

Existing buildings



Existing height limits



PROPOSED HEIGHT INCREASE



Note: These images show the location of proposed building height changes in relation to existing building heights and do not in any way reflect built form outcomes.

Background

Charlestown is a regionally important strategic centre and a focus for investment and intensification of housing, employment, transport, services and recreational opportunities in the north-east of the city.

In 2006 the Charlestown Master Plan identified a range of suitable building heights ranging from 10m (up to 3-storeys) to 53m (up to 16-storeys) implemented via the Town Centre Area Plan. With the adoption of Lake Macquarie Local Environmental Plan in 2014 it became mandatory for building heights to be identified in the LEP. Translation of the built form principles identified in the Town Centre Area Plan resulted in some anomalies and significant height variations between adjoining sites.

Since the adoption of the Charlestown Master Plan in 2006, significant change in the strategic planning context has occurred, with the adoption of new regional and local planning priorities and the acceleration of unprecedented global change. Within this context we have reviewed the planning framework for Charlestown to ensure that development standards and design guidelines contribute to the desired character for Charlestown while supporting feasible development opportunities.

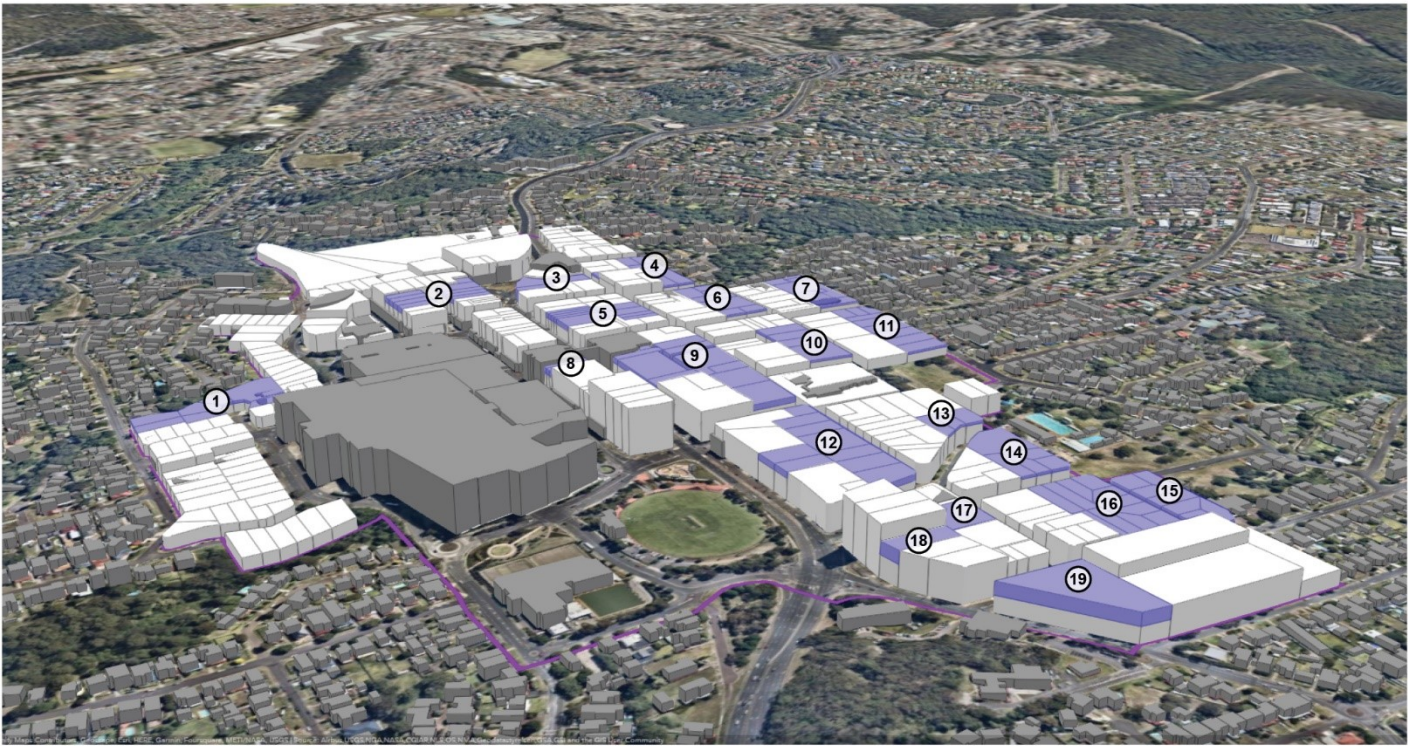
Proposed building heights

The following principles have been used to determine the proposed changes to building heights:

- Apply consistent heights generally to adjoining sites within each street block to support lot consolidation and redevelopment opportunities.
- Retain existing taller heights on street corners and gateway sites.
- Retain tallest building heights along the Pacific Highway ridge line with heights stepping down as the topography falls towards the eastern and western edges of the centre
- Building heights have been increased on the land holdings to some properties on the western side of Smith Street and the Mixed Use zone of the old TAFE site as it was recognised that these sites have potential to accommodate additional height and provide a greater incentive to redevelop
- Incentivise redevelopment of certain sites by enabling increased height where specific site design outcomes or public benefit are received and additional height can be accommodated.

The proposed maximum permitted building height will be supported through updated design guidelines in the Lake Macquarie Development Control Plan 2014 including boundary setbacks, deep soil landscaping and street wall heights.

Proposed height increase



Proposed bonus height increase



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Location	Existing Height (m)	Proposed Height and bonus* (m)	Reason
1	10	13 20*	Consistent with building heights to adjoining sites and provides a transition to residential zone outside of the Area Plan boundary. Potential to accommodate additional height where sites consolidated.
2	23	30	Consistent with building heights to the adjoining sites to the south and existing ownership patterns.
3	13	30	Consistent with building heights to the surrounding sites.
4	20	23	Consistent with building heights to the adjoining sites to the north and west.
5	23	30	Consistent with building heights to the adjoining sites to the north and south.
6	20	23	Consistent with building heights to adjoining sites to the west.
7	10	13 20*	Consistent with building height to the west of the sites within the same street block. Potential to accommodate additional height where sites consolidated.
8	23	30	Consistent with building height to the north of site.
9	23	30	Consistent with building height to the north of sites.
10	20	23	Consistent with building height to the west of sites.
11	10	13 20*	Consistent with building height to the west of site. Potential to accommodate additional height where sites consolidated.
12	23	30	Consistent with building heights in the north-west and south-west corner of the street block.
13	20	23	Consistent with building heights of adjoining sites.
14	20	23	Consistent with building heights of adjoining sites to the north and west.
15	10	13 20*	Compatible with proposed R4 zone and transition to areas outside of the Charlestown strategic economic centre boundary. Potential to accommodate additional height where sites consolidated.
16	20	23	Consistent with the building height of the adjoining site to the east.
17	23	30	Consistent with the building height if the adjoining site to the north
18	23	36.5	Consistent with the building height of the adjoining site to the south
19	16.5	30	Consistent with the building height to the North and compatible with heights on the main part of this site.
20	13	13 20*	Potential to accommodate additional height where sites consolidated.
21	33	40*	Public benefit outcome supported by additional height

* Bonus heights only apply where pre-conditions (minimum lot size and frontage width) or the provision of community infrastructure are met.