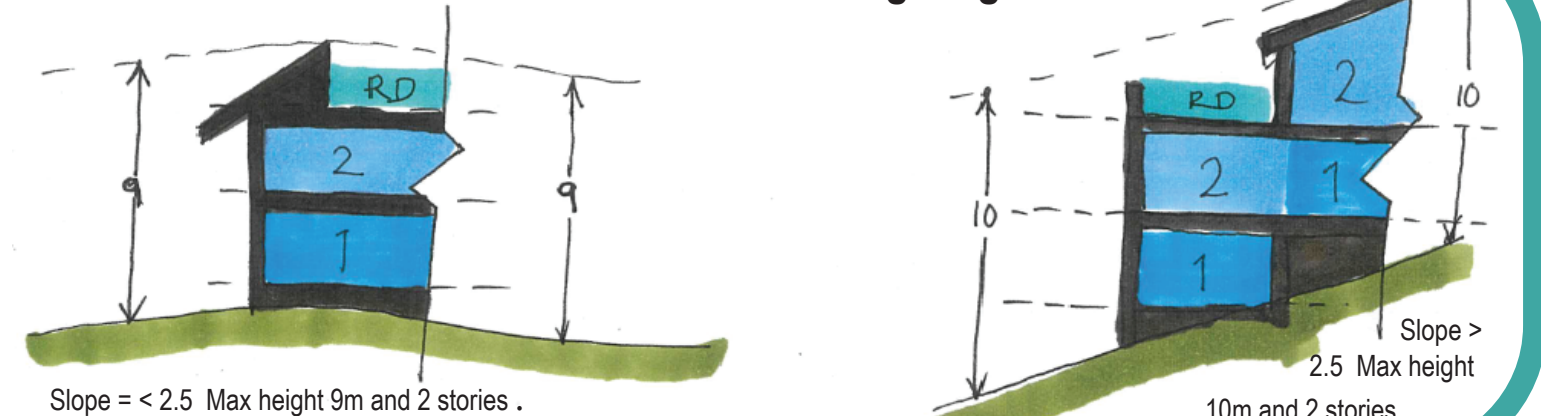
C219morn seeks to change the zone to NRZ therefore the maximum height will change to 9m or 10m on a slope of more than 2.5 degrees.

There will be no change to the maximum height South of the red line which is 8m regardless of the slope.

Current maximum building height:



C219morn maximum building height:



Current and after C219morn maximum building height:

