

3 March 2025



Anaiis Sarkissian  
Northern Beaches Council

Dear Anaiis,

**Re: Development Application DA2024/0383 for the construction of a secondary dwelling and inclinator at 20 Sunrise Road, Palm Beach.**

We received your letter (dated 21 January 2025) and thank you for the opportunity to address the concerns raised. We are also appreciative for the opportunity to meet with you and for your feedback in relation to the without prejudice amended plans presented following that discussion.

In response to matters initially raised, we proffer the following responses:

**1. Council's Development Engineer**

The requirement for onsite detention in conjunction with the proposed secondary dwelling is acknowledged. A 2,000L detention tank is now proposed, as shown on the Sub-Floor Plan (DA5, Northern Beaches Drafting). Amended Stormwater Management Plans are also being prepared and will be uploaded to the NSW Planning Portal imminently.

**2. Site access**

In response to Council's continued objection to the proposed inclinator, the Applicant is agreeable to the deletion of the inclinator from this development application. Amended plans have been prepared that no longer demonstrate the inclinator, with pedestrian access to the proposed secondary dwelling limited to stair access only.

**3. Building height and envelope**

The design of the secondary dwelling has been amended in response to Council's concerns regarding the height and envelope non-compliances. An amended clause 4.6 request has also been prepared to address the remaining minor variation proposed.

The amended documents referred to in this letter will be uploaded to the NSW Planning Portal.

If you would like to discuss any aspect of this response in further detail, please do not hesitate to contact me on 0472 65 74 74 or email.

Yours sincerely,

Rebecca Englund  
**Director | Northern Beaches Planning**