PLANNING INGENUITY

STATEMENT OF ENVIRONMENTAL EFFECTS

(BUS SHELTER ADVERTISING)

Digital Advertising Signage

DA6 (Signs I1 -I7)

Former Warringah Council

Prepared for: oOh! Media Street Furniture Pty Ltd

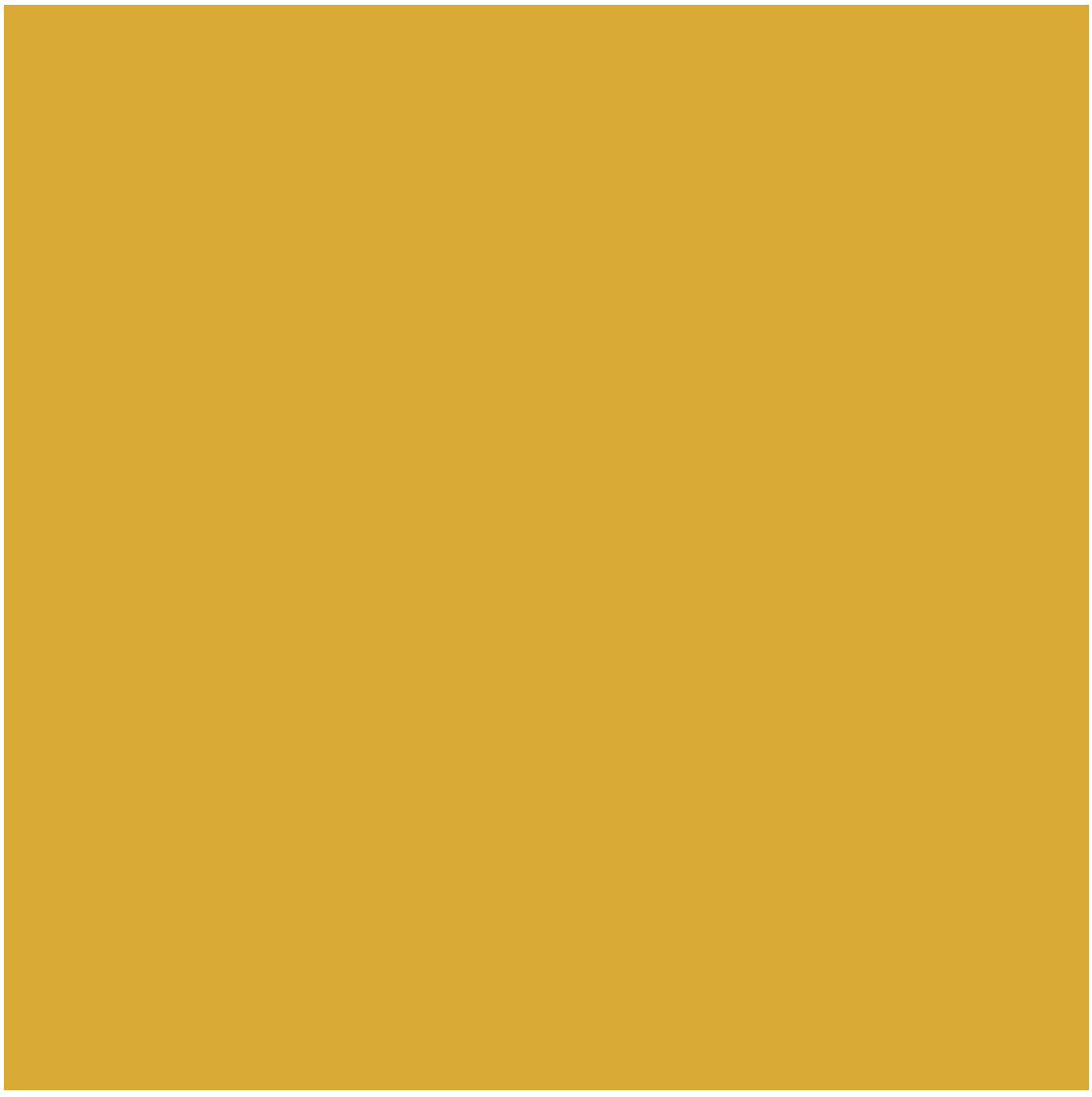
REF: M240481
DATE: 21 July 2025



PLANNING
INGENUITY

BUS SHELTER ADVERTISING

Statement of Environmental Effects
Prepared for: oOh! Media Street Furniture Pty Ltd
Ref: M240481
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1. Introduction

This Statement of Environmental Effects has been prepared by Planning Ingenuity Pty Ltd for oOh! Media Street Furniture Pty Ltd as part of a development application for the proposed replacement of bus shelter advertising panels across seven (7) select public bus stop shelters within the suburbs of North Manly and Manly Vale, in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This application seeks to upgrade the existing advertising signs on the bus shelters to a newer digital and/or static format signs which will be determined by the Northern Beaches Local Planning Panel as Council is the landowner in this instance. The proposed development does not seek to alter the bus shelters with the exception of the new advertising signage.

The existing advertisements on the bus shelter sites enjoy existing use rights pursuant to Section 4.65(b) of the *Environmental Planning & Assessment Act, 1979*. The proposal relies on Clauses 163 and 164 of the *Environmental Planning & Assessment Regulation 2021* to expand and intensify the existing use. This will be discussed in the body of the Statement.

This application includes an assessment of the signage in accordance with *State Environmental Planning Policy (Industry and Employment) 2021* and the *Transport Corridor Outdoor Advertising and Signage Guidelines* prepared by the Department of Planning, Industry and Environment (2017). Detailed assessment of each sign against the relevant planning provisions occur within **Annexures A-G**.

The purpose of this Statement is to address the planning issues associated with the development proposal and specifically to assess the likely impact of the development on the environment in accordance with the requirements of S.4.15 of the Environmental Planning & Assessment (EP&A) Act, 1979.

This Statement is divided into six sections. The remaining sections include a background, locality and site analysis; a description of the proposal; an environmental planning assessment; and a conclusion.

2. Background

2.1 CONSULTATION AND PRE-DA MEETING DISCUSSIONS WITH COUNCIL

On 5 December 2024, a Pre-DA meeting (PLM2024/0141) was held with Northern Beaches Council. The purpose of the meeting was to clarify and confirm the most appropriate planning pathway for the proposed development, given there are a multitude of existing bus shelters across the former Manly, Warringah and Pittwater LEP areas within the Northern Beaches Council. The scheme presented to Council officers was described as follows:

> "*Alterations to selected use of bus stop shelter panels (87) of electronic advertising screens – "signage", "advertising" an "advertising structure".*

The feedback from the Pre-DA meeting is summarised in **Table 1** below

Table 1 Pre DA- meeting discussions

Issue/Comments	How the application has responded
Traffic Engineering	
The shelters are owned by Council but provided and maintained by the contractor in exchange for advertising rights. The type of advertising permitted to be displayed would be detailed in the contract arrangements in place with Council.	Noted. The content displayed in the digital and/or static advertising panels will be in accordance with the contract arrangements. Refer to Section 4.1.4 of this Statement for details on signage content.
In terms of the level of illumination of the signage and the frequency of image changes the TFNSW document Transport Corridor Outdoor Advertising Signage Guidelines should be consulted and any signage made compliant with those guidelines. Given the small size of the signs it won't be necessary to refer the applications to TfNSW for their consent. It is noted that the guidelines advise that images should be static and not change any more frequently than every 10 seconds on roads with a speed limit less than 80km/h. Luminance levels of the signage should be less than or equal to those for the existing backlit screens and the luminance also within limits outlined in section 3, table 6 of the TfNSW guide.	The proposed digital and/or static advertising signage, including illumination has been designed in accordance with the relevant requirements of the TFNSW Transport Corridor Outdoor Advertising Signage Guidelines. Refer to Section 4.1.3 of this Statement for details on illumination. The digital signage for I1-I3 and I6-I7 will have a dwell time of 10 seconds. Signs I4-I5 are static signs.
Heritage Advisor	
None of the bus stops identified in the list are themselves heritage items, we are flagging that some sit within heritage listed parks. Flagging it now so the applicant can properly address that in any future DA. • ITS05098 – Merrit Reserve I174 in MLEP	Bus stops I1-I7 are not identified as heritage items, located within a heritage conservation area or in proximity to a heritage item.

Table 1 Pre DA- meeting discussions

• ITS05088, ITS05089, ITS05091 – Park I251 in MLEP Additionally, some will sit within road reserves that are heritage listed for their street trees – ie Balgowlah Road, Condamine Street (ITS05072, ITS05097) I would not require a heritage impact statement for these works, but the applicant should confirm their requirements depending on what approval pathway they require and what they are required to do (ie if they go under the Infrastructure SEPP) Applicant should also check all bus stops identified to confirm if others are sitting within heritage reserve.	
<u>Documentation to accompany the development application</u>	
• Owners consent. TfNSW / Council – Transport assets. (Note: may be suitable to allocate the 3 DA's to the council buildings at 1 Belgrave St Manly , 725 Pittwater Road Dee Why and 1 Park Street Mona Vale because the various road reserves (bus shelters) have no collective lot / DP identifier or specific address reference.	Noted. The relevant Owners Consent will be obtained and submitted with the Development Application.
• Statement of Environmental Effects	This document.
• Details addressing SEPP (Industry and Employment) 2021 – Chapter 3	Refer to Section 5.3.1 of this Statement and **Annexures A** to **G.**
• Details addressing Planning Circular PS 21-008 (including existing use rights as applicable/as relevant to the existing shelter locations and use for advertising signage.)	The current advertisements on the shelter sites enjoy existing use rights. Existing use rights and Planning Circular PS21-008 is addressed in Section 5.1 and 5.3.6 of this Statement.

• Scaled and dimensioned plans:
  ○ Site Plan/s – area and specific;
  ○ Elevations; and
  ○ Signage details (generic)
  ○ Details of LUX and rotation time / scrolling interval of advertisements
	Site cards have been prepared by *Ooh! Media* and are included in **Annexure H** of this Statement.

• Cost of works estimate	A cost of works estimate has been prepared and is submitted with the application.
• Site location plan for each bus stop • Closest property address included for each shelter • Waste Management Plan (minimal if disposal of old sign boards only)	Noted. Noted. Noted.

Table 1 Pre DA- meeting discussions	
• See also the provisions of the publication titled 'Transport Corridor Outdoor Advertising and Signage Guidelines approved by the Minister for the purposes of the State Environmental Planning Policy	See **Annexures A-G**.
Concluding Comments	
Schedule 5 of SEPPEI contains the principal assessment criteria however the LEP and DCP provisions are required to be addressed.	An assessment of each sign against the relevant planning provisions are provided at **Annexures A to G** of this statement.
The SEE will need to address permissibility between the zones with reference to previous or original adverting consent granted. It should be noted that the SEPP limits advertising signage to 15 years or less. This has relevance if 'existing use rights' apply for prohibited development along SP2 land or residential land for advertising.	Noted. Refer to Section 2.2 on previous advertising consent. Section 5.1 of this Statement addresses existing use rights for each bus shelter.
The DAs will be referred to Transport for NSW where the shelters are on classified road	Noted. Bus Shelters I1, I6 and I7 are located on Condamine Street, state classified road No. 0000164. Bus Shelters I2 – I5 are located on Pittwater Road, state classified road No. 0000159. Refer to Section 5.3.2 of this Statement.

It was resolved that sixteen (16) development applications appropriately grouped across the former Warringah, Manly and Pittwater LEP areas would be accepted by Council for notification and assessment of the works.

This application specifically relates to seven (7) advertising structures at various existing bus shelters within North Manly and Manly Vale, known as I1, I2, I3, I4, I5, I6 and I7. Each of these sites are described in Section 3 of this Statement.

2.2 PREVIOUS APPOVALS

The current advertisements on the shelter sites enjoy existing use rights pursuant to Section 4.65(b) of the EP&A Act whereby the current advertising shelters at the sites have been in operation for a number of years, as evidenced by the longstanding commercial agreement between *oOh! Media* and Northern Beaches Council (including former Warringah Council).

The previous approvals granted to each site for the construction of a bus shelter, including advertising signage consent for signs I2 and I5. Sign I1, I3, I4, I6 & I7 relies upon consent for the construction of a bus shelter with the location of signage consistent with the other approvals. Refer to Section 5.1 of this Statement for detailed discussion on existing use rights and permissibility for all signs.

2.2.1 Bus Shelter I1 on Condamine Street, opposite from 433 Condamine Street, Allambie Heights

A search of the Northern Beaches Council Development Application tracker ('DA Tracker') reveals that on 18 November 1999, former Warringah Council granted Development Consent to Development Application DA1999/3057. The application included the following description, "*Bus Shelter - Street Number 20555 - N/O Fishburne Road"*. The DA Tracker also shows a related Construction Certificate, CC1999/3057/001 was approved at this site.

A further search of the tracker revealed no associated documentation available online for both the DA and CC. As such, a Government Information Public Access (GIPA) request was made on 24 April 2025 to obtain the relevant consent documents for this bus Shelter Site. The applicant was advised by Northern Beaches Council that the DA and CC documents could not be located within Council's Electronic Records Management System. Despite this, it is evident that a consent exists for the construction of a bus shelter at the site. Refer to Section 5.1.1 of this Statement for further detail on existing use rights.

2.2.2 Bus Shelter I2 on Pittwater Road, in front of 168 Queenscliff Road, North Manly

20 July 2011, former Warringah Council granted Development Consent to Development Application DA2011/0388 for *construction of a bus shelter with signage* at *Bus Stop Number 210047 in front of No. 168 Queenscliff Road, Queenscliff.*

This consent included a 15-year limitation on development consent for signage, which is reproduced as follows:

> ***3. Limitation of Development Consent for Signage***
>
> *Pursuant to the provisions of State Environmental Planning Policy No 64-Advertising and Signage this development consent will expire 15 years after the date on which this Development Consent becomes effective and operates*
>
> ***Reason:** Statutory requirement under State Environmental Planning Policy No 64-Advertising and Signage. (DACPLB08)*

As detailed in the Notice of Determination, the date of which the consent operated from was 20 July 2011. In accordance with Condition 3 above, the consent expires on 20 July 2026. At the date of this Statement, 21 July 2025, the consent for advertising signage at the site remains valid.

2.2.3 Bus Shelter I3 on Pittwater Road, in front of 454 Pittwater Road, North Manly

On 19 December 2012, former Warringah Council granted Development Consent to Development Application DA212/1160 for *construction of Construction of Bus Shelter adjacent to 454 Pittwater Road, North Manly.*

This development application did not specifically include consent for advertising signage, however as demonstrated throughout this Statement, the design of the bus shelter clearly contemplated advertising signage to be provided. In any event, the provision of signage for the bus shelter would be considered as ancillary development when considering Planning Circular PS21-008 (refer to Part 5.3.6 below) and therefore the replacement of the existing signage will rely on the intensification of existing use rights and Approval Documentation.

2.2.4 Bus Shelter I4 on Pittwater Road, opposite from 452 Pittwater Road, North Manly

On 11 October 2011, former Warringah Council granted Development Consent to Development Application DA2011/0635 for *construction of bus shelter with signage* at Bus Stop No.2100034 on the road reserve opposite 452 Pittwater Road, North Manly.

Similar to Bus Shelter I2 above, this consent included a 15-year limitation on development consent for signage. As detailed in the Notice of Determination, the date of which the consent operated from was 11 October 2011. In accordance with Condition 3 above, the consent expires on 11 October 2026. At the date of this Statement, 21 July 2025, the consent for advertising signage at the site remains valid.

2.2.5 Bus Shelter I5 on Pittwater Road, in front of 480 Pittwater Road, North Manly

On 16 November 1999, former Warringah Council granted Development Consent to Development Application DA1999/3050 for *construction of Construction of Bus Shelter at site No. 20549 Pittwater Road, North Manly.*

This development application did not specifically include consent for advertising signage, however as demonstrated throughout this Statement, the design of the bus shelter clearly contemplated advertising signage to be provided. In any event, the provision of signage for the bus shelter would be considered as ancillary development when considering

Planning Circular PS21-008 (refer to Part 5.3.6 below) and therefore the replacement of the existing signage will rely on the intensification of existing use rights and Approval Documentation.

2.2.6 Bus Shelter I6 on Condamine Street, in front of 272 Condamine Street, Manly Vale (1 of 2)

On 13 April 2000, former Warringah Council granted Development Consent to Development Application DA2000/3978 for *construction of Construction of Bus Shelter at Site No.20550, outside 272 Condamine Street, Manly Vale.*

This development application did not specifically include consent for advertising signage, however as demonstrated throughout this Statement, the design of the bus shelter clearly contemplated advertising signage to be provided. In any event, the provision of signage for the bus shelter would be considered as ancillary development when considering Planning Circular PS21-008 (refer to Part 5.3.6 below) and therefore the replacement of the existing signage will rely on the intensification of existing use rights and Approval Documentation.

2.2.7 Bus Shelter I7 on Condamine Street, in front of 272 Condamine Street, Manly Vale (2 of 2)

On 13 April 2000, former Warringah Council granted Development Consent to Development Application DA1999/3047 for *construction of Construction of Bus Shelter at Site No.20554, outside 272 Condamine Street, Manly Vale.*

This development application did not specifically include consent for advertising signage, however as demonstrated throughout this Statement, the design of the bus shelter clearly contemplated advertising signage to be provided. In any event, the provision of signage for the bus shelter would be considered as ancillary development when considering Planning Circular PS21-008 (refer to Part 5.3.6 below) and therefore the replacement of the existing signage will rely on the intensification of existing use rights and Approval Documentation.

Copies of the Development Consents and Construction Certificate approvals (where available) for each sign are included within **Annexure H** of this Statement.

3. Site Analysis and Context

3.1 THE SITES

This application relates to the upgrade of seven (7) existing bus shelter advertisements to include new digital and/or static signage at various bus shelter locations within North Manly and Manly Vale. The signage is proposed at the following locations:

- Bus Stop I1 on Condamine Street, opposite from 433 Condamine Street, Allambie Heights
- Bus Stop I2 on Pittwater Road, in front of 168 Queenscliff Road, North Manly
- Bus Stop I3 on Pittwater Road, in front of 454 Pittwater Road, North Manly
- Bus Stop I4 on Pittwater Road, opposite from 452 Pittwater Road, North Manly
- Bus Stop I5 on Pittwater Road, in front of 480 Pittwater Road, North Manly
- Bus Stop I6 on Condamine Street, in front of 272 Condamine Street, Manly Vale
- Bus Stop I7 on Condamine Street, in front of 272 Condamine Street, Manly Vale

A context plan, depicting the location of the proposed sites is provided in **Figure 1** below.

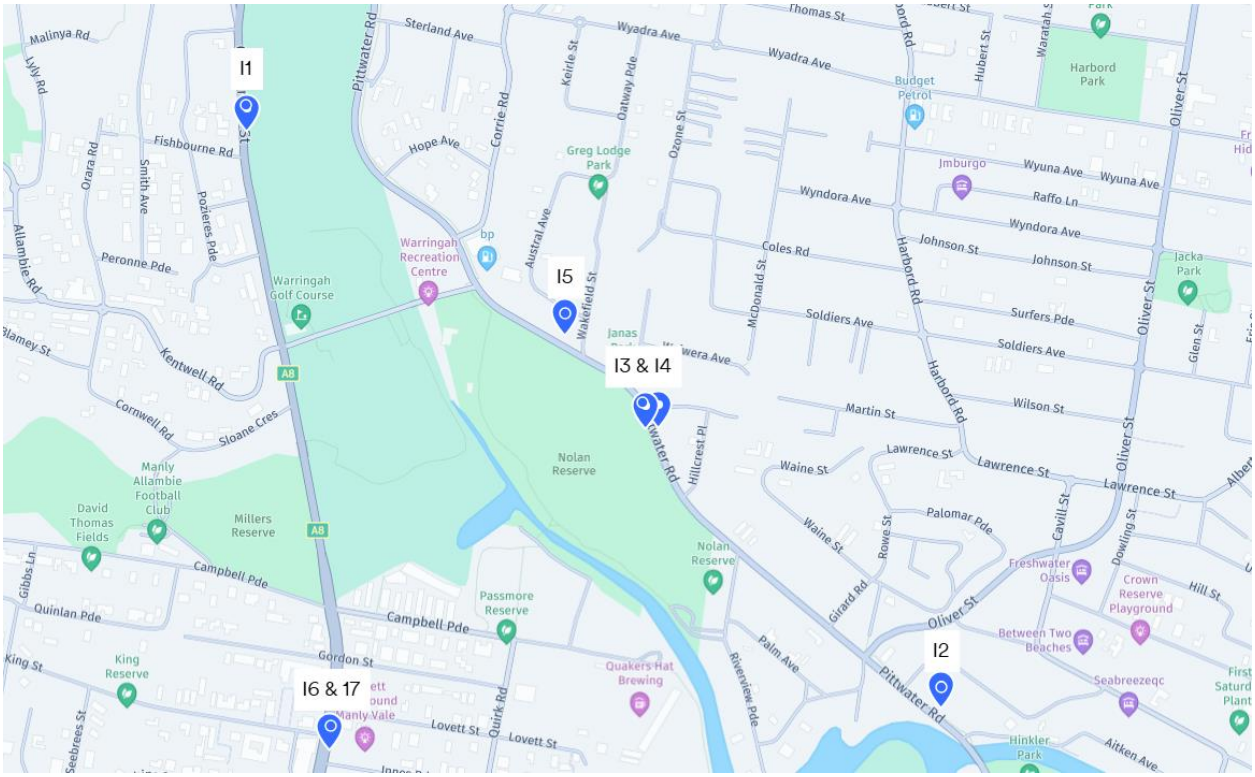


Figure 1 Site context plan (Source: *Nearmap*)

Images of the existing bus shelters are provided in **Figures 2** to **7** below.



Figure 2 Existing I1 Bus Stop and Shelter on Condamine Street, opposite from 433 Condamine Street, Allambie Heights



Figure 3 Existing I2 Bus Stop and Shelter on Pittwater Road, in front of 168 Queenscliff Road, North Manly



Figure 4 Existing I3 Bus Stop and Shelter in front of 454 Pittwater Road, North Manly



Figure 5 Existing I4 Bus Stop and Shelter on Pittwater Road, opposite from 452 Pittwater Road, North Manly



Figure 6 Existing I5 Bus Stop and Shelter in front of 480 Pittwater Road, North Manly



Figure 7 Existing I6 and I7 Bus Stop and Shelter in front of 272 Condamine Street, Manly Vale

4. Description of the proposal

4.1.1 Proposed Signage

It is proposed to replace the current static (paper) advertising panels, with new digital and/or static advertising panels that will be affixed to the existing bus shelters. There are no changes proposed to the existing bus shelters, which are to be retained as part of this application. The new signage will provide new advertising panels. Of these new panels:

- Three (3) will contain Digital/Static (D/S) (I1-I3);
- Two (2) will contain Double Sided Digital (DSD) signage (I6-I7); and
- Two (2) will contain Double Sided Static (DSS) signage (I4-I5).

A breakdown of the proposed signage and details of each stop is provided in **Table 2** below.

Table 2 Detailed Site and Signage Data

Council Asset #	Reference	Location	Suburb	Commercial Agreement	Previous Consent	Proposed Signage Format	Zone
ITS00141	I1	Condamine Street, opposite from 433 Condamine Street	Allambie Heights	Warringah Council	DA1999/3057	D/S	SP2
ITS00269	I2	Pittwater Road, in front of 168 Queenscliff Road	North Manly	Warringah Council	DA2011/0388	D/S	R3
ITS00287	I3	Pittwater Road, in front of 454 Pittwater Road	North Manly	Warringah Council	DA2012/1160	D/S	SP2
ITS00281	I4	Pittwater Road, opposite from 452 Pittwater Road	North Manly	Warringah Council	DA2011/0635	DSS	SP2
ITS00157	I5	Pittwater Road, in front of 480 Pittwater Road	North Manly	Warringah Council	3050DA	DSS	SP2
ITS00298	I6	Condamine Street, in front of 272 Condamine Street	Manly Vale	Warringah Council	3978DA	DSD	SP2
ITS00142	I7	Condamine Street, in front of 272 Condamine Street	Manly Vale	Warringah Council	3047DA	DSD	SP2

4.1.2 Type of Signage

As detailed above, the proposal involves the replacement of existing advertising panels with digital and/or static panels.

Digital Signage

Digital signage uses digital technology to display electronic images, a key feature of this signage type is that it uses Light Emitting Diode (LED) technology to control luminance automatically. This form of signage can rotate multiple advertisements in a specific dwell time. Digital signage is a form of Digital Out of Home Advertising (DOOH).

Static Illuminated Signage

Static signage incorporates fixed images, symbols or text that is printed on paper or other materials such as acrylic fibre or vinyl. This signage display does not comprise changing content with multiple advertising messages, compared to digital signage. This type of signage is not intended to be updated often and can be illuminated or backlit internally.

The specifications of each signage type proposed are outlined in **Table 3** below.

Table 3 Signage Specifications

Advertising structure type	Display format	Display area	Brightness	Power	Consumption	Communications
Static/Static						
Universal MK3	Rear illuminated poster	1750 x 1150mm	300nits (illuminated night only)	240 VAC, 0.25A (max)	60W (max)	N/A
Digital /Digital						
E-Box DS75DD	75” Portrait, LED digital display	1650 x 945mm	300nits (night) 3500nits (day)	240 VAC, 6.25A (max)	1500W (max), 500W (ave)	Managed by on-board 4G Broadband router
Digital /Static						
E-Box DS75DS	(A Panel) 75” Portrait, LED digital display	(A Panel) 1650mm x 945mm	(A Panel) 300 nits (night) to 3500 nits (full sunlight)	240 VAC, 6A (max)	800W (max), 300W (ave)	Managed by on-board 4G Broadband router
	(B Panel) Rear illuminated poster	(B Panel) 1750mm x 1150mm	(B Panel) 300 nits (night only)			

Site cards for each bus stop have been prepared by o*Oh! Media* and are submitted with this development application. Refer **Annexure H**

The existing I1, I5, I6 and I7 shelters are in the style *Pitched Roof Metro*. **Figures 8** to **10** below illustrates the standard design details and elevations of each of the new digital advertising panels.

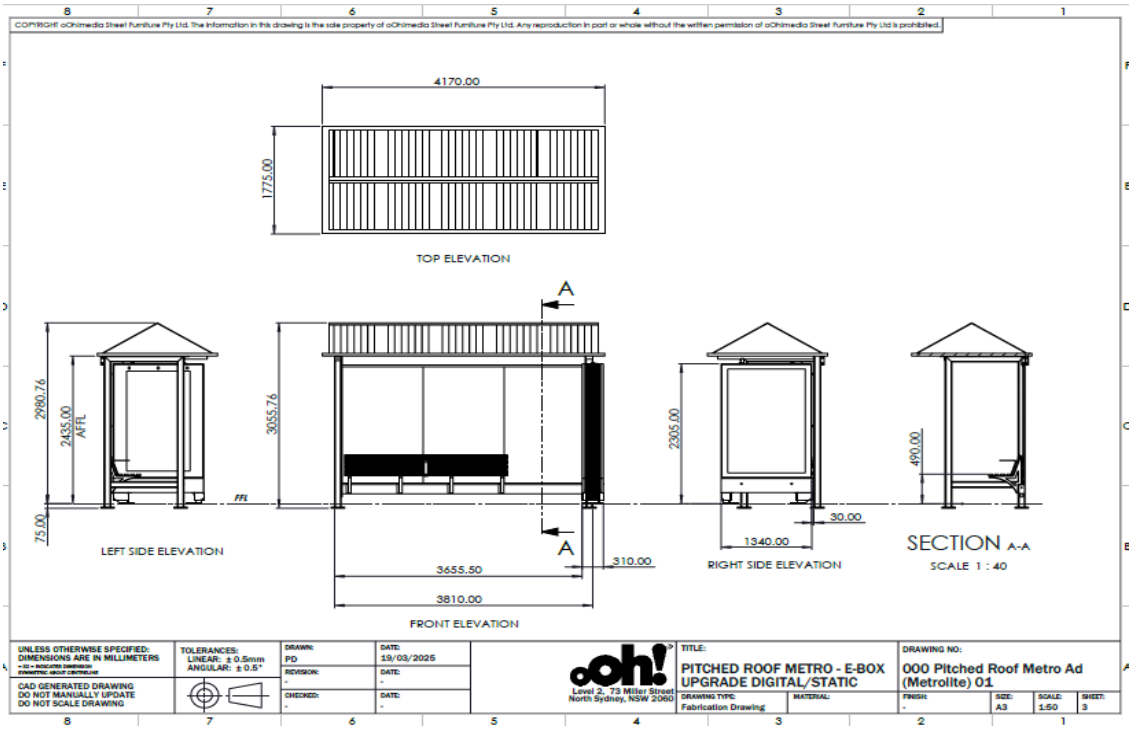


Figure 8 Proposed Digital/Static Signage Elevation – Pitched Roof Metro

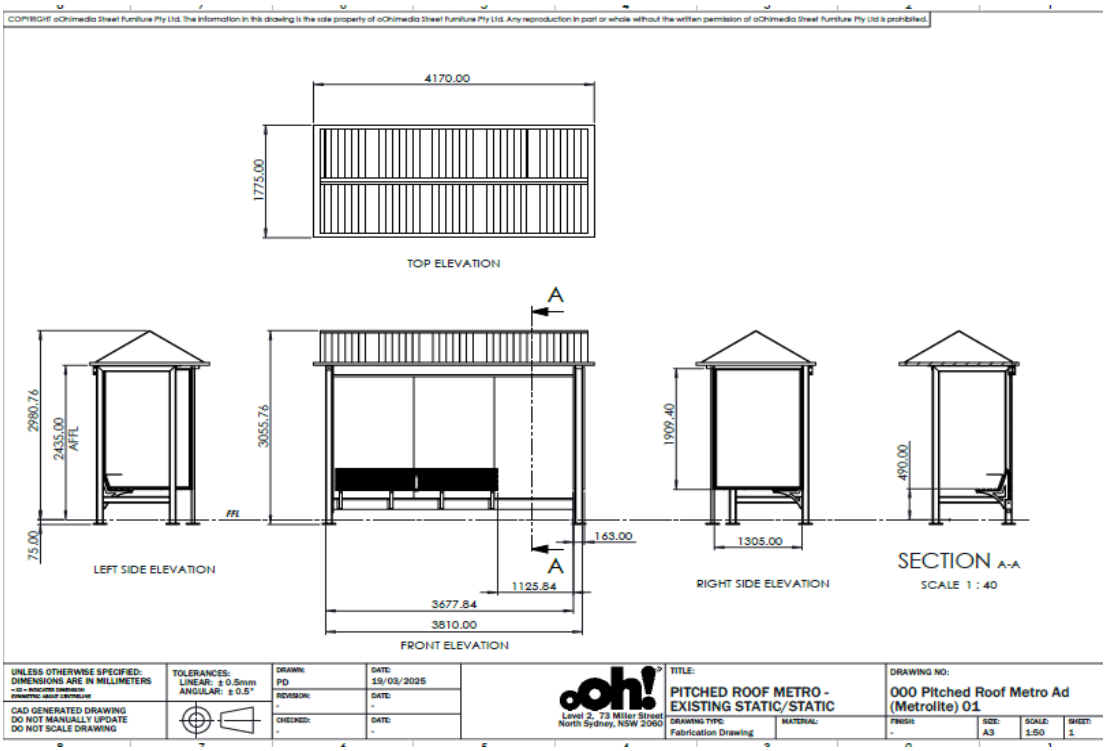


Figure 9 Proposed Static/Static Signage Elevation – Pitched Roof Metro

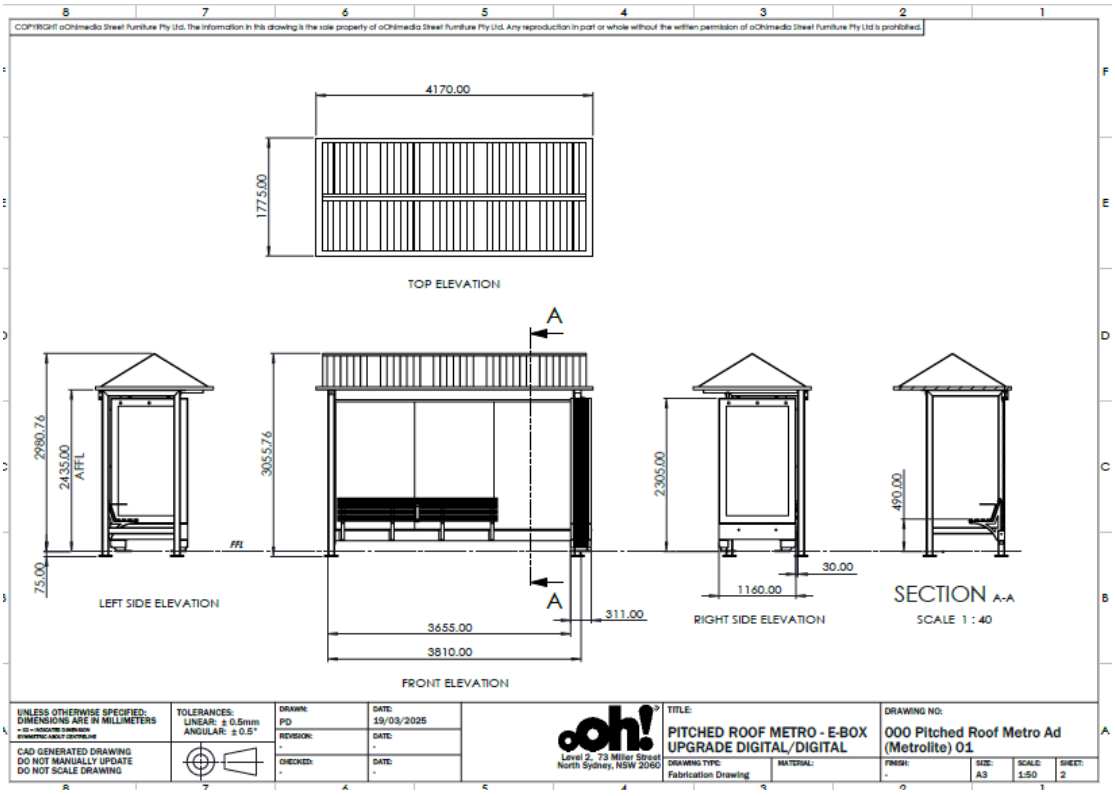


Figure 10 Proposed Digital/Digital Signage Elevation – Pitched Roof Metro

The existing I2, I3 and I4 shelters are in the style *Rationalised Federation*. **Figures 11** to **12** below illustrates the standard design details and elevations of each of the new digital advertising panels.

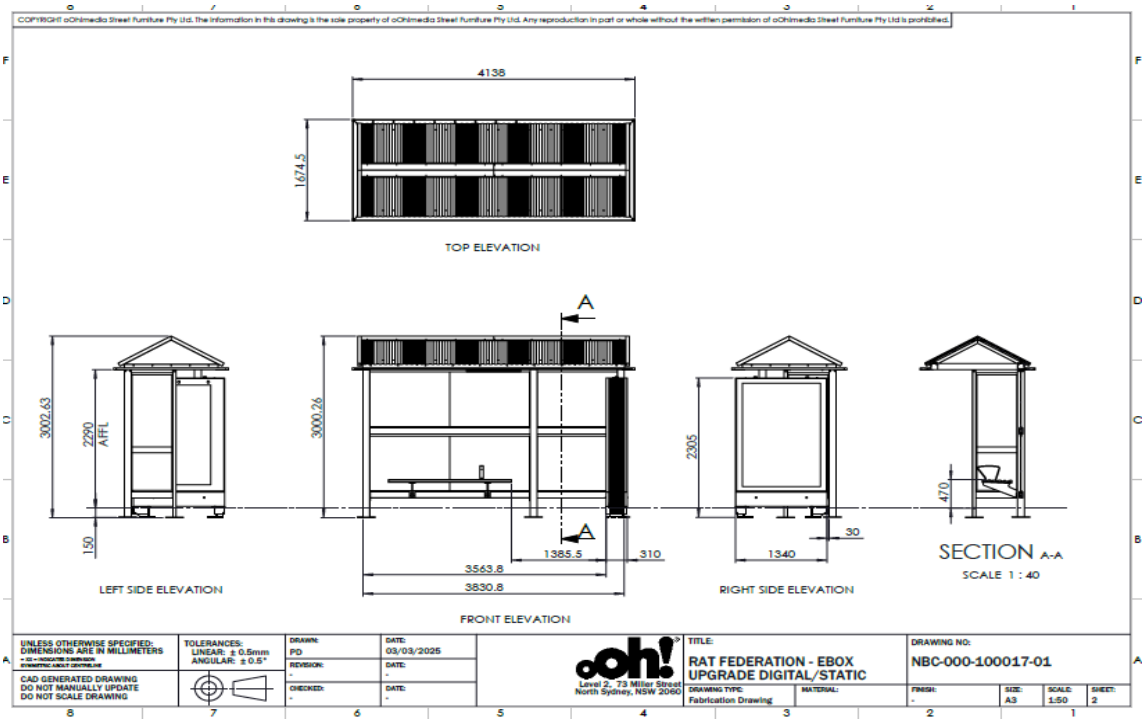


Figure 11 Proposed Digital/Static Signage Elevation – Rationalised Federation

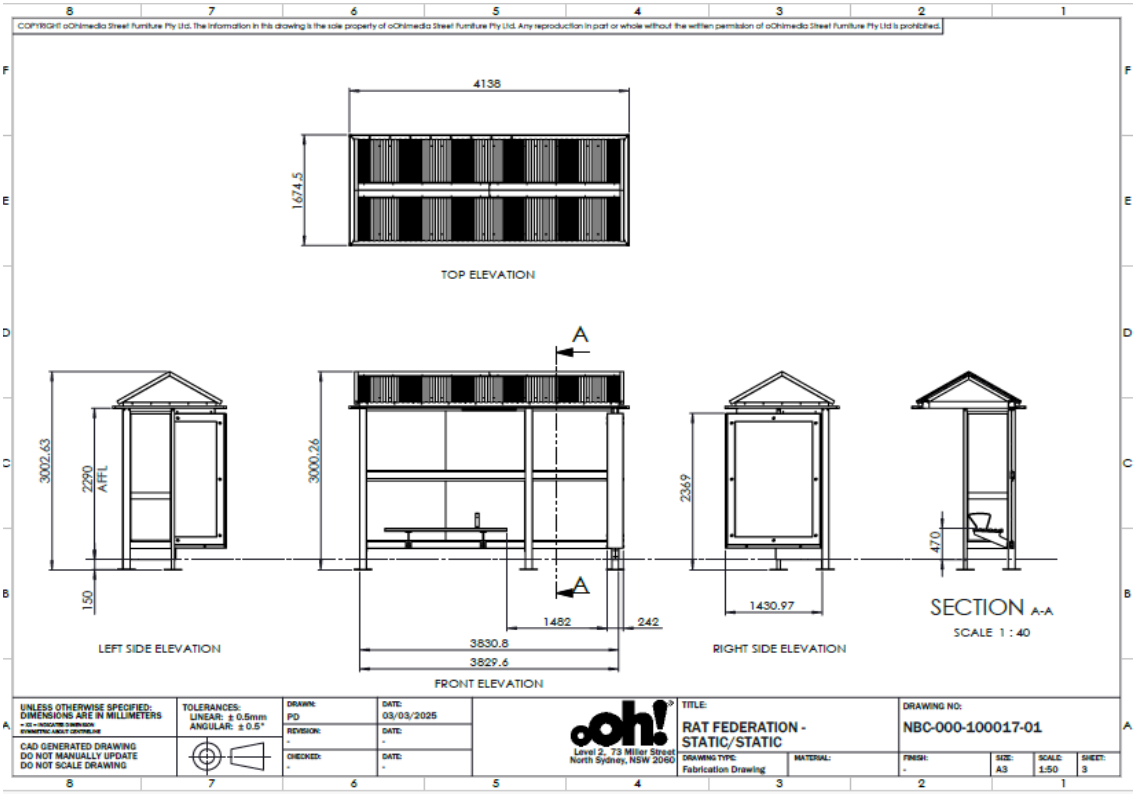


Figure 12 Proposed Static/Static Signage Elevation – Rationalised Federation

4.1.3 Illumination

The proposed bus shelter advertising will be illuminated. The proposed illumination has been designed to comply with the *Transport Corridor Outdoor Advertising and Signage Guidelines 2017*. Each digital sign will be equipped with sensors to ensure luminance is only as bright as necessary to be clearly legible and would not result in unacceptable glare. It is noted that illumination at bus shelters is not subject to an existing curfew.

In accordance with the *Transport Corridor Outdoor Advertising and Signage Guidelines 2017,* the proposed signage will have maximum luminance levels as follows:

Table 4 Illumination details

Lighting Condition	Zone 1	Zone 2	Zone 3	Zone 4
Full sun on face of signage	Maximum Output	Maximum Output	Maximum Output	Maximum Output
Daytime	6000 -7000 cd/m^2	6000 -7000 cd/m^2	6000 -7000 cd/m^2	600 cd/m^2
Dawn/Dusk and inclement weather	1000 cd/m^2	700 cd/m^2	600 cd/m^2	500cd/m^2
Night	500 cd/m^2	350 cd/m^2	300 cd/m^2	200cd/m^2
Zone 1	Covers areas with generally very high off-street ambient lighting, e.g. display centres similar to Kings Cross, central city locations.			
Zone 2	Covers areas with generally high off-street ambient lighting e.g. some major shopping/commercial centres with a significant number of off-street illuminated advertising devices and lights.			
Zone 3	Covers areas with generally medium off-street ambient lighting e.g. small to medium shopping/ commercial centres			
Zone 4	Covers areas with generally low levels of off-street ambient lighting e.g. most rural areas, or areas that have residential properties nearby.			

An assessment of the proposed illumination for each sign against the criteria contained in Schedule 5 of the State Environmental Planning Policy (Industry and Employment) 2021 and Transport Corridor Outdoor Advertising and Signage Guidelines 2017 is provided in **Annexures A** to **G**.

4.1.4 Content Management

The digital advertising signage proposed is a form of Out of Home (OOH) advertising. OOH advertising is regulated by the Australian Association of National Advertisers (AANA) Code of Ethics. The signage to be displayed by *oOh! Media* at the subject sites will adhere to the AANA Code of Ethics, and will refrain from displaying advertisings that:

- *"Discriminate against or vilify a person or section of the community on account of race, ethnicity, nationality, gender, age, sexual preference, religion, disability, mental illness, or political belief.*
- *Employ sexual appeal:*
    - *in a manner which is exploitative or degrading of any individual or group; or*
    - *where images of Minors, or people who appear to be Minors, are used.*
- *Present or portray violence that is not justifiable in the context of the product or service being advertised, or that is inappropriate for a broad audience.*
- *Fail to treat sex, sexuality, and nudity with sensitivity to a broad audience.*
- *Use language that is strong, obscene, or inappropriate for a broad audience.*
- *Depict material contrary to prevailing community standards on health and safety.*
- *Are not clearly distinguishable as advertisements to the relevant audience."*

Additionally, content will not include images or displays that dazzle, flash or represent traffic control devices.

4.1.5 Maintenance

A Maintenance Plan has been prepared *oOh! Media* in relation to the servicing and maintenance of *oOh! Media* assets within the Northern Beaches Local Government Area (LGA). *oOh! Media* will be responsible for the ongoing maintenance and servicing of all shelters.

Standard operational and preventative maintenance activities include:

- Visual Inspection and Standard Cleaning - Weekley
- Quick Cleaning and Roof/Gutter Clean – As required
- Illumination Inspections – Monthly
- RCD Inspection & Filter Clean – Bi-Annual
- Filter Change – Annually
- Electrical Inspection – Annually
- Structural & Condition Inspection – Annually
- Line of site Tree Trimming – As required
- Digital Inspection, Monitoring & Measurement – Real time monitoring by oOh! Media Team

Reactive and fault response activities include:

- Emergency Danger/Safety – 3 Hours from Notification and Traffic Permitting
- Damaged Component – 3 Hours from Notification
- Graffiti Obscene – 24 Hours from Notification
- Graffiti Standard – Next Scheduled Site Visit
- Bill-posting – Urgent – 24 Hours from Notification
- Bill-posting Standard – Next Scheduled Site Visit
- Removal of Contentious Digital Copy / Beach of Standards – 1 Hour from Notification
- Electrical / Illumination Fault – Inspection, Diagnosis & Triage – 24 Hours from Notification.
- Electrical / Illumination Fault – Repair – 24 Hours from Notification.
- Broken Glass – Clean-up – 3 Hours from Notification
- Broken Glass – Replacement - 24 Hours from Notification.

5. Environmental Planning Assessment

5.1 EXISTING USE RIGHTS

Division 11 of the EP&A Act provides for consideration of 'existing uses. Section 4.65 specifically defines existing uses as:

> *(a) the use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for this Division, have the effect of prohibiting that use, and*
>
> *(b) the use of a building, work or land—*
>
> *(i) for which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use, and*
>
> *(ii) that has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse.*

Furthermore, Section 4.66 (3) stipulates that the use must have been continuous and not abandoned for more than 12 months. The signage has existed at these locations in accordance with agreements between o*Oh! Media* and Northern Beaches Council (former Warringah Council) for a number of years and have not been abandoned. In this regard, the applicant has an on-going commercial agreement with Council.

The locations where it is proposed to replace existing advertising panels with new digital and/or static panels, the Warringah Local Environmental Plan (WLEP 2011) prohibits advertising in the land use zones. An inspection of the Northern Beaches Council (and former Warringah Council) Development Application tracker has found DA consents, for the existing bus shelter sites. Refer to Section 2.2 of this Statement.

Under the Warringah Local Environmental Plan 2011, 'signage' is not specified in item 2 or 3 and are now prohibited in SP2 Infrastructure and R3 Medium Density Residential zoned land. Notwithstanding the WLEP 2011 provisions, the bus shelter advertising enjoys the benefit of existing use rights for the reasons discussed below.

Section 163 (1) of the Environmental Planning and Assessment Regulation 2021 further states that:

> *(1) An existing use may, subject to this Part—*
>
> *(a) be enlarged, expanded or intensified, or*
>
> *(b) be altered or extended, or*
>
> *(c) be rebuilt, or*

The proposed digital and/or static signage advertisements are permitted under Clause 163 (a) as it seeks to intensify the use (by providing for new and illuminated signage associated with the bus shelter).

Section 4.67 of the EPA Act states that the provisions of any environmental planning instrument that derogate (detract) from the existing use rights provisions have no force or effect whilst existing rights remain. The case law on the effect of development controls is not settled. Established case law has held that the provisions of environmental planning instruments do not apply to the assessment of applications on sites with existing use rights. The Land and Environment Court judgment in *Stromness P/L v Woollahra Municipal Council* handed down in October 2006 underscores this.

However, an alternative view was formed in *Saffioti v Kiama Municipal Council [2019] NSWLEC 57* where it was found that in assessing an application, based on existing use rights, local environmental plans and development control plans

need to be considered. Therefore, in the abundance of caution, a full assessment against the development controls is provided in this report. Refer to **Annexures A-G**.

Existing use rights apply to these shelter sites as follows:

Table 5 Existing Use Rights (Shelter I1-I7)

Shelter No.	Address	Zone	DA No.	Type of Approval
I1	Condamine Street, opposite from 433 Condamine Street	SP2	DA1999/3057	Bus shelter
I2	Pittwater Road, in front of 168 Queenscliff Road	R3	DA2011/0388	Bus shelter with signage
I3	Pittwater Road, in front of 454 Pittwater Road	SP2	DA2012/1160	Bus shelter
I4	Pittwater Road, opposite from 452 Pittwater Road	SP2	DA2011/0635	Bus shelter with signage
I5	Pittwater Road, in front of 480 Pittwater Road	SP2	3050DA	Bus shelter
I6	Condamine Street, in front of 272 Condamine Street	SP2	3978DA	Bus shelter
I7	Condamine Street, in front of 272 Condamine Street	SP2	3047DA	Bus shelter

A merits-based assessment in line with the established existing use rights planning principle has been undertaken for each shelter site as follows.

5.1.1 Bus Shelter I1 on Condamine Street, opposite from 433 Condamine Street, Allambie Heights

On 18 November 1999, DA1999/3057 was approved for the construction of a bus shelter. As detailed in Section 2.2.1 of this Statement documentation related to this consent was not able to be located within Councils Electronic Records Management System. Whilst this consent did not include the provision of advertising, it is evident that there is a consent for the construction of a bus shelter at the site. Refer **Figure 13** and **14**. In this way, the proposal will rely on Section 163 (1) (a) of the *Environmental Planning and Assessment Regulation 2021* to expand the existing use rights at the site, being the instillation of the digital signage panel.



Figure 13 Snip from Northern Beaches DA Tracker, showing DA1999/3057 approved

Application Number: DA1999/3057

Description:	Converted DA - Bus Shelter - Street Number 20555 - N/O Fishburne Road
Application Type:	Converted Fujitsu
Status:	**Approved**
Submitted:	22/10/1999
Cost of Work:	$ 4,000
Officer:	
Submissions:	Make a submission

Location | People | Events | Documents | Show All

History

Description	Status	Completed
application Lodged	Complete	22/10/1999
submit to Council	NotReq	
work Commenced	Complete	01/01/1900
work Completed	Complete	01/01/1900
final Inspection		
occupied		
notification		
submissions Close Date		
application Determined	Complete	18/11/1999

Figure 14 Snip from Northern Beaches DA Tracker, showing event dates of DA1999/3057

DA1999/3057 approved the construction of a bus shelter, and whilst it is unknown if this consent specifically included the provision of advertising signage, typical of other applications its provision must be contemplated in the associated approval documentation, The signage is ancillary to the operation of the bus stop and shelter. This is discussed in Part 5.3.6 of this Statement.

The bus shelter site including signage enjoys EUR, which were established at the time advertising signage became prohibited. The use has been continuous since that time. This is evidenced in part by Google street view history as illustrated in **Figure 12** below. The compilation of street view images confirms the likely continuous use of the signs.

Google streetview did not operate prior to 2007.	Images not available for 2007	January 2008 
November 2009 	Images not available for 2010, 2011 and 2012	November 2013 

Images not available for 2014 and 2015	November 2016 	December 2017 
October 2018 	September 2019 	Feburary 2020 
December 2021 	Images not avalable for 2023	May 2022 
August 2024 		

Figure 15 Shelter I1 Streetview

As detailed above, this application seeks to intensity the existing use rights on the shelter site by replacing the existing paper advertisements, with illuminated digital/ static signage. The proposal does not physically expand the existing use as it is to be inset into the existing panel opening. It is therefore evident that the use has not been abandoned.

Accordingly, EUR can be applied to this shelter site.

5.1.2 Bus Shelter I2 on Pittwater Road, in front of 168 Queenscliff Road, North Manly

At the time DA2011/0388 was approved (20 July 2011), advertising signage was permissible with development consent under the *Warringah Local Environmental Plan 2000*. **Figures 16** and **17** below depict the stamped plans for DA2011/0388, with the advertising panel outlined red.

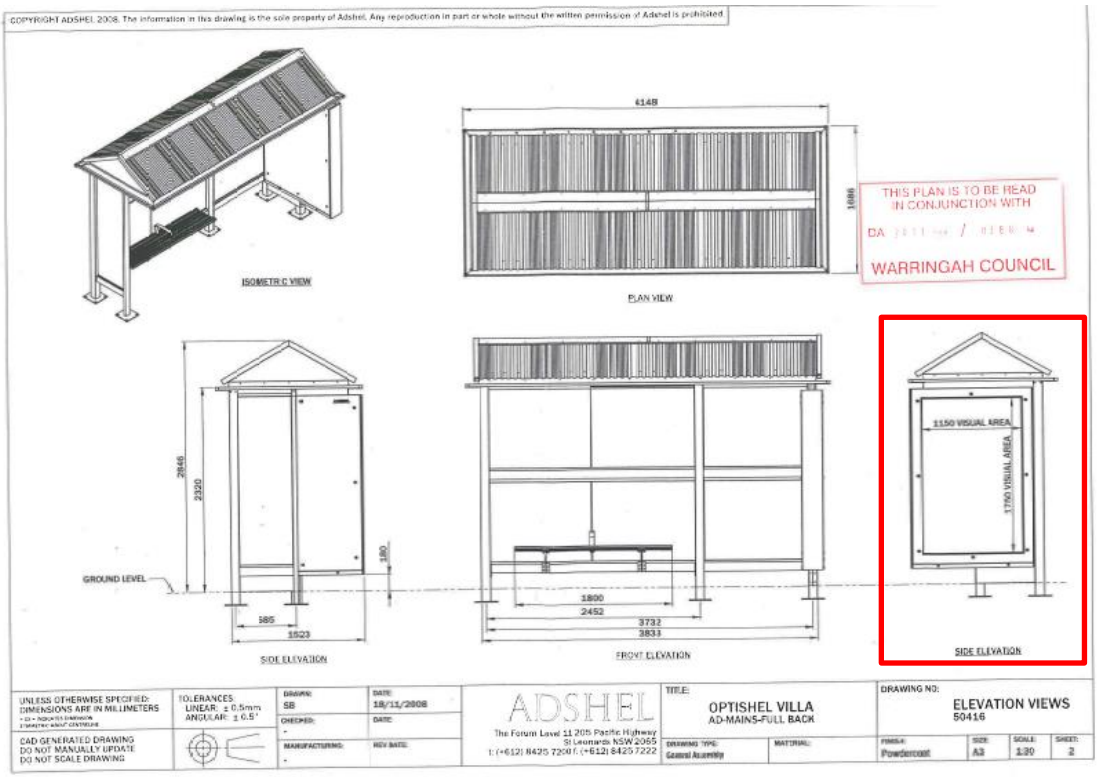


Figure 16 Shelter I2 DA2011/0388 stamped elevations (advertising panel outlined red)

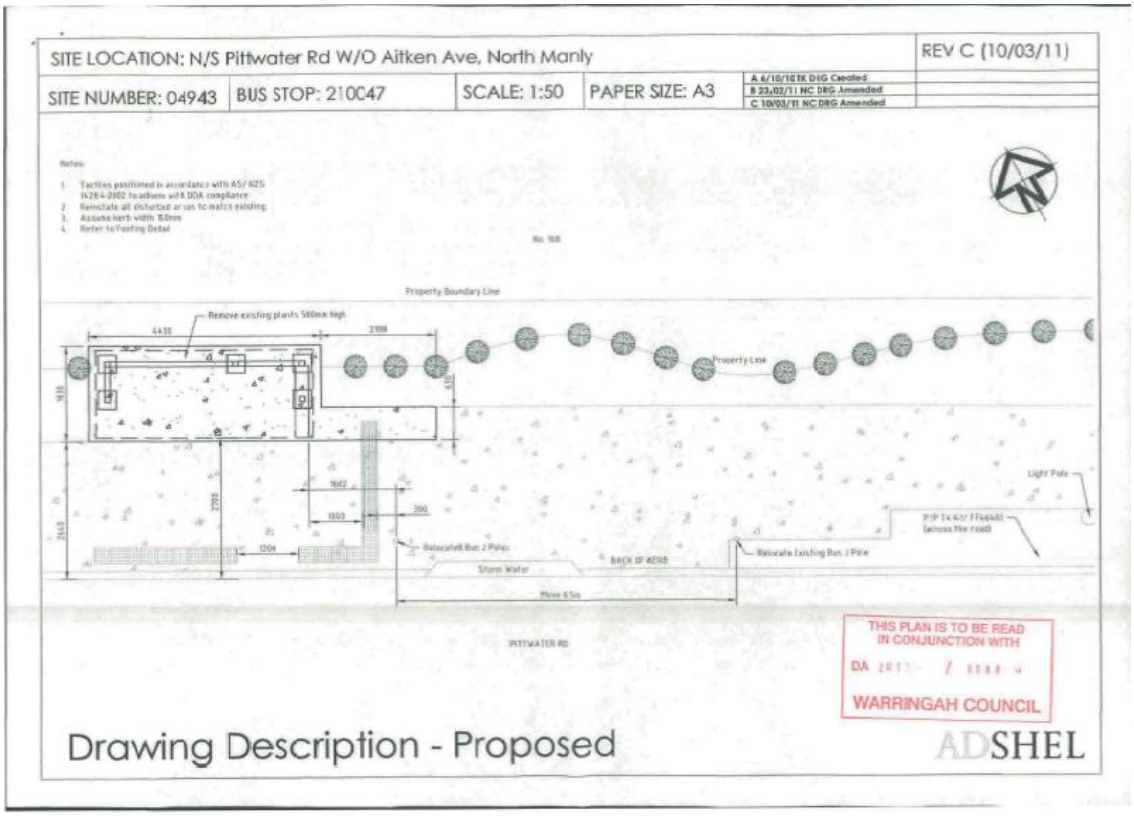


Figure 17 Shelter I2 DA2011/0388 Stamped DA Plan

A related Construction Certificate (CC) CC2011/0595 was issued by Warringah Council for Bus Shelter I2 on 22 July 2011. The issued CC further confirms the application of EUR at the site. Copies of the relevant CC Documentation and Plans are included within **Annexure F** of this statement.

The site is identified as falling within the Land Use Category 2 in Locality G8 Middle Harbour Suburbs, as illustrated in the zoning map and as per the land use table reproduced below:

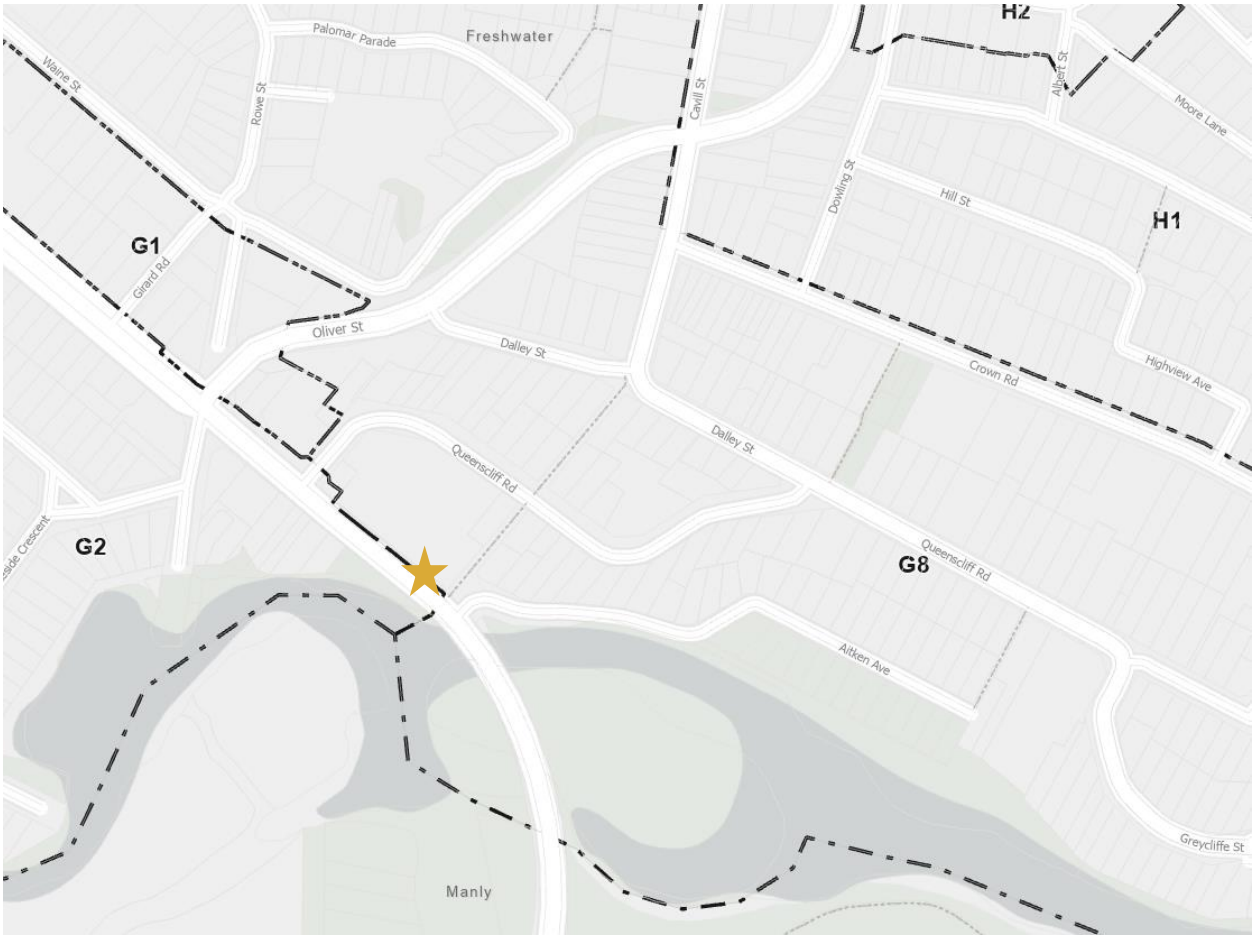


Figure 18 Extract from the WLEP G8 Locality Map 2000 with the site indicated by a yellow star (Source: *Northern Beaches Planning Maps*)

The LEP 2000, had the following aims and objectives for the G8 Locality

DESIRED FUTURE CHARACTER

The Queenscliff locality will remain characterised by a mix of detached style housing and apartment style housing in landscaped settings interspersed by complementary and compatible uses. The development of new apartment style housing will be restricted to the medium density areas shown on the map.

The quality of existing development in the Queenscliff locality is inconsistent and suffers as a result of poorly designed buildings which failed to respond to the prominence and natural qualities of this coastal headland and its relationship to the surrounding public spaces including nearby beaches and the parklands surrounding Manly Lagoon. Future development will be of an improved standard of design that addresses public streets and spaces, integrates with the landscape and topography, including rock outcrops and remnant bushland, and complements long distance views of the locality. Unless exemptions are made to the housing density standard in this locality statement, any subdivision of land is to be consistent with the predominant pattern, size and configuration of existing allotments in the locality.

The opportunities for further development in Queenscliff will be limited.

The land bound by Queenscliff Road, Pittwater Road and the public accessway which links Queenscliff Road, may be developed for apartment style housing. Development on this land will be designed to minimise view loss from residences to the north and will maintain a view corridor through the site to Manly Lagoon. Development will present as two storeys when viewed from the section of Queenscliff Road shown in Diagram 8.1 available from the office of the Council, with any storey above being set back and providing the absolute height for the site. The bulk of the buildings will be reduced through stepping the building down the site and avoiding long continuous top floors. It is intended that vehicle access to Queenscliff Road will be shared with 166 Queenscliff Road and 366 Pittwater Road.

The locality will continue to be served by the existing local retail centre shown on the map. Future development in this centre will be in accordance with the general principles of development control provided in clause 39.

LAND USE

Category Two

Development for the purpose of the following:

- *child care centres*
- *community facilities*
- *further education*
- *health consulting rooms*
- *hospitals*
- *housing for older people or people with disabilities*
- *places of worship*
- *primary schools*
- *veterinary hospitals*
- *other buildings, works, places or land uses that are not prohibited or in Category 1 or 3.*

Development for the purposes of advertising signage was not prohibited in Category 1 or 3, as such is an innominate permissible use within Land Use Category Two. It is noted the bus shelter structure was categorised as a *"Community Facility"* in the approval, which is also permissible in Category Two. An extract from the Statement of Environmental Effects prepared by *Ashdel Street Furniture* submitted with DA2011/0388 states the following:

> "*the proposed development is permissible with consent as Category Two development for the purpose of a community facility."*

In determining DA2011/0388, Council must have reached a level of satisfaction with regards to the permissibility of the signage at the time. As such, the same conclusions should apply in the assessment of this application, given the existing use rights.

Schedule 4 of the LEP 2000, contained provisions for signage within the Warringah LEP area and is reproduced as follows (our underline):

> *The following signs are prohibited by clause 10:*
>
> *• signs above the awning level of a building which project more than 0.3 metre out from the wall of that building,*
>
> *• flashing or moving signs on land other than the carriageway of a public road,*

- *pole or pylon signs, unless there is no building on the site or the building is not visible from the street, other than identification, interpretive, directional and advance warning signs included in Schedule 1 (Exempt development) or a sign erected by the Council for the display of community information,*
- *signs on or above the roof or parapet of a building,*
- *signs which do not directly relate to the predominant land use, business or activity carried on, or proposed to be carried on, within the site or building on which the sign is to be placed**, except signs on public amenities such as street furniture, bus shelters and the like,***
- *A-frame and temporary signs located on public land including roads (but not including the carriageway of a public road),*
- *signs on motor vehicles which are not able to be driven with the sign displayed,*
- *balloons used for the purpose of advertising which are placed on or above roof level.*

The approved signage for Bus Shelter site I2 was consistent with the provisions of schedule 4, as the signage was to be placed on a public amenity, or 'bus shelter'.

Therefore, the bus shelter site, including advertising signage enjoys EUR, which were established at the time the development became prohibited. The use has been continuous since that time. This is evidenced in part by Google street view history as illustrated in **Figure 19** below. The compilation of street view images confirms the continuous use of the signs.

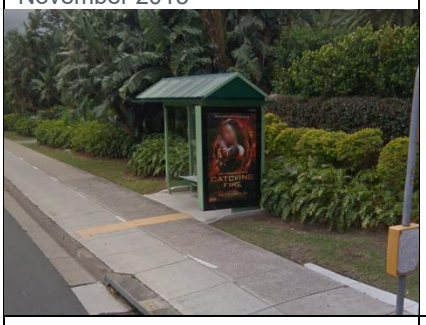
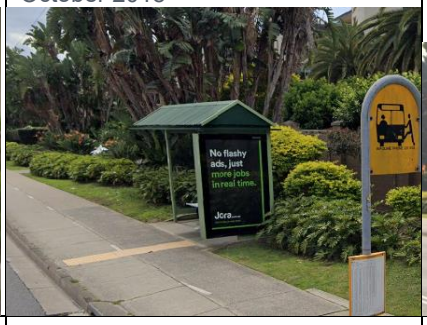
<table>
<tr><td>November 2013
  </td><td>Images not available for 2014 and 2015</td><td>December 2016
  </td></tr>
<tr><td>December 2017
  </td><td>October 2018
  </td><td>August 2019
  </td></tr>
<tr><td>Feburary 2020
  </td><td>November 2020
  </td><td>December 2021
  </td></tr>
</table>

Image not available for 2022 and 2023	August 2024	March 2025
		

Figure 19 Shelter I2 Street View

As detailed above, this application seeks to intensity the existing use rights on the shelter site by replacing the existing paper advertisements, with illuminated digital/static signage panels. The proposal does not physically expand the existing use as it is to be inset into the existing panel opening. It is therefore evident that the use has not been abandoned.

Accordingly, EUR can be applied to this shelter site.

5.1.3 Bus Shelter I3 on Pittwater Road, in front of 454 Pittwater Road, North Manly

On 19 December 2012, DA2012/1160 was approved for the construction of a bus shelter, and whilst this consent did not specifically include the provision of advertising signage, its provision was contemplated in the associated approval documentation. **Figure 20** and **21** below depicts the stamped plans for DA2012/1160, the advertising panel (outlined red). This demonstrates the provision of signage was contemplated at this shelter site, as a use ancillary to the operation of the bus stop and shelter. This is discussed in Part 5.3.6 of this Statement.

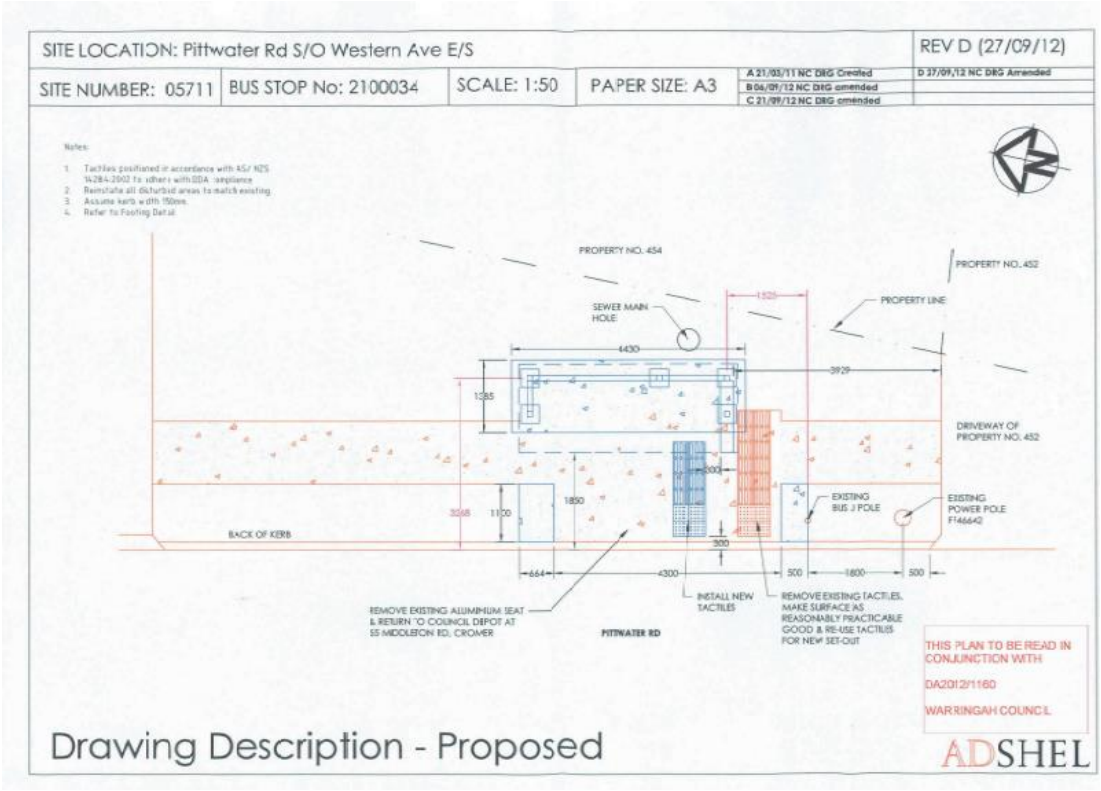


Figure 20 Shelter I3 DA2012/1160 Stamped site plan

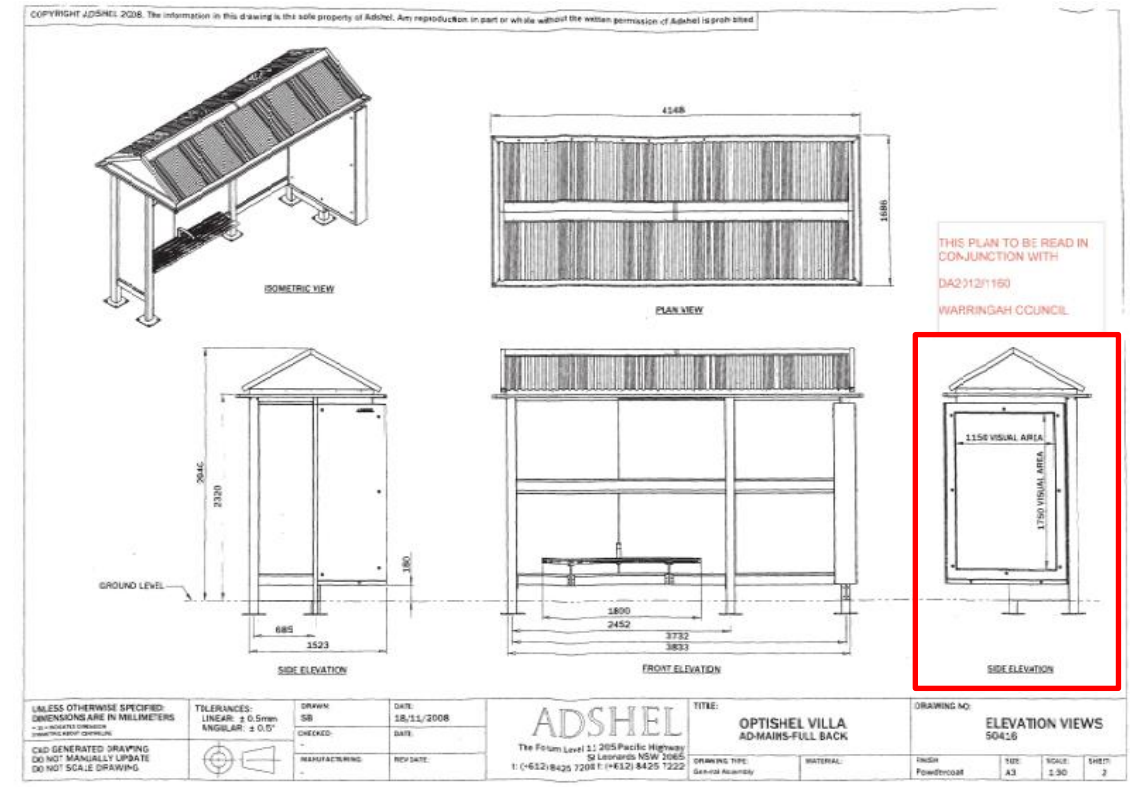


Figure 21 Shelter I3 DA2012/1160 Stamped Plan indicating advertising panel (outlined red)

As depicted in **Figure 20** above, the Stamped DA plan contains the description *Metrolite*. It is assumed that this description refers to the widely known specification of street furniture advertising, specifically at bus shelters. This description marked on the stamped DA plans therefore contemplates the future provision of signage at the site. It is therefore demonstrated that whilst the consent did not explicitly approve the provision of signage, it was an anticipated and accepted use at the shelter site.

The bus shelter site including signage enjoys EUR, which were established at the time advertising signage became prohibited. The use has been continuous since that time. This is evidenced in part by Google Street view history as illustrated in **Figure 22** below. The compilation of street view images confirms the likely continuous use of the signs.

<table>
<tr><td>Images not available for 2012</td><td>November 2013
  </td><td>Images not available for 2014 and 2015</td></tr>
<tr><td>November 2016
  </td><td>December 2017
  </td><td>October 2018
  </td></tr>
</table>

September 2019 	Image not available for 2020	December 2021 
Images not avalable for 2022 and 2023	August 2024 	

Figure 22 Shelter I3 Streetview

As detailed above, this application seeks to intensity the existing use rights on the shelter site by replacing the existing paper advertisements, with illuminated digital/ static signage. The proposal does not physically expand the existing use as it is to be inset into the existing panel opening. It is therefore evident that the use has not been abandoned.

Accordingly, EUR can be applied to this shelter site.

5.1.4 Bus Shelter I4 on Pittwater Road, opposite from 452 Pittwater Road, North Manly

At the time DA2011/0635 was approved (11 October 2011), advertising signage was permissible with development consent under the *Warringah Local Environmental Plan 2000*. **Figure 23** and **24** below depicts the submitted DA and stamped CC plans for DA2011/0635, with the advertising panel outlined red.

Figure 25 below depicts an image of the constructed bus shelter, extracted from the *Build Completion Checklist* obtained from the Northern Beaches DA Tracker.

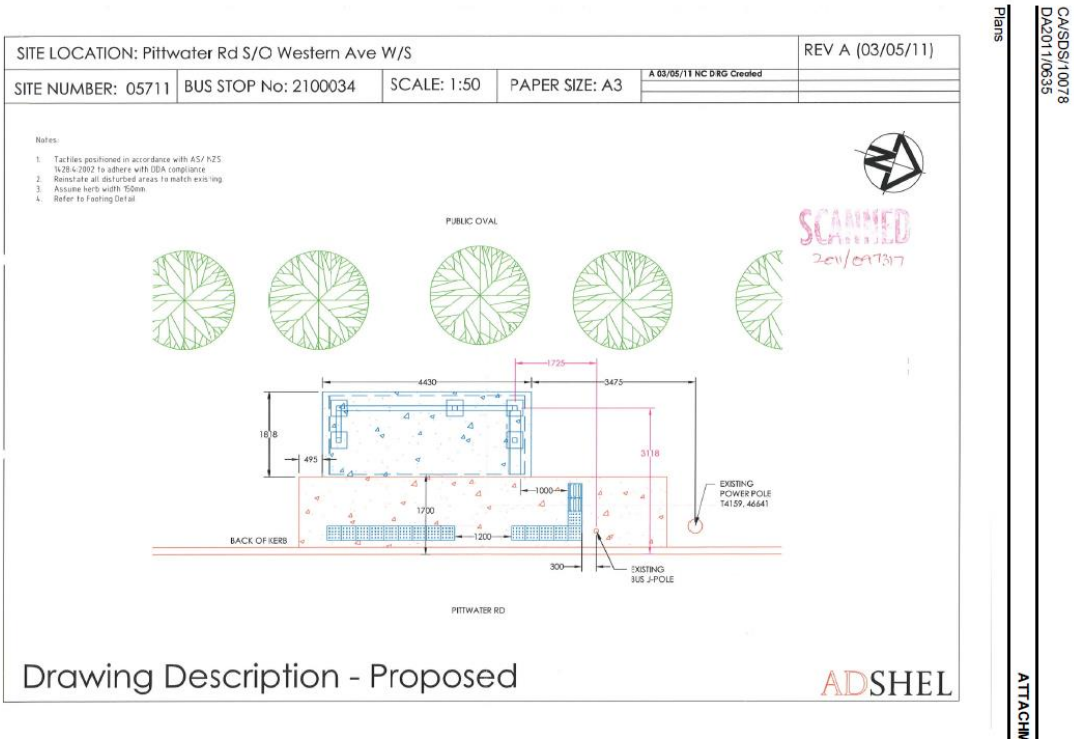


Figure 23 Shelter I4 DA2011/0635 Submitted Site Plan

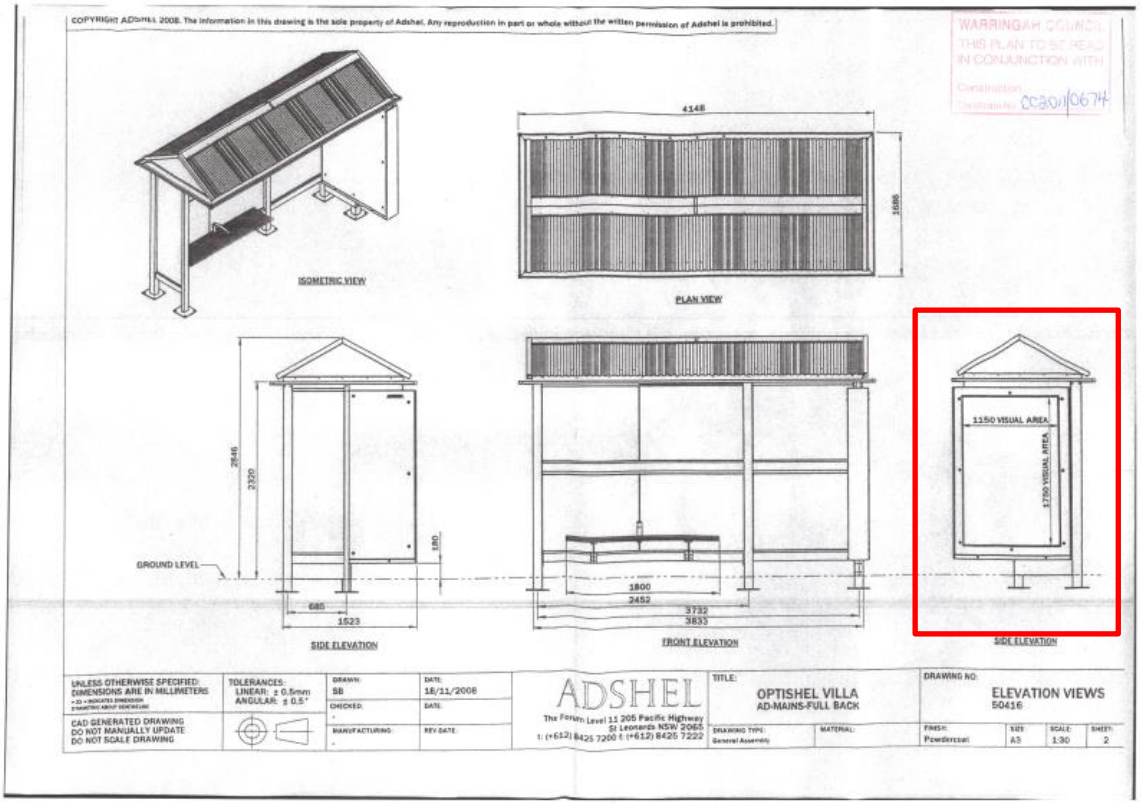


Figure 24 Shelter I4 DA2011/0635 Stamped CC Elevations



Figure 25 Image of constructed I4 Bus Stop and Shelter (Source: Northern Beaches DA Tracker)

The site is identified as falling within the Land Use Category 2 in Locality G3 Manly Lagoon Suburbs, as illustrated in the zoning map and as per the land use table reproduced below:



Figure 26 Extract from the WLEP G3 Locality Map 2000 with site I4 indicated by a yellow star (Source: *Northern Beaches Planning Maps*)

The LEP 2000, had the following aims and objectives for the G3 Locality (our underline)

DESIRED FUTURE CHARACTER

The Manly Lagoon Suburbs locality will remain characterised by detached style housing with a pocket of apartment style housing in landscaped settings interspersed by a range of complementary and compatible uses. The development of further apartment style housing will be confined to the "medium density areas" shown on the map. Substantial regional parklands and bushland will remain significant elements of the locality.

Future development will maintain the visual pattern and predominant scale of existing detached style housing in the locality except in areas marked as "medium density areas" on the map. The street will be characterised by landscaped front gardens and consistent building setbacks. Unless exemptions are made to the housing density standard in this locality statement, any subdivision of land is to be consistent with the predominant pattern, size and configuration of existing allotments in the locality.

The relationship of the locality with the surrounding bushland will be reinforced by protecting and enhancing the spread of indigenous tree canopy and preserving remnants of the natural landscape such as rock outcrops, bushland and natural watercourses. The use of materials that blend with the colours and textures of the natural landscape will be encouraged. Development on hillsides, or in the vicinity of ridgetops, will integrate with the natural landscape and topography.

The locality will continue to be served by the existing local retail centres in the areas shown on the map. Future development in these centres will be in accordance with the general principles of development control provided in clause 39.

LAND USE

Category Two

Development for the purpose of the following:

- *child care centres*
- *community facilities*
- *further education*
- *health consulting rooms*
- *hospitals*
- *housing for older people or people with disabilities*
- *places of worship*
- *primary schools*
- *veterinary hospitals*
- *other buildings, works, places or land uses that are not prohibited or in Category 1 or 3.*

Development for the purposes of advertising signage was not prohibited in Category 1 or 3, as such is an innominate permissible use within Land Use Category Two. It is noted the bus shelter structure was categorised as a *"Community Facility"* in the approval, which is also permissible in Category Two.

