

19 March 2018

Mr David Brownlee
Chief Executive Officer
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Mr Brownlee

**SECTION 4.55 (1A) MODIFICATION APPLICATION TO MODIFY DEVELOPMENT CONSENT NO. DA2018/1927
APPROVED FOR THE FIT OUT AND USE OF THE PREMISES AS A NEW COMMONWEALTH BANK PREMISES
AT
60-64 THE CORSO MANLY (LOTS A AND B DP 304309)**

We submit this Section 4.55 (1A) Modification Application to Northern Beaches Council (Council) to modify development consent No. DA2018/1927 issued by Council on 12 February 2019 approved for the fit out and use of the premises as a new Commonwealth Bank branch located at 60-64 The Corso, Manly. This Application is required due to design revision to the approved shopfront and signage. Revised architectural drawings are submitted with this Modification Application to replace the stamped approved architectural drawings with DA2018/1927. This Modification Application has been prepared for A&P Parkes Constructions by Milestone (AUST) Pty Limited (Milestone).

Included with this Modification Application is the following for Council's Assessment:

- Council's Modification Application Form and Checklist (1 copy).
- Land Owners consent to lodge the Modification Application (1 copy).
- Cheque made out to Northern Beaches Council for \$945.00 (in accordance with Council's Fees and Chargers 2018/2019).
- This Statement of Environmental Effects report prepared by Milestone (1 copy):
 - Architectural Plans prepared by Parkes, Revision E, dated 11 March 2019 (**Appendix A**) comprising:
 - Proposed Shopfront Elevation, Drawing No. A3.01;
 - CBA Signage Details, Drawing No. A5.01; and
 - CBA Signage Details. Drawing No. A5.02.
 - SEPP 64 Assessment prepared by Milestone (**Appendix B**).
- A4 Notification Plan (1 copy).
- Heritage Impact Statement prepared by Milestone dated March 2019 (1 copy).
- USB containing digital copies of all DA lodgement material (1 copy).

This submission identifies the site and its context, describes the proposed modified development and provides an assessment of the matters for consideration contained in Section 4.15 of the Environmental Planning and Assessment Act 1979 (the Act), as amended.

STATEMENT OF ENVIRONMENTAL EFFECTS

1. The Site and Background

1.1 Site Description and Context

The subject site is located at 60-64 The Corso, Manly (Lots A and B DP 304309). The tenancy is located on the ground floor. The site is 19m wide and the shopfront is 9.2m wide. The site is regular in shape. Existing on site is a two storey building which is listed as a heritage item and located in a Conservation Area.

Surrounding the site are commercial and mixed use buildings.

The site is shown in **Figure 1**.



Figure 1: Site Map
Source: Six Maps 2018

1.2 Background

The following development approvals in relation to the site:

- On 9 October 2018 Council approved DA2018/1182 for *"Alterations and additions to the existing commercial building"*. The approved works will be completed prior to commencement of the works proposed under this application.
- On 12 February 2019 Council approved DA2018/1927 for *"The fit out and use of the premises as a bank, and the installation of signage"*.

2. The Proposal

2.1 Signage Modification

Condition 2 of Development Consent No. DA2018/1927 stipulates the following:

"2. Amendments to the approved plans

The following amendments are to be made to the approved plans:

The illuminated wall mounted logo (H_WL) and the illuminated projecting wall sign (P_CL_500) do not form a part of this application and are to be deleted from all plans.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land. "

Following discussions between A&P Parks Constructions and Council's Town Planner, Catriona Shirley in February 2019, Condition 2 is proposed to be deleted as the following amendments are made to the approved signage:

- The illuminated wall sign (H-WL) is amended to non-illuminated wall sign with 1200mm wide and 1200mm high. The sign content comprises the Commonwealth Bank logo.
- The illuminated projecting wall sign (P_CL_500) 500mm wide and 500mm high with the Commonwealth Bank logo is deleted.
- The approved illuminated under awning sign 2280mm wide and 450mm high and 2950mm above the footpath is relocated to the centre of the yellow section of the entry bulkhead. The sign comprises the wording "Commonwealth Bank" and the logo.

Please refer to details contained within the submitted Architectural Plans held at **Appendix A**.

2.2 Shopfront Modification

The approved height of the glass shopfront and tile cladding (2,830mm) are proposed to be reduced by 330mm from the top. The amended shopfront height is 2,500mm.

Condition 1 *Approved Plans and Supporting Documentation* of Development Consent No. DA2018/1927 is proposed to be revised to reflect the revised Architectural Plans (refer to **Appendix A**).

3. Statutory Planning Framework and Environmental Assessment

In accordance with Section 4.15 of the Act the following section provides an appraisal of the proposed development having regard to the statutory planning instruments that apply to this site.

3.1 Environmental Planning Instruments

The planning instruments of relevance to the site are outlined below.

3.1.1 State Environmental Planning Policy No 64 – Advertising and Signage

The aims and objectives of State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64) are set out at Clause 3(1)(a) as follows:

"(1) This Policy aims:

- (a) to ensure that signage (including advertising):*
- (i) is compatible with the desired amenity and visual character of an area, and*
- (ii) provides effective communication in suitable locations, and*
- (iii) is of high quality design and finish."*

Clause 8 of SEPP 64 states that:

"A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1."*

The revised signs proposed at the site meet the aims and objectives of SEPP 64 as set out at Clause 3(1)(a) and Clause 8. The revised business identification signs serve to communicate the business function of the site and to identify the operators of the Commonwealth Bank branch. The revised signs are of high quality finish and has appropriate consideration to The Corso.

The revised signs meet the overall objectives of State Environmental Planning Policy No. 64 – Assessment (SEPP 64). The revised signs will complement the Commonwealth Bank use and will utilise high quality materials. The revised signs will present a contemporary image without creating visual clutter.

There is no impediment under SEPP 64 that prevents or restricts any element of the revised signs. A full assessment of the revised signs against the assessment criteria listed in Schedule 1 to SEPP 64 has been undertaken and is held at **Appendix B**.

3.1.2 Manly Local Environmental Plan 2013

Zoning and Permissibility

The site is zoned B2 Local Centre (refer to **Figure 2**) under the Manly Local Environmental Plan 2013 (LEP 2013). The modified proposal will directly support the achievement of the B2 Zone objectives.

The modified proposal maintains the approved business use to serve the needs of people who live in, work in and visit the local area. The Commonwealth Bank will provide employment both directly and indirectly. The site is well located and encourages public transport usage, walking and cycling. The approved use as a bank will maintain amenity for surrounding land users.

The existing and approved use is a 'Commercial Premises' on the ground floor. The commercial use of the ground floor will not be altered as a result of the modified proposal.

The proposed 'Business Identification Signage' is permissible in the B2 Zone pursuant to LEP 2013 with Council's development consent.

The proposed development is therefore permissible under LEP 2013 subject to Council's consent.

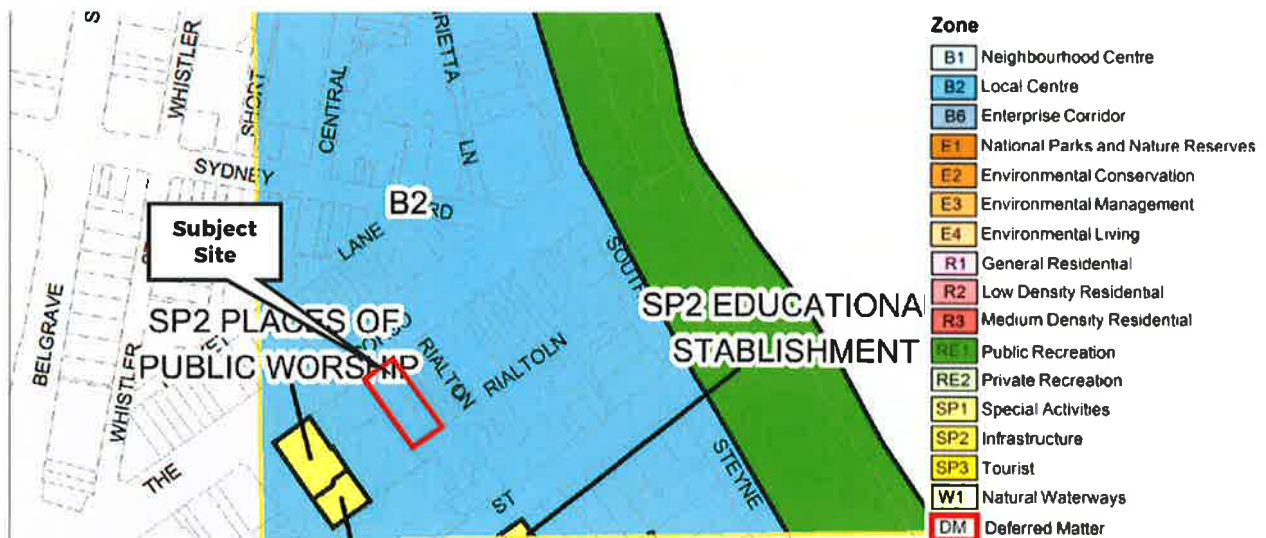


Figure 2: Zoning Map
Source: LEP 2013

Building Height

The maximum building height standard under Clause 4.3 of LEP 2013 is 10m. The modified signs and shopfront are proposed to be located at ground floor level and will not breach the building height control.

Floor Space Ratio

The maximum floor space ratio (FSR) under Clause 4.4 of LEP 2013 is 2.5:1. The modified proposal will not alter the FSR.

Heritage Conservation

The site is identified in LEP 2013 as local heritage item I109 "Group of Commercial Buildings" at 46-64 The Corso and Item I106 "Group of Commercial Buildings" all numbers, The Corso. The site is located in the Town Centre Conservation Area.

All heritage fabric has been removed from the interior of the ground floor nor is the shopfront original. On this site, the contribution to the listed group of buildings comes only from the façade above awning level. The modified proposal will not remove any heritage fabric. The subject site and adjoining heritage items have been completely modernised at ground floor level. The revised modern shopfront and signs are characteristic of heritage items in the surrounding area.

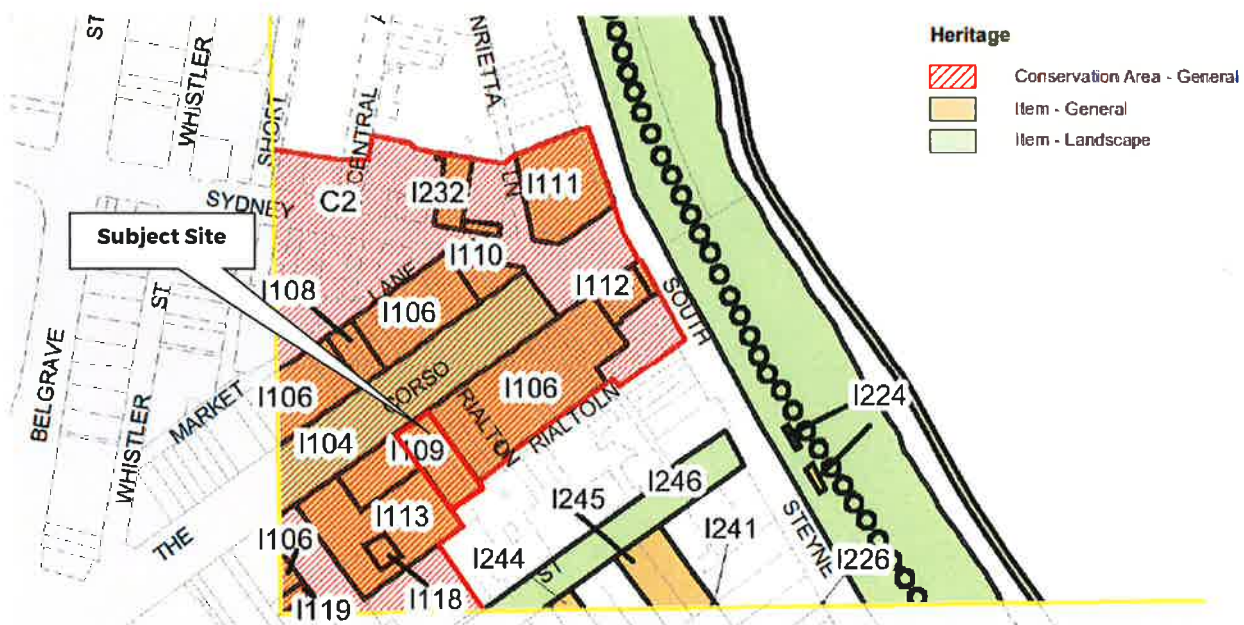


Figure 3: Heritage Map
Source: LEP 2013

Acid Sulfate Soils

The site is not identified as having acid sulfate soils in LEP 2013.

Foreshore Scenic Protection Area

The site is identified as being located in the foreshore scenic protection area under Clause 6.9 of LEP 2013.

Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered the following matters:

- "(a) impacts that are of detriment to the visual amenity of harbour or coastal foreshore, including overshadowing of the foreshore and any loss of views from a public place to the foreshore,*
- (b) measures to protect and improve scenic qualities of the coastline,*
- (c) suitability of development given its type, location and design and its relationship with and impact on the foreshore,*
- (d) measures to reduce the potential for conflict between land-based and water-based coastal activities."*

The modified proposal will not overshadow the foreshore or cause any loss of views from public places or impact on the scenic qualities of the coastline. The type, location and design of the development is

appropriate for a commercial development on The Corso surrounded by other commercial properties. There will be no conflict between land and water based coastal activities as a result of the modified proposal.

Active Street Frontages

The site is identified as requiring an active street frontage by Clause 6.11 of LEP 2013. The modified shopfront comprises a clearly identifiable entry, glazing, signage, ATMs and an LCD screen. The site will be open for business during the day and well lit at night. The street frontage of the approved tenancy is active.

3.2 Manly Development Control Plan 2013

The relevant controls contained within Manly Development Control Plan 2013 (DCP 2013) are discussed below:

Section 3.1.3 Townscape (Local and Neighbourhood Centres)

The site is located in a B2 Local Centre Zone pursuant to LEP 2013. The local role of the centre is as a busy shopping street. The revised shopfront and signs are complementary to the role of the shopping street and the surrounding commercial premises. The scale and proportions of the revised shopfront are appropriate in the context of the surrounding area. The visual pattern of solid to void is dictated by the need to provide ATM facilities for customers on the revised shopfront. The remainder of the revised shopfront has been kept as open as possible to create passive surveillance opportunities and interaction with the adjoining public space.

Section 3.2 Heritage Considerations

The proposed development does not detract from or significantly alter the significance of the subject heritage item or the surrounding conservation area. The modified proposal is only to revise the approved modern shopfront and signs located under the existing awning level where there is no remaining heritage fabric or character. The modified proposal does not seek to replicate heritage details but uses modern high quality design and materials to respect the heritage value of the building and surrounding conservation area.

The impact on the setting of the heritage item is minimised by retaining and respecting the heritage features above the awning level and retaining all views to the features. The amended ground floor shopfront has been designed to not overwhelm or distract from the upper level.

The proposed alterations to the heritage item are considered to be acceptable in this instance.

Section 3.4.2 Privacy and Security

The approved use for a bank will not create any undue amenity impact to surrounding residential or commercial properties. The use is quiet and unobtrusive, being undertaken only during daytime hours.

The revised design incorporates the security measures required for the safe operation of a bank, including lighting to discourage loitering, graffiti and other anti-social behaviour.

Section 3.5 Sustainability

The tenancy will utilise energy efficient lighting and appliances where possible. The existing awning provides shade to the tenancy to protect from direct sunlight and heat.

Section 3.6 Accessibility

The tenancy will have disabled access into and within the tenancy, furniture to cater for wheelchair users where possible, hearing loops and accessible signage.

Section 3.8 Waste Management

The majority of components are manufactured off site and assembled on site. As a result, waste is minimised.

The approved bank use will generate minimal paper waste which will be collected weekly.

Section 3.10 Safety and Security

The modified proposal will maintain a safe banking facility and the design integrates principles of 'Safety by Design.' Sightlines to the street, lighting and access control to restricted areas will provide security for the bank and customers. All bank staff are trained in safety and security of the premises.

Section 4.2.5 Manly Town Centre and Surrounds

The revised design of the shopfront and signage gives due attention to the position of the site within the Manly Town Centre and the contribution to the desired future quality of development. The shop will occupy one tenancy and maintain the predominant pattern of narrow buildings.

An external security shutter is not proposed.

The modified proposal does not include any change to car parking and the commercial use of the site will continue. There will be no material increase in demand for car parking spaces as a result of the approved Commonwealth Bank use of the site.

Section 4.4.3 - Signage

The relevant controls from Section 4.4.3 are considered in **Table 1**.

Table 1: Signage and Advertising

Control	Comment
4.4.3.1 Controls for all Development Types	
Maximum number of Signs a) In relation to shopfronts, a maximum of 2 identification signs will be permitted per frontage (for example 1 fascia and 1 hamper sign), in any 2 of the following preferred locations: <ul style="list-style-type: none">• Under awning;• Awning fascia;• A transom sign above the door or shopfront (top hamper);• Inside the display window;• Below the window sill; and• Flush wall signs.	Does Not Comply. Acceptable on Merit. The amended proposal results in four business identification signs on the new shopfront. Humphrey's Newsagency and O'Neill clothing shop previously occupied the site and had four business identification signs plus six poster signs and three business identification signs respectively. The existing Commonwealth Bank branch at 29 The Corso has a similar signage scheme which also includes one wall sign above awning level on a heritage item, which will be removed. The existing signage at that tenancy is not excessive and is appropriate to identify the tenancy. Surrounding commercial properties have at least three business identification signs each. Given the 9m shopfront width the proposed four signs are considered appropriate to advertise the Commonwealth Bank and the proposal is acceptable on merit. The proposed modification to the approved signage was discussed with Catriona Shirley and in principle support was provided.
Excessive signage b) Excessive signage usually has an opposite effect to its original intention. The cluttering causes visual pollution and confusion to the	Complies There are three signs visible from the opposite side of The Corso and one sign

<p>observer. Having fewer, but clearer advertising assists not only the advertiser, but also the appearance of the building and the overall streetscape. Excessive signage tends to have a "domino effect", by competing with neighbouring premises in order to gain the advantage in exposure.</p>	<p>visible when walking east or west on The Corso.</p> <p>The shopfront is 9m wide and all signage is located at ground floor level. The revised signage scheme is essential to ensure customers can easily identify the Commonwealth Bank branch from a distance and is considered to not be excessive.</p>
<p>Advertising Content c) Advertising content must relate to the building or goods sold on the premises to which it is attached. Any third party advertising of goods sold on the premises must not dominate the advertising of the building or premises.</p> <p>Where the maximum number of signs is achieved in locations in accordance with a) above, further signs, particularly above the awning are not permitted.</p>	<p>Complies</p> <p>The content of the advertising relates directly to the banking services offered on the site.</p> <p>The revised signage is to be located below the existing awning level.</p>
<p>d) Design Integration i) The design of signs is to be integral to the architectural style and finishes of the building to which they are attached, rather than a "tack on" appearance. In this regard, above awning signs level of a projecting nature are restricted. See also paragraphs 4.4.3.3.c & d. ii) Applicants designing new buildings or alterations and multi-tenant buildings refurbishment of existing buildings are strongly encouraged to take into account advertising requirements at an early stage, as an integral part of the building. In this regard a Sign Concept Plan is required for the co-ordinated identification and advertising for the development with the DA.</p>	<p>Complies</p> <p>The design of the revised signs is integrated with the modern architecture of the tenancy shopfront below awning level.</p>
<p>e) Streetscape Signs must not have an adverse impact on the streetscape in terms of unobtrusive design, colour, height, size and scale in proportion to building and other urban elements. Not only should a sign be simple, clear and efficient (with a reasonable degree of visibility), but a well-designed sign inspires and promotes confidence in the business or product advertised without impacting on the streetscape.</p>	<p>Complies</p> <p>The revised signage scheme uses colours and signage which are standardised across all Commonwealth Bank branches. The signage content is simple and clear and promotes confidence in the business through familiarity with the Commonwealth Bank. The signage scheme will not have an adverse impact on the streetscape.</p>
<p>f) Maintenance i) Building facades should not be visually spoiled by electrical conduits to illuminated signs or spot lights, and should therefore be taken directly into the building or otherwise concealed by chasing into external walls. ii) Signs should be located at a height which avoids impact from footpath maintenance vehicles and discourages vandalism.</p>	<p>Complies</p> <p>All electrical conduits are internally concealed and not visible. The illuminated signs are of sufficiently located to avoid footpath maintenance vehicles and also discourage vandalism.</p>
<p>g) Safety</p>	<p>Complies</p>

<p>i) Council will give due attention to all applications with respect to possible distraction of motorists due to illumination, position, colours, design and proximity to traffic lights. Signs facing roads with high traffic volumes, traffic lights or major intersections may be referred to other relevant authorities such as the NSW Roads Agency for comment.</p> <p>ii) Signs must be maintained in good and substantial repair and in a clean and tidy condition at all times. Council will not favour signs which are prone to deterioration in appearance and condition, and may order removal of objectionable or unsightly advertisements.</p>	<p>The modified proposal does not face a road with vehicular traffic and will not distract motorists.</p> <p>The signs are made of durable materials and will be maintained in good repair at all times.</p>
<p>h) Illumination</p> <p>i) In considering the illumination of signage care is be given to avoid nuisance from glare and spillage of light which may impact on both residents, particularly in the Residential LEP Zones (including E3 & E4) as well as to passing traffic. Depending on the location, and its relationship to residential premises, Council may require that illumination be controlled by automatic time clocks extinguishing illumination between 10pm and 6am, or as appropriate in the circumstances.</p> <p>ii) A floodlit sign which projects over a public road must not be illuminated by a lighting medium which is less than 2.6m above the ground. Lighting must not cause distraction or nuisance to neighbouring properties or traffic.</p>	<p>Complies</p> <p>The illumination of the relocated under awning sign is internal and of a level appropriate to the surrounding area. The illumination will not result in nuisance glare to any surrounding residents or passing traffic.</p> <p>Extinguishing illumination between 10pm and 6am is not appropriate in relation to a bank. The ATM is available 24 hours and illumination is required for the safety of customers. Illumination of the signage 24 hours discourages crime.</p> <p>Floodlighting is not proposed.</p>
<p>4.4.3.2 Signage on Heritage Listed Items and Conservation Areas</p>	
<p>a) Advertising signs should be designed and located in a manner which preserves and enhances Heritage listed items and Conservation Areas.</p>	<p>Complies</p> <p>The non-illuminated wall sign and relocated under awning sign are proposed to be located at ground floor level on the modern shopfront where all heritage fabric has already been removed or attached to the awning.</p>
<p>b) Sign locations</p> <p>Signs should be discreet and should complement the building and surrounding uses. The architectural features of the building or listed item should always dominate. Advertising should preferably be placed in locations on the building or item which would traditionally have been used as advertising areas. Opportunities for advertising, therefore, may be somewhat limited. Generally sign panels can be determined by dividing a building into a grid and identifying locations on:</p> <p>i) a solid parapet above a cornice;</p> <p>ii) the horizontal panel below a cornice;</p> <p>iii) verandas or awning fascia;</p>	<p>Complies</p> <p>The non-illuminated wall sign and relocated under awning sign complements the approved use of the tenancy and the surrounding uses. The architectural features of the building above the awning level will be unaffected by the modified proposal.</p> <p>The shopfront and under awning are traditional signage locations which have been utilised in this case. The amended modern shopfront design creates additional space for advertising.</p>

