

NOLAN PLANNING CONSULTANTS

30 September 2011

The General Manager
Manly Council
PO Box 82
MANLY NSW 1655



Dear Sir,

**BUILDING CERTIFICATE APPLICATION
SECTION 149A ENVIRONMENTAL PLANNING & ASSESSMENT ACT**

Premises: Lot 13, DP 239569, No. 143 Balgowlah Road,
Balgowlah
Subject Works: Unauthorised Works Including Family Flat

On behalf of my client, Mr Alan Flew, I seek Council's consent pursuant to the issue of a Building Certificate under Section 149A of the *Environmental Planning & Assessment Act 1979* in respect of the unauthorised works at the above site.

The following information is provided in support of the application:

- Survey Plan prepared by Theo Mossel & Associates, Ref No. 2686, date 15 September 2009.
- Structural Engineers Certificates prepared by PelEng Consulting Engineers, dated 14 January 2010 and 22 November 2010.
- Works as executed (as constructed) drawings prepared by W & B Consulting Pty Ltd.

The unauthorised works incorporate:

1. Timber deck provided to the first floor southern elevation of the dwelling.
2. Separate entrance door to first floor accessed via the deck.
3. Kitchen facilities within the first floor level.
4. Window amendments to the first floor southern and eastern elevations.
5. Internal alterations (room layout) to first floor.
6. New sliding double windows on southern elevation of ground floor.

ABN: 12 903 992 182

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Window/Door Configuration

The works as constructed provide for two small windows to the first floor kitchenette and two small windows to the first floor bathroom on the eastern elevation. These windows do not serve high use living areas and do not allow for direct views into living areas or private open space of the adjoining properties.

The works also provide for two smaller windows and a single door in lieu of the approved two larger windows on the southern (rear) elevation. The works as constructed provide for a reduction in the glazed area on the southern elevation and therefore will not result in any decrease in privacy to the surrounding properties.

The new sliding door on the ground floor southern (rear) elevation provides access to the rear yard. As the door is located at ground level and well setback from the adjoining properties and as such will not result in any loss of privacy to the surrounding properties.

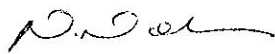
- The proposal does not result in the reduction of open space or landscaped area.
- The footprint of the building, height and boundary setbacks are in accordance with the approved plans.

CONCLUSION

The recently unauthorised works do not have any detrimental impact on surrounding properties or the character of the locality and as such it is considered that a Building Certificate should be issued.

Should you require additional information to support the proposal or wish to discuss the merits of the structure, please do not hesitate to contact me on 0403 524 583.

Yours faithfully,



Natalie Nolan