

24th March 2020

TO: The General Manager
Northern Beaches Council
1 Park Street Mona Vale NSW

Dear Sir/Madam,

**RE: DEVELOPMENT APPROVAL FOR MINOR WORKS, 1440 PITTWATER ROAD, NARRABEEN.
STATEMENT OF ENVIRONMENTAL EFFECTS**

Development approval is sought for the purposes of minor works in the commercial premises at the above address. The new works involve the installation of a new window within an existing wall and skylights on the roof. The works are all located on the upper floor (level 3) of the Berry Street elevation above the loading dock at ground floor level and the windows will match existing adjoining windows of the commercial premises.

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

The proposed new works will be compliant with the aims of this plan.

4.3 Height of Buildings

There will be no change in maximum height as the window is within an existing wall and the skylights will be generally at or below parapet level.

5.10 Heritage Conservation

The subject property contains no heritage items nor is the property affected by Heritage Items.

7.3 Flood Planning

Whilst the property is identified as at risk on the NBC Flood Hazard Map the development was originally built to suit flood planning levels for flooding below ground floor level. The proposed works which are minor are located 2 storeys above the flood planning levels and will be totally unaffected by the flood risk.

PITTWATER 21 DEVELOPMENT CONTROL PLAN

The property is within the Warriewood locality and is generally compliant with the DCP and the property is only affected by flood as mentioned above.

Section C

The new works will have no impact upon View Sharing, Solar access, Visual or Acoustic Privacy.

Visual Privacy

The window will face Berry Street directly opposite the Narrabeen Smash Repair business and will not be able to overlook any residential areas on the subject property or neighbouring properties within 9m so will not create any privacy issues.

Section D

D14 Warriewood Locality

The existing character and streetscape of the neighbourhood will be maintained and all building colours and materials will match the existing building.

There will be no change to any of the building lines as all work is within the existing external fabric of the building.

The proposed new works are compliant with all aspects of the Northern Beaches Council controls affecting the property and suitable for approval.

BCA Compliance

According to the BCA the development consists of Class 2, 5, 6 & 7 buildings. The Class 2 component of the development having the highest requirement of Type A construction will require a 900 high fire rated spandrel separating openings below the proposed window. The separation of openings requirements are achieved by the masonry walls in the same manner as the existing windows to the west. The skylights will be located more than 3m from boundaries and 3m from any skylights or openings in the adjoining residential part of the building. The proposed work will therefore generally comply with the requirements of the BCA. Confirmation of this will need to be ascertained prior to construction certificate and building works commencing.

Please contact our office should you require any further information in regard to this application.

Yours Sincerely



RAY FITZ-GIBBON