Schedule 4 of the LEP 2000, contained provisions for signage within the Warringah LEP area and is reproduced as follows (our underline):

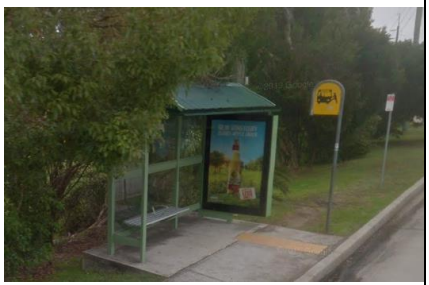
The following signs are prohibited by clause 10:

- *signs above the awning level of a building which project more than 0.3 metre out from the wall of that building,*
- *flashing or moving signs on land other than the carriageway of a public road,*
- *pole or pylon signs, unless there is no building on the site or the building is not visible from the street, other than identification, interpretive, directional and advance warning signs included in Schedule 1 (Exempt development) or a sign erected by the Council for the display of community information,*
- *signs on or above the roof or parapet of a building,*
- *signs which do not directly relate to the predominant land use, business or activity carried on, or proposed to be carried on, within the site or building on which the sign is to be placed**, except signs on public amenities such as street furniture, bus shelters and the like,***
- *A-frame and temporary signs located on public land including roads (but not including the carriageway of a public road),*
- *signs on motor vehicles which are not able to be driven with the sign displayed,*
- *balloons used for the purpose of advertising which are placed on or above roof level.*

The approved signage for Bus Shelter site I4 was consistent with the provisions of schedule 4, as the signage was to be placed on a public amenity, or 'bus shelter'. This was affirmed in the Assessment Report for DA2011/0635, which made the following comment

"…the proposed signage element being located on the bus shelter is not a prohibited sign and is acceptable."

Therefore, the bus shelter site, including advertising signage enjoys EUR, which were established at the time the development became prohibited. The use has been continuous since that time. This is evidenced in part by Google street view history as illustrated in **Figure 27** below. The compilation of street view images confirms continuous the continuous use of the signs.

2012 	November 2013 	Images not available for 2014 and 2015
December 2016 	December 2017 	October 2018 

August 2019	September 2020	December 2021
		
Image not available for 2022 or 2023	August 2024	
		

Figure 27 Shelter I4 Street View

As detailed above, this application seeks to intensity the existing use rights on the shelter site by replacing the existing paper advertisements, with illuminated digital and/or static signage panels. The proposal does not physically expand the existing use as it is to be inset into the existing panel opening. It is therefore evident that the use has not been abandoned.

Accordingly, EUR can be applied to this shelter site.

5.1.5 Bus Shelter I5 on Pittwater Road, in front of 480 Pittwater Road, North Manly

On 16 November 1999, DA3050 was approved for the construction of a bus shelter, and whilst this consent did not specifically include the provision of advertising signage, its provision was contemplated in the associated approval documentation. **Figures 28** to **30** below depicts the stamped plans for DA3050, the advertising panel (outlined red). A location plan was submitted with DA3050, which depicts a perspective of the shelter, including advertising panel. This demonstrates the provision of signage was contemplated at this shelter site, as a use ancillary to the operation of the bus stop and shelter. This is discussed in Part 5.3.6 of this Statement.

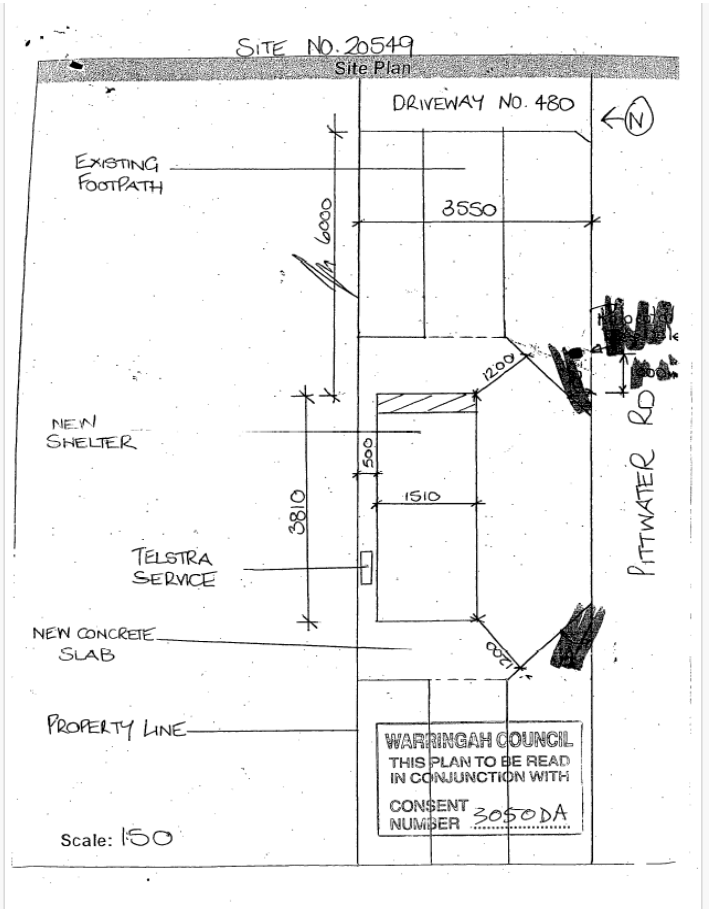


Figure 28 Shelter I5 Stamped site plan – DA3050

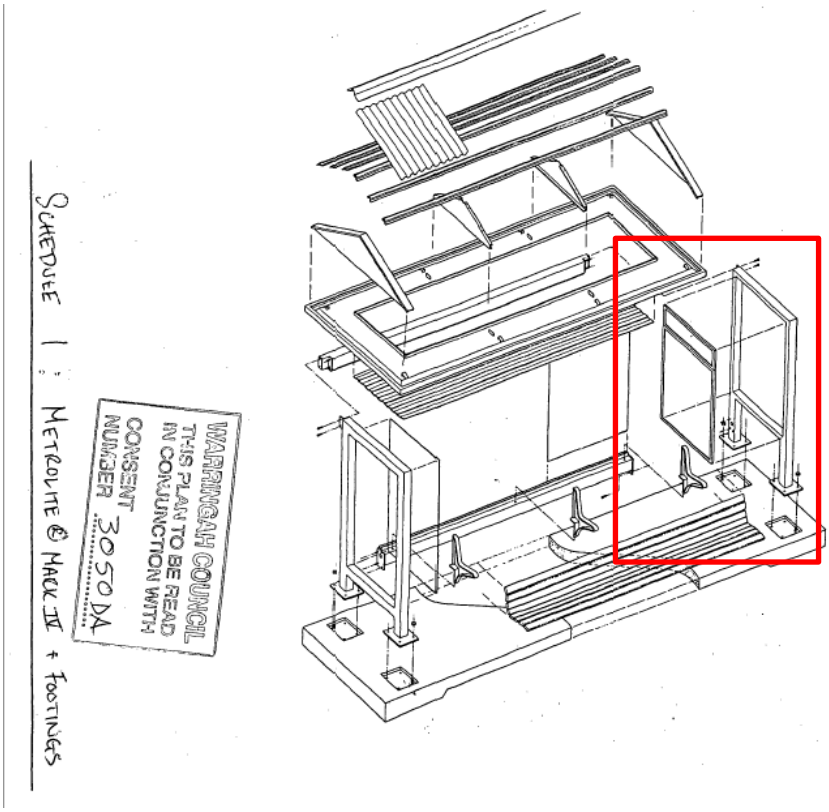


Figure 29 Shelter I5 DA3050 Stamped Plan indicating advertising panel (outlined red)

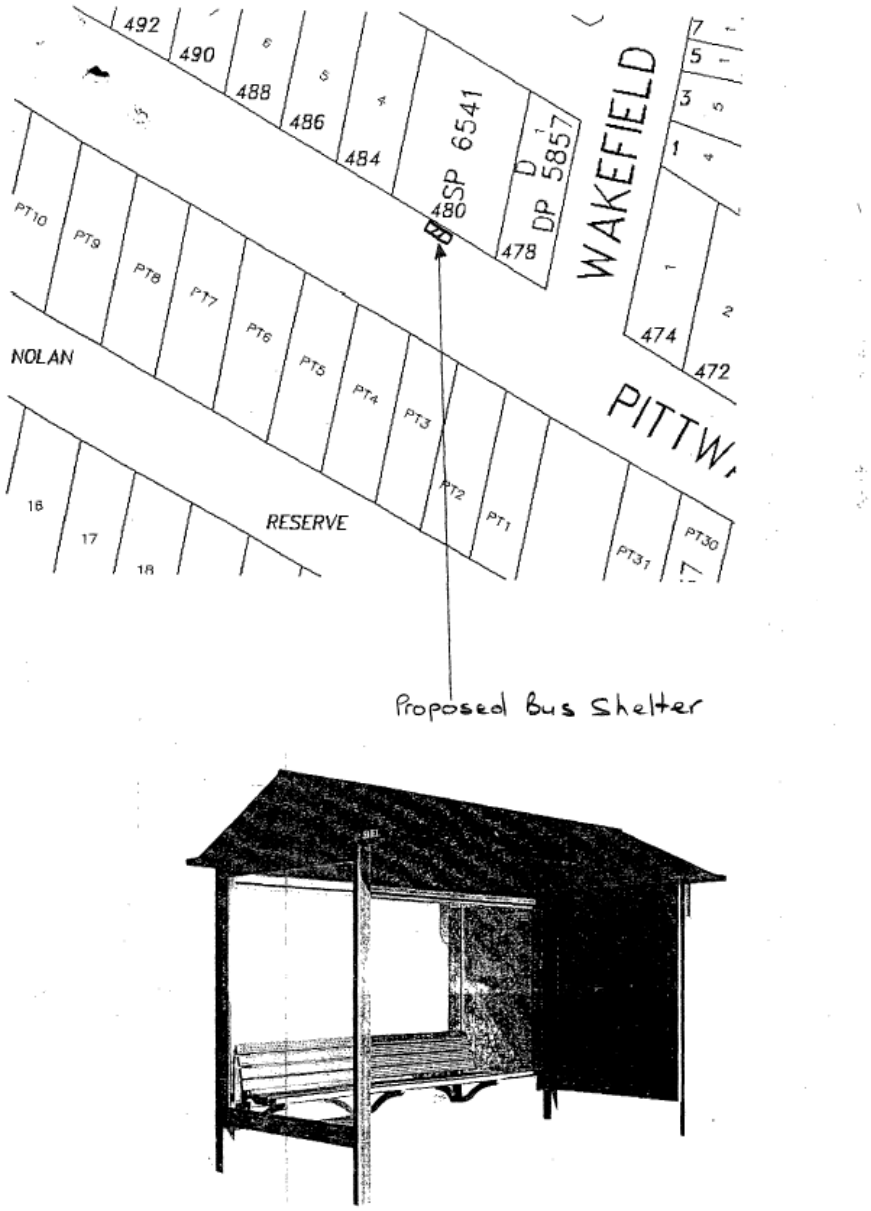


Figure 30 Shelter I5 DA53050 Location Plan

As depicted in **Figure 29** above, the Stamped DA3050 plan contains the description *Metrolite.* It is assumed that this description refers to the widely known specification of street furniture advertising, specifically at bus shelters. This description marked on the stamped DA plans therefore contemplates the future provision of signage at the site. It is therefore demonstrated that whilst the consent did not explicitly approve the provision of signage, it was an anticipated and accepted use at the shelter site.

A related Construction Certificate (CC) 3050CC1 was issued by Warringah Council for Bus Shelter I5 on 16 November 1999. The issued CC further confirms the application of EUR at the site. Copies of the relevant CC Documentation and Plan is included within **Annexure I** of this statement.

The bus shelter site including signage enjoys EUR, which were established at the time advertising signage became prohibited. The use has been continuous since that time. This is evidenced in part by Google Street view history as illustrated in **Figure 31** below. The compilation of street view images confirms the likely continuous use of the signs.

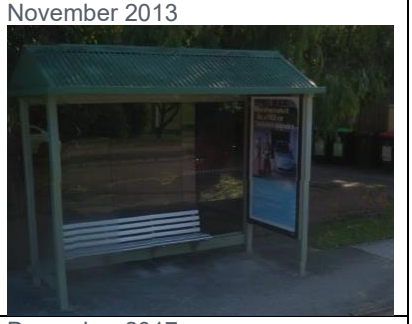
Google streetview did not operate prior to 2007.	Images not available for 2007	January 2008 
November 2009 	Images not available for 2010, 2011 and 2012	November 2013 
Images not available for 2014 and 2015	November 2016 	December 2017 
October 2018 	September 2019 	November 2020 
December 2021 	Images not avalable for 2022 and 2023	August 2024 

Figure 31 Shelter I5 Streetview

As detailed above, this application seeks to intensity the existing use rights on the shelter site by replacing the existing paper advertisements, with illuminated double sided static signage. The proposal does not physically expand the

existing use as it is to be inset into the existing panel opening. It is therefore evident that the use has not been abandoned.

Accordingly, EUR can be applied to this shelter site.

5.1.6 Bus Shelter I6 on Condamine Street, in front of 272 Condamine Street, North Manly (1 of 2)

Bus Shelter sites I6 and I7 are located in front of 272 Condamine Street, North Manly, however were approved under two separate DAs.

On 13 April 2000, DA3978 was approved for the construction of Bus Shelter I6, and whilst this consent did not specifically include the provision of advertising signage, its provision was contemplated in the associated approval documentation. **Figure 32** to **34** below depicts the stamped plans for DA3978, including what is considered the advertising panel (outlined red). A site plan was submitted with DA3978, which depicts a perspective of the shelter, including advertising panel. This demonstrates the provision of signage was contemplated at this shelter site, as a use ancillary to the operation of the bus stop and shelter. This is discussed in Part 5.3.6 of this Statement.

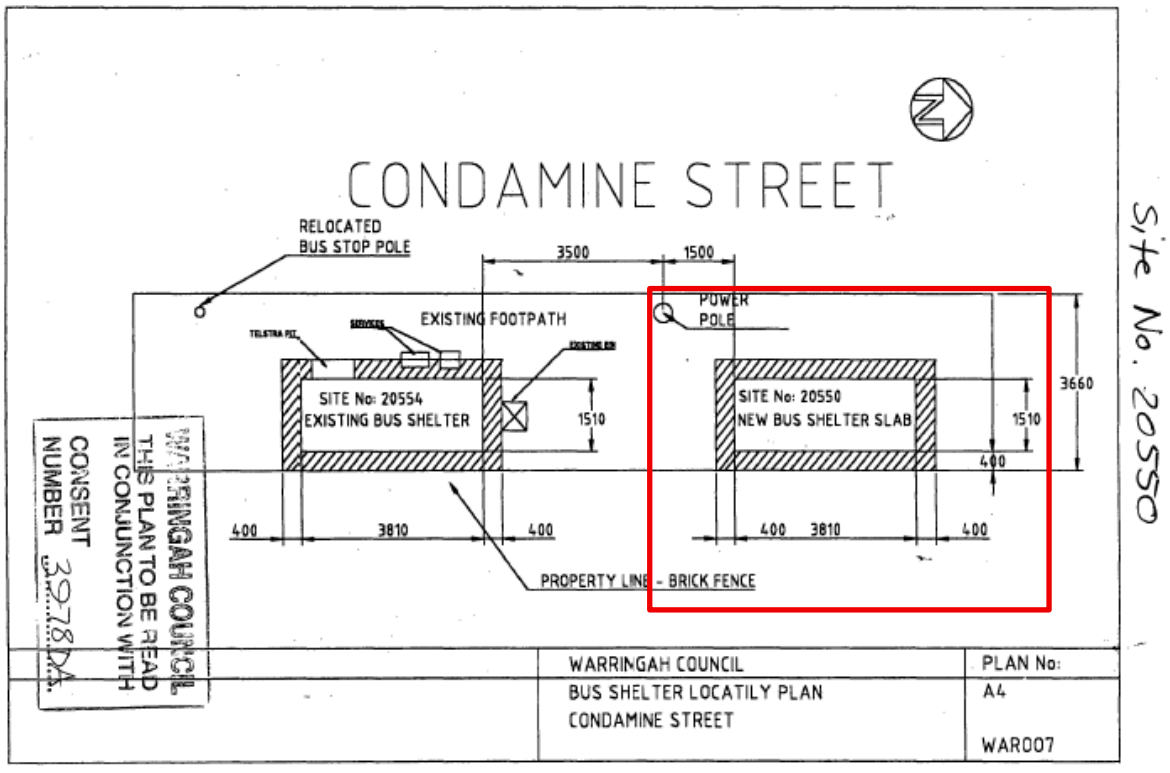


Figure 32 Shelter I6 Stamped Site Plan – DA3978 (shelter outlined red)

