

Development & Environmental Services Group



To: Tim Fletcher – Director Development and Environmental Services

From: James Bonner – Development Planner

Subject: Concurrence to exceed 11m height limit as per clause 139 of IREP No.1
for basketball stadium – Lot 2 DP 130891, Cambewarra Rd Bomaderry

Date: 24/4/2012

File: RA12/1000 CONTACT:

Under Clause 139(2) of the *Illawarra Regional Environmental Plan No. 1* Council cannot consent to a development application to erect a building which will have a height of more than 11 metres, without the concurrence of the Director. The apex of the building will have a height of 13.045m from natural ground level (ngl) and therefore the concurrence of the Director is sought.

In accordance with subclause 3 in deciding whether to grant concurrence the Director shall take into consideration:

(a) the height, scale, bulk and density of the proposed building,

The building has a curved roof with the apex at 13.045m above ngl with the main building element at 9.273m. The building is to be setback 25.5m from Cambewarra Rd, 27m from the eastern boundary and 46m from the southern boundary. The building height is required to enable the development to meet the indoor height standards for the facility and the scale and density are compatible with the locality.

(b) the external appearance and materials used on the exterior of the proposed building,

The use of composite panel, pre-cast concrete, glazing and metal cladding materials and design assists in the overall modern appearance of the proposed building. Any issued development consent to be conditioned so as to require the building to be constructed in accordance with the approved materials and finishes and for the exterior colours to be sympathetic with the surroundings.

(c) the relationship of the proposed building to the streetscape or landscape,

The development is within an existing recreation district and is consistent with the existing use of the site and will contribute to the streetscape. Landscaping is proposed to be provided around the extremities of the building

(d) the effect of the proposed building on public amenity, including pedestrian amenity,
The development will improved public amenity in the locality by providing modern facilities and improved parking for the Artie Smith complex. Pedestrian amenity is not impacted by the proposal.

(e) the effect of the proposed building on wind patterns and wind velocity in public places,
The development is to be setback a minimum of 25m from the public road and it should not impact on the wind patterns and wind velocity in public places.

(f) the effect of the proposed building on overshadowing of public places,
The building will not overshadow public places.

(g) the effect of the proposed building on views from public places,
The building is located within a developed urban area and will not impact on views from public places.

(h) the effect of the proposed building on any item of the environmental heritage in the vicinity,
and
There are no heritage items within the vicinity of the development.

(i) the effect of reflections from the exterior of the proposed building on roads, public places and buildings in the vicinity.
The building is to be constructed using a number of different materials, textures and colours that will reduce the reflectivity of the building. Any consent to be condition to require the roof to be covered with pre-coloured cladding using a dark colour to reduce the reflectivity of the roof.

It is recommended that the Development & Environmental Services Director exercise his delegated authority to grant concurrence to exceed the 11m height limit as requested.



James Bonner
Acting Senior Development Planner

Assumed Concurrence Authorised by:



Tim Fletcher
Development & Environmental Services Director

Date: