Memo

Development Assessment

To:	Northern Beaches Local Planning Panel (NBLPP)
Cc:	Peter Robinson Executive Manager, Development Assessment
From:	Kye Miles Planner, Development Assessment - Central Team
Date:	4 June 2025
Subject:	Late Submission to NBLPP - DA2025/0032 - 80 - 82 Mona Vale Road MONA VALE

The purpose of this memo is to advise the Panel of a late submission.

Submissions

The additional submission has been reviewed and raises the following concerns:

- Light pollution,
- Lack of footpaths,
- Traffic Engineering comments, and
- Recommended conditions.

These concerns have been addressed within the Assessment Report, and no further commentary is required except for *'Traffic Engineering comments*' and '*Recommended conditions'.* These matters are addressed accordingly below:

Traffic Engineering Comments

Council's Traffic Engineer has confirmed that the comments reflect the information in the parking survey conducted by the applicant. The traffic counts conducted by the applicant's traffic engineer took account of the reduced parking capacity available on Sundays, with a total capacity of 332 spaces as opposed to a capacity of 422 spaces available at other times.

Recommended Conditions

Concern is raised regarding Condition No. 28 – *Hours of Illumination* – particularly as it permits the sign to remain illuminated in line with the approved hours of operation (10.00am–3.00am). However, the requirements of this condition are considered acceptable for the reasons outlined in the report, namely, substantial spatial separation, existing vegetation, the orientation of the sign, and other recommended conditions, such that the proposed illumination is not considered inappropriate or excessive for nearby residential premises.

Conclusion

Overall, the late submission does not alter the recommendation of the Assessment Report or the attached draft conditions prepared for Development Application DA2025/0032.

Recommendation

That the Panel consider the late submission in their determination of this application.