



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

20 December 2024

General Manager
Northern Beaches Council
25 Pittwater Road, Dee Why NSW 209

Dear Sir/Madam,

SUSTAINABLE BUILDINGS SEPP - WESTFIELD WARRINGAH TICKETLESS PROJECT

In relation to the above Development Application, our interpretation of the *State Environmental Planning Policy (Sustainable Buildings) 2021* (Sustainable Buildings SEPP) is as follows:

- Chapter 2 does not apply as this relates to residential development.
- Chapter 3 relates to “Standards for non residential development” and Section 3.1 states,

3.1 Application of Chapter

(1) This Chapter applies to development, other than development for the purposes of residential accommodation, that involves—

- *(a) the erection of a new building, if the development has an estimated development cost of \$5 million or more, or*
- *(b) alterations, enlargement or extension of an existing building, if the development has an estimated development cost of \$10 million or more.*

- The proposal does not seek to alter any buildings on site or propose any new buildings.
- The proposal does not alter/impact/change any BASIX effected building.
- Further the proposal does not meet the definition of a “*large commercial development*”.
- A NABERS statement, net zero or embodied emissions statement are therefore not required.

Yours sincerely,

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Sustainable Buildings SEPP