<ul style="list-style-type: none"> iv) ground floor windows; v) notice boards or plaques on ground floor piers; vi) small signs on individual architectural elements such as rendered blocks; vii) under awning signs; viii) small not illuminated free standing pole signs; and ix) side walls (carefully considered). 	
<p>c) Other Guidelines for Heritage Items and Conservation Areas</p> <p>In addition to the requirements for the particular zoning, and matters listed above, the following matters must be taken into consideration:</p> <ul style="list-style-type: none"> i) Signs on shop windows should not exceed 25 percent of the window area; ii) As the external colours applied in different historical periods varied, and were more muted in range than today, it is wise to research appropriate colour ranges for buildings in heritage areas. Generally however, the following dark or muted colours are suggested: Maroon, dark green, terracotta, brown, charcoal, etc. highlighted with creams, ochres, pinks and earth tones; iii) Heritage lettering styles may involve shaded letters, the mixing of sizes and styles of letters, and ornamental scrolls relevant to the period of the building; iv) Signs are preferably illuminated by floodlighting, with the source of the illumination being suitably concealed; v) Modern standardised "trademarks" advertising will not usually be appropriate. This however, could be compromised by placing the modern sign in a panel with a perimeter margin and surrounding wall surface, printed in sympathetic heritage colours. 	<p>Does Not Comply. Acceptable on Merit.</p> <p>Due to the ATMs and blocking of part of the shopfront to conceal internal structures, approximately 75% of the shopfront is covered. However none of the business identification signs specifically are located on the glazing.</p> <p>The proposed colours and lettering are Commonwealth Bank standard design. As the signage is proposed at or below awning level where all heritage elements have been removed the use of heritage colours and lettering is not considered essential in this instance.</p> <p>The illumination of the relocated under awning sign is internal and floodlighting is not considered appropriate in an area of high pedestrian traffic at ground floor level.</p> <p>As all heritage elements have been removed at ground floor level and a modern shopfront is existing and approved, the use of modern signage is considered to be acceptable in this instance.</p>
<p>4.4.3.3 Controls for Particular Development Types</p>	
<ul style="list-style-type: none"> h) Flush wall signs i) where illuminated, must be at least 2.6m above the ground; ii) must not extend laterally beyond the wall of the building to which it is attached; iii) must not project above the top of the wall to which it is attached; iv) unless the council otherwise approves, where of a skeleton letter type, must not have an advertising area greater than 4.6 times the distance (to the nearest whole metre) between the lowest part of the sign and the ground; and v) unless the council otherwise approves, where not of a skeleton letter type, must not have an advertising area, in square metres, greater than 3 times the distance (to the nearest whole metre) between the lowest part of the sign and the ground. 	<p>Not Applicable.</p> <p>The revised wall sign is non-illuminated.</p>

<p>e) Under-awning signs</p> <p>i) are to be limited to 1 under awning sign per site;</p> <p>ii) must be positioned at least 3m from any other awning sign to which this item applies, measured at the centre of each sign to allow for fair exposure and usability;</p> <p>iii) When a site has an exceptionally wide shopfront(s), more than one under-awning sign may be considered, but must in this instance be at least 4m apart;</p> <p>iv) must be at least 2.6m at any point above the ground (footpath level) and erected approximately horizontal to the ground</p> <p>v) must not exceed 2.5m in length and be offset a minimum of 0.6m behind the kerb;</p> <p>vi) are not to project beyond the edge of the awning;</p> <p>vii) must not be wider than 0.18m when not illuminated and 0.4m when illuminated;</p> <p>viii) must not exceed 0.5m in depth (the distance between the top and bottom edges of the structure);</p> <p>ix) must be erected at right-angles to the building to which the awning is attached; and</p> <p>x) must be securely fixed to the awning by means of suitable metal supports not exceeding 50mm in width or diameter.</p>	<p>Complies</p> <p>Only one under awning sign is proposed.</p> <p>The relocated under awning sign is 3m from the tenancy boundary on either side to ensure fair exposure for other advertisers.</p> <p>The relocated under awning sign is 2.75m above the footpath level and is horizontal to the ground.</p> <p>The sign is 2.28m in length and is over 0.6m from the kerb.</p> <p>The sign does not project beyond the edge of the awning.</p> <p>The sign is 0.15m wide and is illuminated.</p> <p>The sign is 0.45m in depth.</p> <p>The relocated under awning sign is at a right angle to the building.</p> <p>The sign is proposed to be securely fixed using metal supports not more than 50mm wide.</p>
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Section 5.1 Manly Town Centre Heritage Conservation Area and The Corso

The modified proposal will not reduce the significance or quality of the Manly Town Centre Conservation Area and its significance as a destination for locals and tourists.

3.2.1 Non Compliance with DCP 2013 - Amendment to the Environmental Planning and Assessment Act 1979 (Act) - Clause 4.15(3A)

On 1 March 2008 the Environmental Planning and Assessment Amendment Act 2008 (the Amendment Act) became effective. The Amendment Act includes changes to the Act to clarify that the provisions contained in a DCP are not statutory requirements and are for guidance purposes only. The Amendment Act applies to the determination of DAs made after 1 March 2008 and therefore applies to this DA.

