

Warringah Development Control Plan 2011		
Control	Compliance	Comment
PART D – Design		
D23 – Signs		
1. Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality. In particular, signs are not to dominate or obscure other signs or result in visual clutter.	YES	The proposed signage remains consistent with the character of the area. The surrounding area features relatively modern built form. The proposal would not significantly increase the quantity of signage within the subject site and is not considered to cause visual clutter. It is noted that only Signs 2, 3 and 5 will be visible from the public domain.
2. Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed.	YES	The scale and form of the signage is demonstrated in the Architectural Plans available in Appendix 2 and is comparative to the size and design of the existing building.
3. Signs on heritage items or on buildings in conservation areas should not by their size, design or colour, detract from the character or significant qualities of individual buildings, the immediate context or the wider streetscape context of the area.	N/A	It is noted that the subject site contains a heritage item, noted as the Roche Building. Notwithstanding, the signage is not expected to negatively impact the heritage significance of this building and is commensurate of its character in terms of its design, size, colour and location.
4. Signs are not to obscure views of vehicles, pedestrians or potentially hazardous road features or reduce the safety of all users of any public road (including pedestrians and cyclists).	YES	The signage would not impact the road safety of any of the surrounding public roads nor the private roads within and around the subject site.
5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.	YES	The proposed signage is solely for business identification purposes and is not capable of imitating traffic control devices.
6. Signs are not to emit excessive glare or cause excessive reflection.	YES	The proposed signage is not expected to emit glare.
7. Signs should not obscure or compromise important views.	YES	The proposed signage is not located near or within an area with notable views or vistas.



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8. Signs displayed on dwellings are to be attached to the ground floor façade of the dwelling, unless the land is located on a main road or the dwelling is not visible from the street, in which case the sign may be attached to a front fence.	N/A	The proposed sign is not to be affixed to a dwelling.
9. For Land in the RU4 zone with frontage to both Mona Vale Road and Myoora Road: Only small, non obtrusive and non illuminated signs that identify the use of a site are to be visible from Mona Vale Road. Signs that are designed of such size, height or visual appearance so as to attract passing trade are not considered appropriate and are discouraged. All signs are to be in keeping with the colour and textures of the natural landscape.	N/A	The proposed signage is located within the E4 zone.
10. No more than one sign is to be located above the awning level for business uses.	N/A	The proposal does not relate to a business use.
11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.	YES	Signs 2 and 3 both utilise existing pylon signs which contain tenant information, thus resulting in a consolidated outcome.
12. Signs shall meet the following criteria:	N/A	Both proposed pylon signs utilise existing structures.
13. Pole or pylon sign (erected on a pole or pylon independent of any building or other structure) <ul style="list-style-type: none"> ▪ Shall not be less than 2.6 metres above ground level; ▪ Shall not exceed 6 metres in height above the existing natural ground level; ▪ Must have a maximum area of no more than 4sqm on any single face; ▪ Shall not project beyond the boundary of the premises; and 		



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<ul style="list-style-type: none"> No more than one pole/pylon sign per site is permitted. 		
<p>13. Wall sign (painted onto a wall of a building or attached to the wall of a building, not being a sign elsewhere listed in this table)</p> <ul style="list-style-type: none"> Shall not extend within 200mm of the top and sides of the wall. Shall not cover any window or architectural projections; Must be of a size and shape that relates to the architectural design of the building to which it is attached; Where illuminated, shall not be less than 2.7 metres above the existing natural ground level ground; and Shall not project more than 300mm from the wall. 	YES	<p>The proposed wall signs (Signs 5, 6 and 7) do not extent beyond the top and sides of the wall they are fixed to. None of the signs cover any window or architectural projects. Each sign is of an appropriate size and shape and none are illuminated. Please see Appendix 2.</p>

