
Sent: 27/11/2019 11:48:00 AM
Subject: DA2019/0719 - 20 - 22 Macpherson Street Warriewood
Attachments: Request for Withdrawal of Development Application - Ljb Planning.DOCX;

Dear Larissa,

c/o LJB Planning

I have completed an assessment of your signage application.

As previously discussed, please find a letter attached that requests your development application be withdrawn for enclosed said reasons.

Any questions please call to discuss.

Kind Regards

Kevin Short
Planner

Development Assessment
t 02 9942 2143 m 0409 363 865
kevin.short@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au





25 November 2019

LJB Planning
c/o Larissa Brennan
26 Shoplands Road
Annangrove NSW 2156

Dear Larissa,

Development Application No. DA2019/0719 for Regularisation of existing signage (Business Identification Signs) at 20-22 Macpherson Street Warriewood

Council has completed a preliminary assessment of your application which was received by Council on 05/07/2019 and has identified a number of areas of non-compliance and insufficient information that will not allow Council to support the application in its current form.

These matters are as follows:

Environmental Planning and Assessment Act 1979

cl. 4.2 Development that needs consent: The signage is already been constructed and therefore development consent cannot be granted retrospectively.

Environmental Planning and Assessment Regulation 2000 (EPA Reg) - Owners Consent

cl. 49(1) Persons who can make development applications: Owners consent has not been provided to make the application.

State Environmental Planning Policy (SEPP) 64 - Advertising and Signage

The signage does not comply with the objectives of SEPP 64 in terms of the following Schedule 1 Assessment criteria;

- a) 1. Character of the area
- b) 4. Streetscape, setting or landscape
- c) 5. Site and building
- d) 8. Safety

Pittwater 21 Development Control Plan

cl. C5.9 Signage: The freestanding signage is not compatible with the desired amenity and visual character of the locality. Further, the area of each sign exceeds the minimum 4.5sqm requirement of the control.

Please accept Council's sincere apologies for the delay in this correspondence.



Unfortunately, due to the extent of the issues outlined in this correspondence, Council is unable to support the proposal in its current form.

You are therefore strongly encouraged to withdraw this application and resubmit a new application that addresses all of the issues listed above. However, given the length of time the application has been with Council, additional information or amendments to the application may be accepted. This must be discussed and agreed to by the officer, prior to Council's acceptance of the information.

Should you choose to withdraw this application within fourteen (14) days of the date of this letter, Council will refund 75% of the Development Application fee. If you have not contacted Council by date 14 days from now, Council will assume that you are not withdrawing this application. In this case, no fees can be refunded and the application will be assessed and determined in its current form.

Should you agree to withdraw and in order for Council to process the request, confirmation must be received in writing to council@northernbeaches.nsw.gov.au. To speed up the processing of your refund, please supply bank details using the table provided below, otherwise your refund will be forwarded by way of cheque.

Please note that bank details supplied should match the name listed on the top line of your tax invoice receipt for the application. If bank details supplied do not match this name, then the refund will be forwarded by way of cheque. Council cannot be held responsible if the bank account details provided by you are incorrect.

Bank	
Account Name	
BSB	
Account Number	
Email Address	

If you have not contacted Council by 9 December 2019, Council will assume that you are not withdrawing this application. No fees will be refunded and we will assess this application in its current form.

Should you wish to discuss any issues raised in this letter, please contact Kevin Short on 02 9942 2143 between 9.30am to 3.30pm Monday to Friday.

Yours faithfully

Rodney Piggott
Manager, Development Assessment