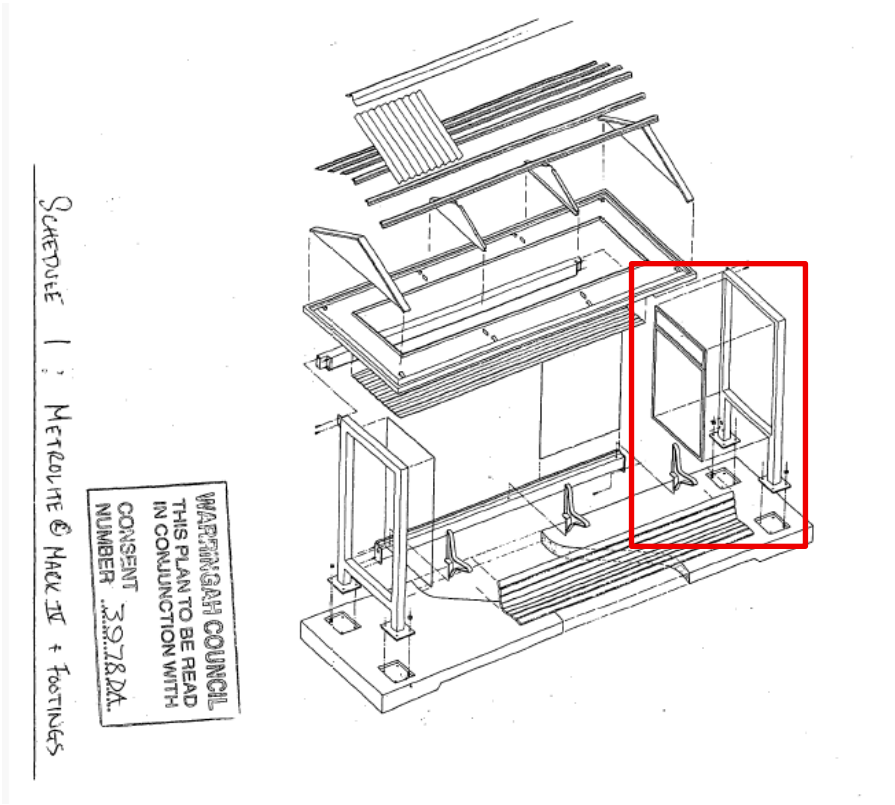


Figure 33 Shelter I6 DA3978 Stamped Plan indicating advertising panel (outlined red)

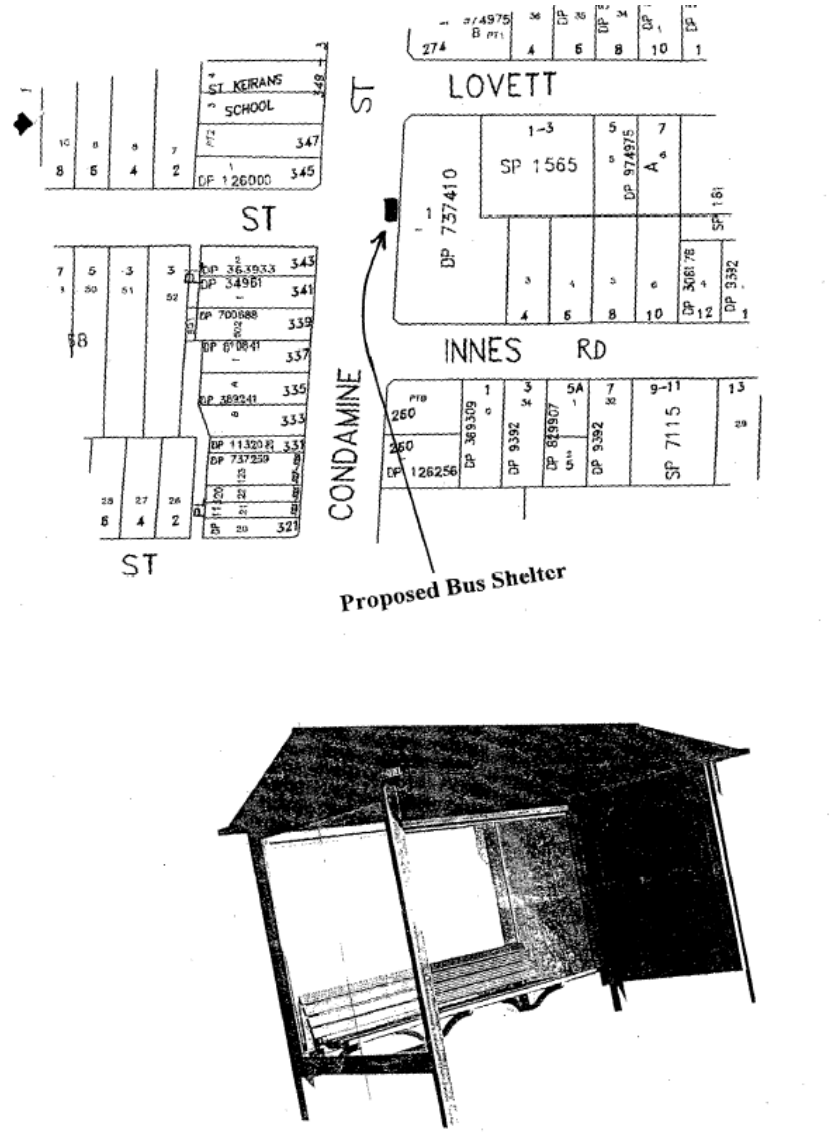


Figure 34 Shelter I6 DA3978 Location Plan

As depicted in **Figure 33** above, the Stamped DA3978 plan contains the description *Metrolite*. It is assumed that this description refers to the widely known specification of street furniture advertising, specifically at bus shelters. This description marked on the stamped DA plans therefore contemplates the future provision of signage at the site. It is therefore demonstrated that whilst the consent did not explicitly approve the provision of signage, it was an anticipated and accepted use at the shelter site.

A related CC, 3978CC1 was issued by Warringah Council for Bus Shelter I6 on 13 April 2000. The issued CC further confirms the application of EUR at the site. Copies of the relevant CC Documentation and Plan is included within **Annexure I** of this statement.

The bus shelter site including signage enjoys EUR, which were established at the time advertising signage became prohibited. The use has been continuous since that time. This is evidenced in part by Google street view history as illustrated in **Figure 35** below. The compilation of street view images confirms the likely continuous use of the signs.

Google streetview did not operate prior to 2007.	Images not available for 2007	January 2008 
November 2009 	Images not available for 2010, 2011 and 2012	November 2013 
Images not available for 2014 and 2015	November 2016 	December 2017 
October 2018 	September 2019 	Novemeber 2020 
December 2021 	Images not avalable for 2023	May 2022 
August 2024 		

Figure 35 Shelter I6 Streetview

As detailed above, this application seeks to intensity the existing use rights on the shelter site by replacing the existing paper advertisements, with illuminated double sided digital signage. The proposal does not physically expand the existing use as it is to be inset into the existing panel opening. It is therefore evident that the use has not been abandoned.

Accordingly, EUR can be applied to this shelter site.

5.1.7 Bus Shelter I7 on Condamine Street, in front of 272 Condamine Street, North Manly (2 of 2)

On 22 October 1999, DA3047 was approved for the construction of Bus Shelter I7, and whilst this consent did not specifically include the provision of advertising signage, its provision was contemplated in the associated approval documentation. **Figure 36** to **38** below depicts the stamped plans for DA3047, the advertising panel (outlined red). A site plan was submitted with DA3047, which depicts a perspective of the shelter, including the advertising panel. This demonstrates the provision of signage was contemplated at this shelter site, as a use ancillary to the operation of the bus stop and shelter. This is discussed in Part 5.3.6 of this Statement.

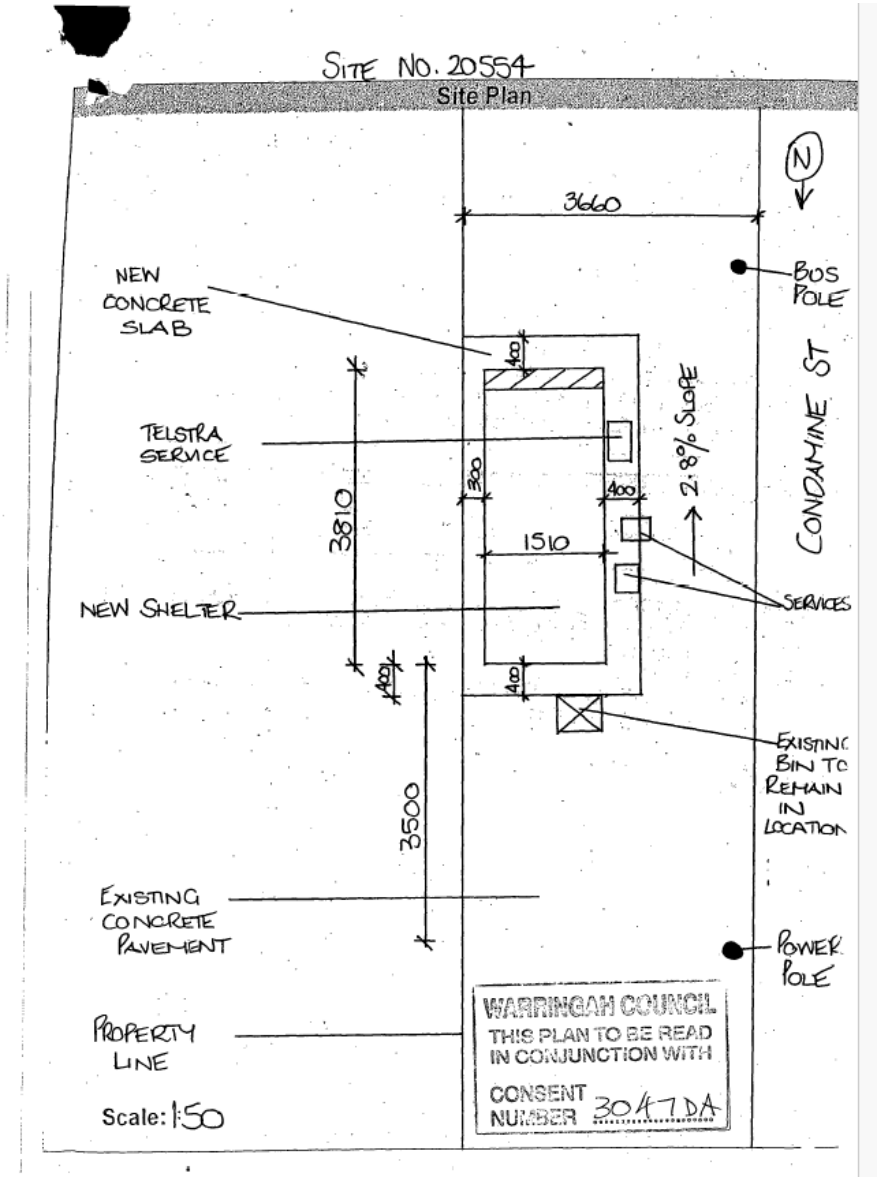


Figure 36 Shelter I7 Stamped Site Plan – DA3047

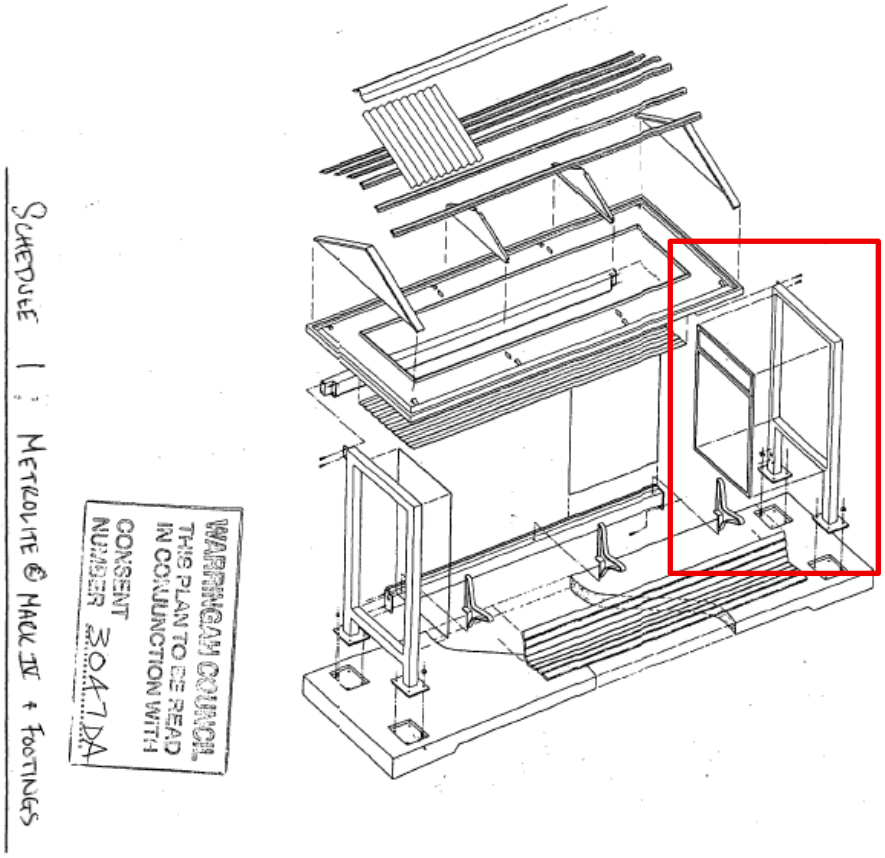


Figure 37 Shelter I7 DA3047 Stamped Plan indicating advertising panel (outlined red)

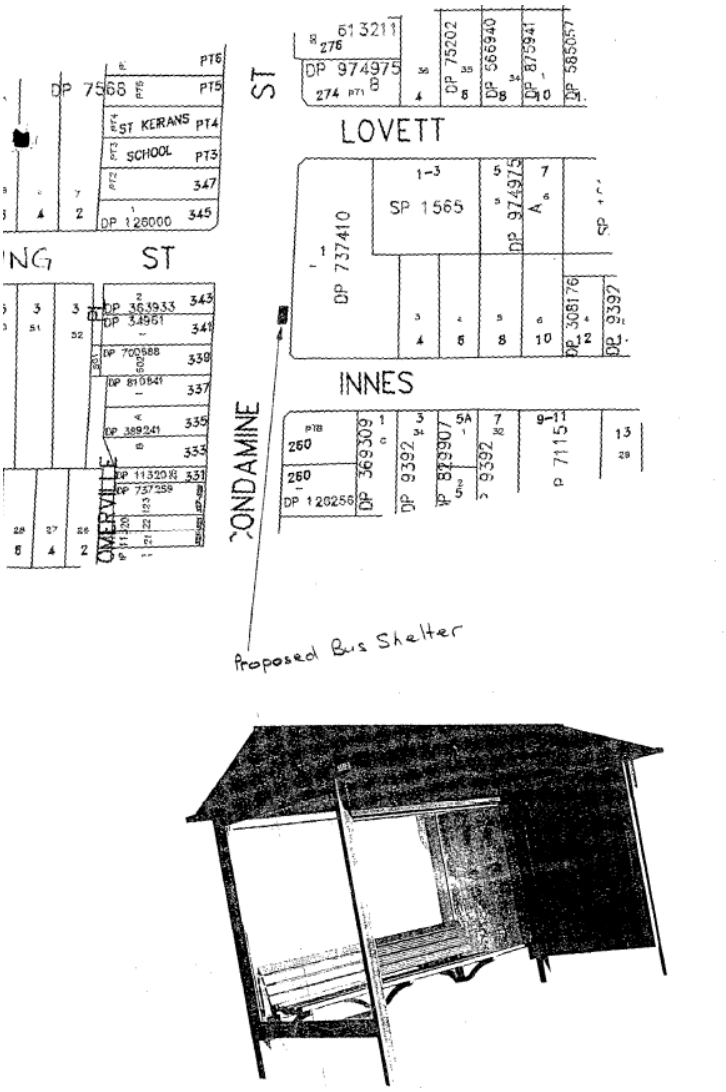


Figure 38 Shelter I7 DA3047 Location Plan

As depicted in **Figure 37** above, the Stamped DA3047 plan contains the description *Metrolite*. It is assumed that this description refers to the widely known specification of street furniture advertising, specifically at bus shelters. This description marked on the stamped DA plans therefore contemplates the future provision of signage at the site. It is therefore demonstrated that whilst the consent did not explicitly approve the provision of signage, it was an anticipated and accepted use at the shelter site.

The bus shelter site including signage enjoys EUR, which were established at the time advertising signage became prohibited. The use has been continuous since that time. This is evidenced in part by Google street view history as illustrated in **Figure 39** below. The compilation of street view images confirms the likely continuous use of the signs.

Google streetview did not operate prior to 2007.	Images not available for 2007	January 2008 

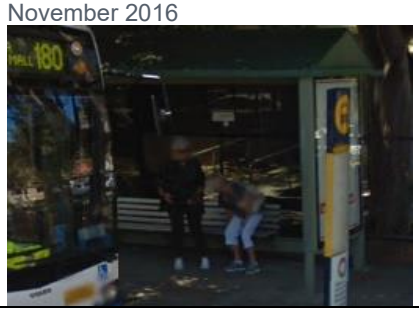
November 2009 	Images not available for 2010, 2011 and 2012	November 2013 
Images not available for 2014 and 2015	November 2016 	December 2017 
October 2018 	September 2019 	Novemeber 2020 
June 2021 	Image not avalable for 2023	March 2022 
August 2024 		

Figure 39 Shelter I7 Streetview

As detailed above, this application seeks to intensity the existing use rights on the shelter site by replacing the existing paper advertisements, with illuminated double sided digital signage. The proposal does not physically expand the existing use as it is to be inset into the existing panel opening. It is therefore evident that the use has not been abandoned.

