



northern
beaches
council

MEMORANDUM

DATE: 18 February 2020

TO: Northern Beaches Local Planning Panel

CC: Anna Williams, Development Assessment Manager
Steve Findlay, Development Assessment Manager
Peter Robinson, Executive Manager

FROM: Anne-Marie Young, Principal Planner

SUBJECT: Item No. 3.4 - DA2019/0748 - 19 Bungan Street, Mona Vale

Dear Panel,

The purpose of this memo is to alert the Panel that due to a technical issue that the following three (3) conditions did not appear in the final list of recommended conditions.

93. Privacy Screens

Fixed privacy screens shall be installed along the northern edge of the terraces and north facing living room windows to Units 1, 13 and 25.

Reason: To protect the residential amenity of the adjoining units within 24 Waratah Street.

94. Separate Development Applications required for food premises

Separate development applications shall be submitted for the fitout and use of the retail tenancies which involve a food use prior to the issue of a Construction Certificate.

Reason: To allow an assessment of potential impacts.

95. Separate Development Applications required for signage

Separate development applications shall be submitted for signage which is not exempt prior to the issue of a Construction Certificate.

Reason: To avoid any adverse impacts caused by the visual clutter of signage.

In summary, the Applicant has been made aware of this issue and has confirmed that there are no objections to the inclusion of the three conditions. If the Panel are minded to approve the application it is therefore requested that these conditions be included in the final set of conditions for this application.