Section 4.15(3A) states:

"If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:

- (a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards - is not to require more onerous standards with respect to that aspect of the development, and*
- (b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards - is to be flexible in applying those provisions and allow reasonable alternative solution that achieve the objects of those standards for dealing with the aspect of the development, and***
- (c) may consider those provisions only in connection with the assessment of that development application."*

The modified proposal achieves a high level of compliance with the DCP 2013 provisions that apply to the site. The proposed variation to the DCP 2013 development controls relates to the maximum number of signs

and non-compliance with the controls for signage on heritage items. The proposed variations are considered reasonable in this instance as the proposed non-compliances are minor in relation to the scale of the building, the signage is characteristic of the surrounding area and the proposal maintains consistency with the relevant objectives and all other controls in Section 4.4.3 Signage of DCP 2013.

The proposed volume of signage is required to enhance the visibility of the site during the day and night. Surrounding commercial premises have similar amounts of signage as does the existing Commonwealth Bank opposite the site at 29 The Corso. The non-compliance with the heritage signage controls is considered acceptable and unavoidable in this instance due to the complete absence of heritage elements at ground floor level and the existing modern shopfront.

As stipulated in Section 4.15(3A) of the Act, Council is obligated to be flexible in applying the standards within the DCP 2013. In this regard the proposed signage will not result in significant adverse environmental impacts.

3.3 Section 4.15 of the Environmental Planning and Assessment Act 1979

Section 4.15 of the Act requires the following matters be considered in the assessment of the proposed development.

3.3.1 Impact of the development including the environmental impact of the development on both the natural and built environment and social and economic impacts on the locality.

Visual Amenity

Overall, the modified proposal has a positive visual impact and is compatible with the commercial use of the land. The revised signage is integrated with the features of the building.

The non-illuminated wall sign and relocated under awning sign are located underneath an awning which provides adequate screening for the surrounding residential properties.

Social and Economic Impacts

The proposed development will have a positive economic and social contribution on the locality. The local community of Manly will benefit from a modern and appropriately advertised banking facility.

Safety and Security

The proposed works will promote security of banking facilities and the safety of customers and staff. Non-illuminated wall sign, relocate under awning sign and a neat well-presented revised shop front discourages crime and loitering.

Road Safety

The revised shopfront and signage will not have any adverse impacts on road safety as it is well separated from vehicle traffic.

BCA Compliance

The proposed development is able to achieve compliance with the relevant BCA requirements.

3.3.2 Suitability of the Site

The site is a commercial premises on the ground floor and therefore suitable for the revised business identification sign and shopfront due to its location within Manly Town Centre.

3.3.3 Any submissions made in accordance with the Act or Regulation

The proposed development will be notified for 14 days in accordance with Part 2 Exhibition, Advertisement and Notification of Applications of DCP 2013. The applicant will respond to any issues raised accordingly.

3.3.4 The Public Interest

The proposed development is considered to be in the public interest as it facilitates the orderly development of land approved for commercial purposes that is well served by existing infrastructure. The modified proposal will provide modern high quality signage and a new shopfront for banking facilities.

The modified proposal aims to promote overall viability of the town centre, social opportunities and interaction, which are in the public interest.

4. Conclusion

This modification application seeks approval from Council to modify DA consent No. DA2018/1927 approved for "*The fit out and use of the premises as a bank, and the installation of signage*" for a new Commonwealth Bank branch at 60-64 The Corso, Manly. The changes involve relatively minor amendments to the shopfront and signage.

The modified proposal has been designed to complement the surrounding local centre precinct and will provide modern banking facilities. The revised signage achieves compliance with the principles of SEPP 64 and a high level of compliance with DCP 2013. The minor non-compliances with DCP 2013 are considered acceptable on merit.

In accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979, the modified proposal is considered appropriate and will not cause any adverse environmental, economic or social impacts.

Based on the conclusions of the comprehensive assessment undertaken, Council's approval of the modification application is sought.

Should you require further clarification regarding this matter, please do not hesitate to contact the undersigned.

Yours sincerely

Milestone (AUST) Pty Limited



Kira Liu
Town Planner



Patrick Lebon
Director