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## MEMORANDUM

**DATE:** 14 December 2020  
**TO:** Northern Beaches Local Planning Panel  
**CC:** Anna Williams, Development Assessment Manager  
**FROM:** Adam Croft, Development Assessment Officer  
**SUBJECT:** DA2020/0816 – 23-33 Bassett Street, Mona Vale  
**REFERENCE:** 2020/791372

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Dear Panel,

Please see the below responses to the matters raised in the email from the Local Planning Panel dated 12 December 2020.

1. Include condition **38a. Privacy Screening**, as discussed under C1.5 Visual Privacy:

**38a. Privacy Screening**

Privacy screening is to be provided to the west-facing windows of Bedrooms 242 to 249 inclusive.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

Reason: To maintain privacy between the subject site and adjoining dwellings.

2. The Development Engineering comments dated 23/11/2020 are superseded by the comments dated 3/12/2020. The updated comments indicate that the survey plan includes sufficient detail and an assessment has been undertaken by the Engineer. As discussed under the planning comments in relation to the Engineering referral, the proposed new path was not intended to be included in the application. The existing footpath is considered to provide acceptable access in the circumstances, as demonstrated in the Applicant's Clause 4.6 written request.

Further, in relation to the concerns raised during Monday's Panel briefing, the applicant has provided a revised Clause 4.6 written request and a footpath concept plan addressing *SEPP HSPD Section 26 Location and access to facilities*. The documents are attached for consideration by the Panel.

With regard to the proposed non-compliance with Section 26, it is noted that Council's assessment was guided by **Malton Road Development Pty Ltd v Hornsby Shire Council [2018] NSWLEC 1265**.

3. Clarification on the use of filter cartridges was sought from Council's Water Management Officer, but no response has been received at this time. It is understood that the use of filter cartridges as the sole means of stormwater treatment, as initially proposed, was not acceptable.



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However, the proposal has been amended by the applicant to provide swales for increased infiltration, and conditions of consent are included requiring stormwater re-use within the development to reduce the consumption of potable water and quantity of runoff from the site.

The recommendation for approval by Council's Water Management Officer, subject to conditions including maintenance of filter cartridges, indicates that the use of filter cartridges is deemed to be acceptable as part of a broader stormwater treatment scheme.

Adam Croft  
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