

2 February 2024



Luke Cooke
6/12-14 Norman Street
PEAKHURST NSW 2210

Dear Sir/Madam

Application Number: DA2023/0891
Address: Lot 52 DP 1237461 , 80 - 82 Mona Vale Road, MONA VALE NSW 2103
Proposed Development: Construction of signage

Please find attached the Notice of Determination for the above mentioned Application.

You should thoroughly read the Notice of Determination and be aware of any conditions imposed that affect the development and guide the next steps in the process before you can commence works and/or the use.

A copy of the Assessment Report associated with this application is available to view in the Planning and Development > Application Search section of Council's website at www.northernbeaches.nsw.gov.au

If you have any questions regarding the decision or the conditions, please contact Council to speak to the assessment officer or the undersigned on 1300 434 434 or via email quoting the Application number, property address and the description of works to council@northernbeaches.nsw.gov.au

Regards,



Nick Keeler
Planner

NOTICE OF DETERMINATION

Application Number:	DA2023/0891
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Luke Cooke
Land to be developed (Address):	Lot 52 DP 1237461 , 80 - 82 Mona Vale Road MONA VALE NSW 2103
Proposed Development:	Construction of signage

DETERMINATION - REFUSED

Made on (Date)	02/02/2024
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Reasons for Refusal:

1. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of State Environmental Planning Policy (Industry and Employment) 2021.

Particulars:

Council is not satisfied that:

- a) the proposed signage satisfactorily addresses the aims and objectives outlined in Section 3.1(1)(a) of SEPP (Industry and Employment) 2021.
- b) the proposed signage satisfactorily addresses the assessment criteria in Schedule 5 of SEPP (Industry and Employment) 2021.

2. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause C2.11 Signage of the Pittwater 21 Development Control Plan.

Particulars:

Council is not satisfied that:

- a) the proposed signage is consistent with the predominant residential character of the locality.
- b) the proposed signage is of a height and size that contributes positively to the streetscape character.

- c) the proposed signage is compatible with the desired amenity and visual character of the locality.
- d) the illumination of the proposed signage will have a limited impact of nearby residential dwellings.

3. Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposed development is not in the public interest.

Request a review of the determination

If you are dissatisfied with this determination, you may request a review of the determination:

- You do not have the right to request a review of the determination under section 8.3 of the EP&A Act if you are excluded from those developments listed under Section 8.2(2) of the EP&A Act.
- You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

Objector's right of appeal against the determination

An objector who is dissatisfied with the consent authority's determination to grant consent, in relation to Designated Development only has the right to appeal to the Court against the determination under section 8.8 of the EP&A Act within 28 days after the date that the objector was notified of the determination appealed against.

Dictionary

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Signed On behalf of the Consent Authority



Name Nick Keeler, Planner

Date 02/02/2024