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## MEMORANDUM

**DATE:** 23 March 2022  
**TO:** Northern Beaches Development Determination Panel  
**CC:** Steven Findlay, Manager Development Assessments  
**FROM:** Gareth David, Planner  
**SUBJECT:** DA2021/0900 - 40 Sunrise Road PALM BEACH

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Dear Panel,

The following is a supplement to the Assessment Report to address Panel questions and minor errors and omissions within the submitted DDP Report and Consent.

### **C1.5 Visual Privacy, paragraph 5 of the Assessment Report**

Within the assessment report under section C1.5 Visual Privacy, paragraph 5 reads:

Windows W203b and W203b on the eastern elevation to the ground floor dining room would contain privacy screens and the proposed lower ground floor windows on the eastern elevation would be suitably offset from adjoining windows and private open space and would be screened by proposed landscaping. As such, these windows are not anticipated to result in unreasonable privacy impacts.

This is to be corrected to:

Windows W203b and **W203c** on the eastern elevation to the ground floor dining room would contain privacy screens and the proposed lower ground floor windows on the eastern elevation would be suitably offset from adjoining windows and private open space and would be screened by proposed landscaping. As such, these windows are not anticipated to result in unreasonable privacy impacts.



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**Condition 1 formatting**

An error in formatting cut out a portion of the table inserted within Condition 1 related to approved reports and documentation. This table in Condition 1 of the Development Consent Shall read as follows:

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Arboricultural Impact Appraisal and Method Statement Rev.A	04/02/2022	Naturally Trees
GEOTECHNICAL ASSESSMENT (Ref: 33855BYrptrev)	02/02/2022	JK Geotechnics
BASIX Certificate (1163660S_03)	31/10/2021	Andrew Spaile & Associates
NatHERS Certificate No.0005518410-02	31/10/2021	Andrew Spaile & Associates
Flora and Fauna Surveys, Biodiversity and Ecological Impact Assessment Report	03/01/2021	ACS Environmental P/L

Regards,

Gareth David  
**Planner**