

CLAUSE 4.6 VARIATION TO BUILDING HEIGHT

**Lennox Head Public School
25 Byron Street, Lennox Head**

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Our Ref: CC160172



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Objection to a Development Standard – Height of Building

Location of Property - The site encompasses the following two (2) lots in Lennox Head:

- Lot 1 DP 435547 and Lot 1 DP 603799.

Proposed Development – The application seeks development consent for alterations and additions to Lennox Head public school including associated landscaping.

Development Standard to which the Objection Relates

Clause 4.3 – Height of Buildings within Ballina Local Environmental Plan 2012.

What are the Objectives of the Development Standard?

The objectives of Clause 4.3 relating to building height are as follows:

- (a) to ensure that the height of buildings is compatible with the bulk, scale and character of the locality,
- (b) to minimise adverse impacts on existing or future amenity of adjoining properties and the scenic or landscape quality of the locality,
- (c) to protect significant views from public places.

State the Numeric Value of the Development Standard

The height of building map within Ballina LEP 2012 identifies maximum building height of 8.5m for the site.

State the Proposed Numeric Value of the Development

The proposed development has a maximum height of 9.1m.

State the Numeric Variation of the Proposed Development to the Development Standard

The numeric variation of the proposed development to the development standard is 0.6m or 7.06%.

Reason for the Proposed Variation

The architectural design of the building includes a low pitched roof and due to the internal height requirements for schools, the roof height exceeds the limit.

Initially the proposal was to go through the complying development process, where it would have met the building height requirements of the State Environmental Planning Policy (SEPP), however now it is going through the development application process, a height variation is required.

Reason why Strict Compliance is Unreasonable or Unnecessary in this Instance.

Strict compliance is unnecessary and sufficient planning justification is provided to support the variation, including:

- The proposed roofline of the structure provides a low roof pitch which adds to the architectural interest of the proposed building;
- The department of education require higher than normal ceiling heights within classrooms, which raise the height of the structure; and
- The building will not significantly overshadow residential development as shown with the shadow diagrams included with the Statement of Environmental Effects and Architectural plans.

Sufficient Environmental Planning grounds to Justify Contravention of Development Standard

As shown in the information above, there is adequate planning rationalisation provided to justify the variation, including:

- There are no adverse impacts of the proposal on the school, streetscape or amenity of the area;
- The proposed variation is minor and was consistent with the SEPP controls for complying development;
- The height will reduce the hard stand footprint of the building on the site which will allow more open space for the students; and
- It is an important expansion to an important piece of public infrastructure.

Is the Development and the Proposed Variation in the Public Interest?

The proposed development will provide a range of social and economic benefits and is of public interest for the following reasons:

- Will future proof the school by providing additional classroom space;
- The architectural design adds to the streetscape and amenity of the school and neighbourhood; and
- Important to the community by expanding an essential piece of public infrastructure.