

SITE ANALYSIS

SECTION 96 APPLICATION FOR TWO SAIL/SHADE STRUCTURES AT 577-579 PITTWATER ROAD, BROOKVALE

This site analysis is to be read in conjunction with the development application drawing No's: DA1-B, DA2-B, DA3-B, DA4-B and DA5-A forming part of the Section 96 development application submission and the following comments:

- The site is located on the corner main road intersection bounded by Pittwater and Warringah Roads,
- The site has one residential neighbour to the west and commercial buildings located to the south,
- The location of the proposed sail/shade structures is within the footprint of the main commercial building currently constructed on the site,
- Views to and from the site are limited to Pittwater Road and Warringah Road and given the nature of the proposed sail/shade structure works are within the existing building footprint the proposed sail/shade structures will have no effect on the views of any neighbours buildings,
- The shadows cast by the proposed shade/sail structures will have no adverse effect on any adjoining property as the shadows will fall on the existing building structure,
- The existing access to the site and parking remains unchanged by the erection of the shade/sail structures at the top most level of the building,
- The location and use of adjacent buildings are as follows:
 - a) Immediately to the north and east of the site is the intersection of Pittwater and Warringah Roads,
 - b) Immediately to the south of the site is an existing commercial premises used for the retail of cars, boats and boat servicing,
 - c) Immediately to the west of the site is a residential house.

It is considered that the proposed works will have no detrimental effect on the adjoining neighbours listed above or the surrounding residential suburbs as the works are not visible.

Yours faithfully,

Ben Humel

Humel Architects Pty Ltd