

Our Ref: 321167_LE004

8 May 2023

The Chief Executive Officer
Shoalhaven City Council
PO Box 42
NOWRA NSW 2541

Attention: Andre Vernez

Dear Andre,

RE: REGIONAL DEVELOPMENT APPLICATION NO. RA22/1001 – 192-198 KERRY STREET, SANCTUARY POINT

Reference is made to Council's request for additional information on 4 May 2023, in relation to the maximum building height of the proposed Sanctuary Point Library building at 192-198 Kerry Street, Sanctuary Point.

Confirmation is provided that the building maintains a maximum height of 12.25 metres from existing natural ground level to the uppermost portion of the building.

The proposed 12.25 metre building height exceeds the maximum permissible building height of 11 metres, pursuant to Section 4.3(2A) of the Shoalhaven Local Environmental Plan 2014 (SLEP 2014). It is noted that the majority of the building is below the maximum building height, with only a minor portion exceeding the height limit.

The portion of the building that exceeds the maximum height limit comprises an architectural roof feature, as defined at Section 5.6 of the SLEP 2014.

The objectives of Section 5.6 are:

- (a) to ensure that rooflines, including architectural roof features, respond to and are compatible with the scenic attributes of natural and built environments,*
- (b) to ensure that rooflines, including architectural roof features, on or in the vicinity of a heritage item or within a heritage conservation area are designed having regard to the heritage values of that item or conservation area.*

The architectural roof feature comprises a decorative element of the building that is compatible with the setting of the site, having regard to the natural and built environment. The roof feature is situated on the part of the building that fronts Kerry Street and Paradise Beach Road and provides the building with a sense of identity to assist visitors with wayfinding. The roof feature is integrated into the building design and is of a height and scale that does not conflict with the surrounding natural or built environment. The roof feature does not

protrude above the height of the trees on the western side of Kerry Street and its setback from the site boundaries ensures that it does not dominate the built form.

The site is not situated in the vicinity of any heritage items and is not within a heritage conservation area.

In accordance with Section 5.6(3), development consent must not be granted to any such development unless the consent authority is satisfied of the following:

Subclause	Comment
<p>(a) <i>the architectural roof feature—</i></p> <p>(i) <i>comprises a decorative element on the uppermost portion of a building, and</i></p> <p>(ii) <i>is not an advertising structure, and</i></p> <p>(iii) <i>does not include floor space area and is not reasonably capable of modification to include floor space area, and</i></p> <p>(iv) <i>will cause minimal overshadowing, and</i></p>	<p>The architectural roof feature comprises a decorative element of the uppermost portion of the building and has been designed to funnel light into the green wall of the youth area on the first floor of the building.</p> <p>The architectural roof feature is not an advertising structure.</p> <p>The architectural roof feature does not include any floor space and is not capable of being modified to include floor space area due to the configuration of the roof element.</p> <p>Owing to the orientation of the site, the roof feature does not generate any adverse overshadowing impacts on the proposed development or existing surrounding development. The greatest overshadowing impact generated by the development is at 9am on 21 June, however the roof feature only overshadows the carparking area to the west of the building and Kerry Street. Between 12pm and 3pm on 21 June, the roof feature only overshadows the roof area of the building and does not have any impact on solar access to the development or surrounding development.</p>
<p>b) <i>any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.</i></p>	<p>N/A – the roof feature does not include any building identification signage or equipment for servicing the building.</p>

Having regard to the above discussion, consent is sought for the building height exceedance of 12.25 metres pursuant to Section 5.6(2).

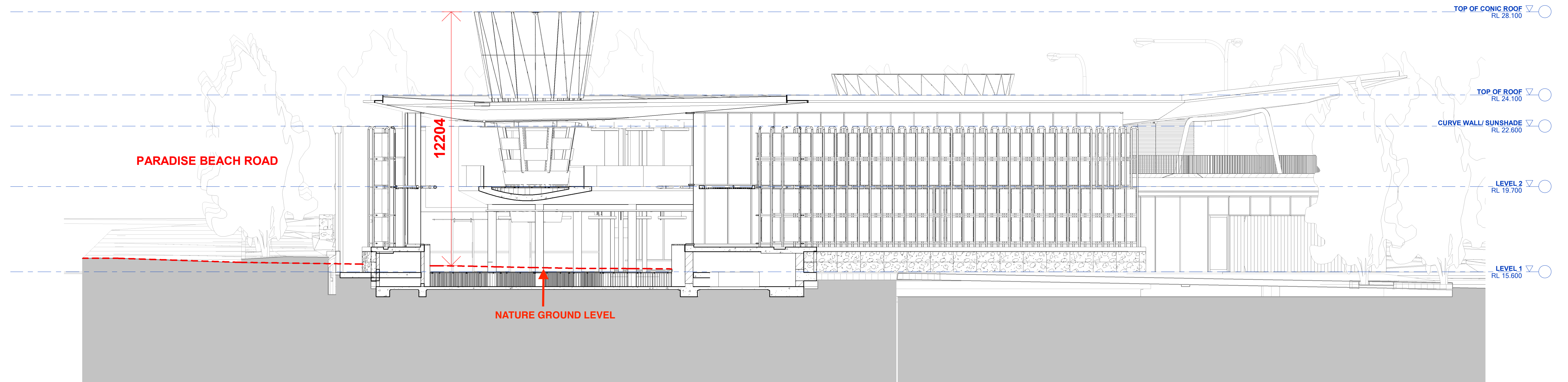
Yours sincerely



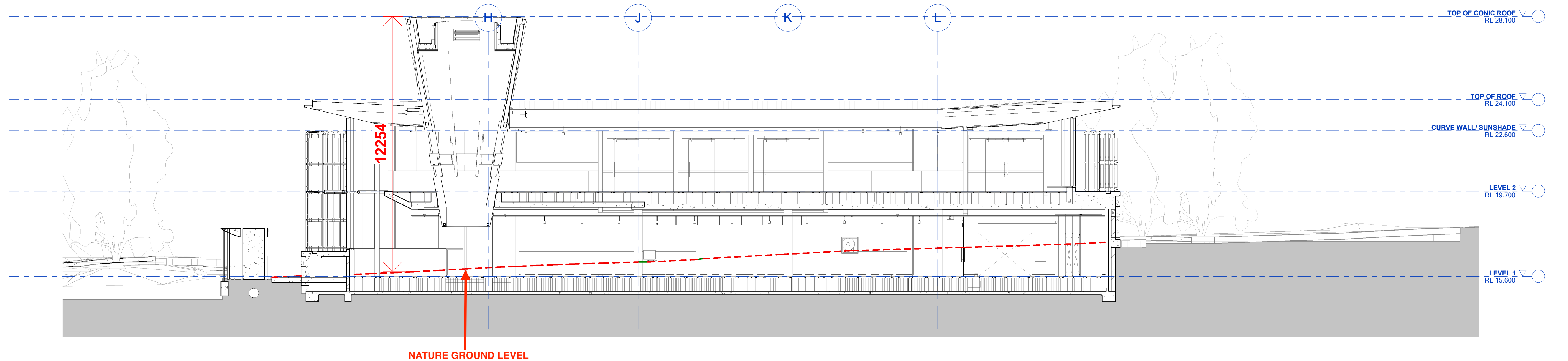
RENNIE ROUNDS
Senior Town Planner

Attachment

Section Plan prepared by Brewster Hjorth Architects. Drawing No. SK1.016



2 Section 78
1 : 100



1 Section 79
1 : 100