Accordingly, EUR can be applied to this shelter site.

5.2 PREAMBLE

This section of the Statement provides a planning assessment of the proposed development covering all relevant heads of consideration under Section 4.15 of the EP&A Act, 1979.

5.3 STATUTORY AND POLICY COMPLIANCE

The relevant matters for consideration under Section 4.15 (1) (a) of the EP&A Act, 1979, are identified in **Table 6**

Table 6 Section 4.15 Matters for Consideration

EP & A Act, 1979.	Matters for Consideration	OK	See Comments	N/A
S.4.15(1)(a)(i)	State Environmental Planning Policy (Industry and Employment) 2021	✓	✓	
"	State Environmental Planning Policy (Transport and Infrastructure) 2021	✓	✓	
"	Warringah Local Environmental Plan 2011	✓	✓	
S.4.15(1)(a)(ii)	Draft Northern Beaches Local Environmental Plan	✓	✓	
S.4.15(1)(a)(iii)	Warringah Development Control Plan 2011	✓	✓	
S.4.15(1)(a)(iv)	Any other prescribed matter: - • *Planning Circular PS 21-008* • *TFNSW Transport Corridor Outdoor Advertising Signage Guidelines*	✓	✓	

The matters identified in **Table 6** as requiring specific comment are discussed below. The primary statutory documents that relate to the subject site and the proposed development are the *State Environmental Planning Policy (Industry and Employment) 2021* and the *Warringah Local Environmental Plan 2011*. The primary non-statutory plan relating to the subject site and proposed development is the *Warringah Development Control Plan 2011*. The relevant provisions of these documents and other relevant planning controls are summarised below and the proposal's compliance with each assessed.

An individual assessment of each bus stop against the applicable planning controls is provided at Annexure **A** to **G** of this statement.

5.3.1 State Environmental Planning Policy (Industry and Employment) 2021

The *State Environmental Planning Policy (Industry and Employment) 2021* was gazetted on 1 March 2022, repealing, and replacing two former SEPPs related to employment in Western Sydney and advertising and signage. The SEPP applies to the whole state and Chapter 3 Advertising and Signage applies to the subject development.

Chapter 3 Advertising and Signage

The objectives of the SEPP are to encourage signage that is compatible with the desired amenity and visual character of an area, provide effective communication, and is of high-quality design and finish. Schedule 5 of the SEPP contains assessment criteria for signage in relation to the character of the area, views and vistas, the streetscape and the building to which it relates.

The proposed digital advertising structures fall within the definition of 'Signage', which is defined by the SEPP as follows (our underline):

> ***"Signage** means all signs, notices, devices, representations and advertisements that advertise or promote any goods services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage and includes—*

(a) building identification signs, and

(b) business identification signs, and

(c) advertisements to which Part 3.3 applies,

but does not include traffic signs or traffic control facilities."

The subject application includes the provision of seven (7) advertising structures. Specifically, proposal seeks to provide two (2) double sided digital signs, two (2) double sided static signs and three (3) digital/static signs to replace the existing static signage to each bus shelter. It is to be noted that specific content for advertising signage is to be decided at a later stage.

Part 3.3 to the SEPP applies to Advertisements. Advertisements are defined in Section 3.2 of the SEPP as follows:

> ***"Advertisement** means signage to which Part 3.3 applies and includes any advertising structure for the advertisement."*

Part 3.3 applies to advertisements except:

"(a) business identification signs,

(b) building identification signs,

(c) signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it,

(d) signage on vehicles."

This development application relates a digital and/or static advertising sign fixed and integrated with the bus shelter sites. Therefore, the relevant provisions of Part 3.3 have been considered below.

Section 3.8 lists signs that are prohibited and these criteria do not apply to this application.

Section 3.11 lists the matters for consideration in which advertising signage is to be assessed. Refer to **Annexures A** to **G** of this statement which provides detailed consideration of the requirements.

Section 3.12 allows for time limitations on consent and allows the consent authority to specify a period beyond which the consent will lapse if it was issued under the provisions of the SEPP. We accept that Council will likely impose a condition stipulating a duration of the consent being for 15 years. There are no circumstances that would warrant a reduction from the 15-year consent required by s3.12 of the SEPP.

Division 3 contains provisions for 'Particular advertisements.

Section 3.14 of the SEPP specifies provisions on "Transport Corridor Land". The proposed signage is not "by or on behalf" of Railcorp, NSW Trains, Sydney Trains, Sydney Metro of TfNSW nor is it located on or adjacent the Sydney Harbour Tunnel, the Eastern Distributor, the M2 Motorway, the M4 Motorway, the M5 Motorway, the M7 Motorway, the Cross City Tunnel or the Lane Cove Tunnel, or associated road use land that is adjacent to such a road. As such, whilst signs I1-I7 are located on a classified roads the provisions of Section 3.14 are not relevant in this instance.

Section 3.18 of the SEPP specifies the provisions relating to the location of certain names and logos. The proposed sign is consistent with the provisions of this clause, the *oOh! Media* logo is located within the strip below the sign that extends the full length of the sign, and is smaller than 0.25m² identified as the maximum size under this clause.

Section 3.20 of the SEPP applies to the granting of consent to a wall advertisement. Under the SEPP a *Wall Advertisement* is given the following definition:

> ***wall advertisement** means an advertisement that is painted on or fixed flat to the wall of a building but does not include a special promotional advertisement or building wrap advertisement.*

The proposed sign will not be painted on or fixed flat to the wall of the building but rather is to be integrated into the bus shelter structure. **Figures 40** and **41** below provide a comparison between a typical wall sign and typical bus shelter signage.



Figure 40 Typical wall sign as per the *Transport Corridor Outdoor Advertising and Signage Guidelines*



Figure 41 Typical bus shelter sign as per the *Bus Stop Urban Design Guideline*

As depicted above, a wall sign and signage on a bus shelter are materially and functionally different. Therefore, the SEPP definition of a *wall sign* does not account for *signage* on bus shelter structures, nor are the provisions intended to apply to bus shelters.

This statement is reiterated by a recent Land and Environment Court judgement in May of 2025 in *BARR Property and Planning Pty Ltd v Tamworth Regional Council [2025] NSWLEC 113,* which was also for digital signage, the Commissioner said (at [25-27]) that:

> *"25 In support of its position, Barr Property notes the total area of the Proposed Sign is below the area to which ss 3.15, 3.16 and 3.17 of the Industry SEPP are directed, and that as the Proposed Sign is not displayed on or above the parapet of the Shopping Centre, it does not answer the description of a roof or sky sign to which s 3.19 of the Industry SEPP is directed. Such a conclusion is supported by examples of roof or sky advertisements found within the Transport Corridor Outdoor Advertising and Signage Guidelines published by the Department of Planning and Environment (Advertising Guide) (Exhibit 1, folio 254).*
>
> *26 Next, as the Proposed Sign is not painted on, or fixed flat to the wall of the Shopping Centre, it cannot be described as a wall advertisement to which s 3.20 is directed.*
>
> *27 Instead, the Proposed Sign is advertising, and is not signage of a kind excluded from the Chapter by s 3.7 of the Industry SEPP, nor is it proposed in a location prohibited by 3.8 of the Industry SEPP."*

It can therefore be concluded that the proposed signage is **not** a wall sign but rather it is signage generally and captured by s3.7 of the SEPP.

Accordingly, it is considered that the proposal is best characterised as 'advertising signage' in a general sense, and not more specifically under Division 3 "Particular advertisements" as it does not fit the specific definitions. This is consistent with Transport Corridor Outdoor Advertising and Signage Guidelines where Part 1.2(f) of the Guideline considers bus shelter advertising differently to other "Particular advertisements".

The applicable assessment criteria specified in Section 3.11 – Matters for Consideration include Schedule 5 of the SEPP has been assessed against each sign proposed. This is contained within **Annexures A** to **G** of this Statement.

5.3.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 commenced on 1 March 2022, repealing several SEPPS including SEPP (Infrastructure) 2007. Of relevance to the proposed development is the following chapter:

Chapter 2 Infrastructure

This chapter enables certain infrastructure types as well as requires potential impacts on existing infrastructure to be taken into consideration. There are no specific provisions under Division 17, Subdivision 2 – Development in or adjacent to road corridors and road reservations that apply to the proposed bus shelter advertising in this instance. Specifically, the bus shelter advertising is not on unzoned land, is a service centre, on a proposed classified road or has frontage to a classified road, rather the bus shelter advertising is within a classified road where no specific provisions apply. The following consideration applies for the SEPP:

Section 2.48 – Development likely to affect an electricity transmission or distribution network

Shelter sites I3 and I4 are located within 5m to an existing power pole and overhead powerline adjacent to the footpath along Pittwater Road.

The panel at shelter I3 is located approximately 3m away from the existing power pole. The panel at Shelter I4 is located approximately 1.3m away from the existing power pole. The proposed works, being confined to the replacement of the signage panel is not considered to affect the existing power pole or overhead powerline, as such no further consideration is required.

5.3.3 Warringah Local Environmental Plan 2011

The *Warringah Local Environmental Plan (WLEP2011)* applies to the Seven (7) bus shelter sites. Under the LEP, the subject sites are located within the following zones:

- Bus Stop I1 – SP2 Infrastructure
- Bus Stop I2 – R3 Medium Density Residential
- Bus Stop I3 – SP2 Infrastructure
- Bus Stop I4 – SP2 Infrastructure
- Bus Stop I5 – SP2 Infrastructure
- Bus Stop I6 – SP2 Infrastructure
- Bus Stop I7 – SP2 Infrastructure

As detailed in Section 5.1, the sites rely on existing use rights, despite advertising signage being prohibited within the respective zones. The proposed application seeks to replace the existing bus shelter advertisements with digital and/or static screens. Therefore, there will be no increase to the scale or height of the bus shelters.

A Compliance Table which considers the each of the proposed signs against the provisions of WLEP 2011 is provided at **Annexure A** to **G** of this statement. The proposed development satisfies all relevant provisions of WLEP 2011.

5.3.4 Planning Proposal - Northern Beaches Local Environmental Plan

On 17 June 2024, Council resolved to proceed with a planning proposal for the Northern Beaches Local Environmental Plan. The planning proposal seeks to consolidate the current Manly, Warringah and Pittwater LEPs into a singular *'Northern Beaches Local Environmental Plan'.* The planning proposal is currently in the post Gateway Determination

Stage and has yet to proceed to public exhibition and assessment. Therefore, the planning proposal is given minimal weight against this application and no further consideration is required at this stage.

5.3.5 Warringah Development Control Plan 2011

The *Warringah Development Control Plan 2011* (WDCP 2011) applies to all land to which the Warringah Local Environmental Plan 2011 applies, including the subject sites. The proposal relates to the replacement of existing advertising signage with digital and/or static panels. Part D23 of the WDCP outlines controls for signage and advertisements. An assessment of each sign against the core signage controls under the WDCP are provided in **Annexures A** to **G**.

As concluded in Section 5.3.1 above, the proposed signage is not a wall sign and the definition in D23 of WDCP contains similar wording. As such, an assessment of the proposal against the WDCP controls for wall signs have not been provided. Even if we are wrong on the definition of a wall sign under WDCP, s4.15(3A) of the EPA Act compels Council to apply the provisions of a DCP flexibly.

The proposal has demonstrated that it meets the planning controls within the DCP for signage, noting that the provisions under Chapter 3 of the Industry and Employment SEPP prevail in the event of any inconsistency.

5.3.6 Planning Circular 21-008: How to characterise development

Planning Circular 21-008 was issued on 2 December 2021 and provides guidance on characterising development for the purpose of determining permissibility. The Planning Circular refers to three kinds for which development can be characterised: for a purpose, as an ancillary use, or for a principal purpose.

With regards to the above characterisation, as discussed above, the proposed advertising signage is best characterised as an *ancillary use* where no specific consent can be found for signage. The proposed advertising signage is clearly ancillary to the existing bus shelters located on each site, as the signage, which is integrated into the wall of the shelter cannot be severed or exist without the shelter. Furthermore, the proposed advertising signs are not capable of generating any additional impacts to the bus shelter or creating any new or additional impacts over and above the current situation.

In any event, PS21-008 detailed a number of considerations which are considered below with our response:

- *Is the component going to serve the dominant purpose of the development or is it independent?*

No, the dominant purpose of the bus shelter remains.

- *What is the amount of land to be used for a certain component, relative to the amount of land proposed to be used for other purposes? If the amount of land is relatively small, it is more likely to be ancillary.*

As noted in the Site Cards (Annexure H) the proposed signage is integrated within one small part of the bus shelter.

- *Evidence of a purpose that is inconsistent with the dominant purpose is likely to undermine a claim that a component is ancillary.*

The proposed signage is integrated and cannot be served from the bus shelter. It cannot become the dominant purpose and there is no evidence to support signage will become dominant.

- *If the component is temporary, it is more likely to be ancillary; if it is regular (that is, will constitute an ongoing use for a long period of time), it is likely to be an independent use.*

The proposed signage has a life span of 15 years in accordance with SEPP T&I.

- *If the component goes beyond what is reasonably required in the circumstances for the development to implement the dominant purpose, it is likely to be an independent use (regardless of whether it has ancillary qualities).*

The proposed signage is integrated within the bus shelter and cannot be severed. Whilst separately defined, it is not an independent use.

- *Related components of a development are likely to have an ancillary relationship, although this is not necessarily determinative of such a relationship.*

The proposed signage is integrated into the bus shelter wall and is symbiotic with the bus shelter.

- *Physical proximity of the component to the rest of the development is likely to be evidence of an ancillary relationship, although again not necessarily determinative.*

As above, the proposed signage is integrated into the bus shelter wall and is symbiotic with the bus shelter.

As such, the proposed bus shelter advertising signage is considered to be ancillary to the dominant use of the bus shelter and is appropriately characterised in this instance.

5.3.7 Transport Corridor Outdoor Advertising and Signage Guidelines 2017

The NSW Department of Planning's *Transport Corridor Outdoor Advertising and Signage Guidelines* were published in November 2017 and provides guidelines for the assessment of outdoor advertising in conjunction with the assessment criteria specified in Schedule 5 of the TI SEPP. The guidelines seek to advance road safety and reduce driver distraction where advertising signage is proposed within transport corridors.

For completeness, an assessment of each sign against the relevant criteria of the Transport Corridor Outdoor Advertising and Signage Guidelines is provided in **Annexures A** to **G**.

5.4 IMPACTS ON NATURAL & BUILT ENVIRONMENT

5.4.1 External Appearance & Design

The proposed advertising signage has been designed to relate to the scale and form of the existing signage fixed to each bus shelter. As stated throughout this statement the paper advertisements are approved and existing and therefore will not result in any new scenic impacts, other than the new digital advertising panels, which are not considered to substantially alter the external appearance of the bus shelters when views from the public domain.

A perspective of the typical instillation for each shelter type is provided in **Figures 42** to **44** below.



Figure 42 Typical Digital/Digital shelter instillation



Figure 43 Typical Digital/Static shelter instillation



Figure 44 Typical Static/Static shelter instillation

5.4.2 Traffic

There are no changes to the location or placement of the advertising panels proposed as part of this application. As such, considerations relating to road clearance, line of sight, safe sight distances from an intersection and placement of the sign will not change and therefore there are no new issues to evaluate in this regard. The proposed digital advertising panels introduce the element of illumination. As detailed in Section 4.1.3 of this Statement, the proposed levels of illumination are consistent with those standards contained within the *Transport Corridor Outdoor Advertising and Signage Guidelines*. Luminance levels will be adjusted in accordance with lighting conditions, this will ensure illumination will not negatively affect vehicles.

5.5 ECONOMIC & SOCIAL IMPACTS

The social impacts of the proposed development including those related to traffic, safety and visual amenity have been assessed and are considered to be acceptable. There are no adverse social impacts expected from the proposed development and the provision of additional illumination in the area will provide for improved public safety around public infrastructure.

The proposed development will maintain the orderly and economic use and development of land for the purpose of the display of third party advertising. This will continue to provide commercial and economic opportunities for businesses wishing to advertise their content and will provide effective communication along a key public transport corridor. The benefit of upgrading the existing approved signage will provide economic benefits to Northern Beaches Council through the commercial agreements to facilitate economic growth in the Northern Beaches LGA.

Accordingly, it is considered that the proposed development is likely to have only positive economic and social impacts.

5.6 THE SUITABILITY OF THE SITES

The proposed advertising structures will maintain the current use of the existing bus shelters, including the current signage panels. It has been demonstrated in this Statement that each of the proposed advertising structures benefits from existing use rights and can be rebuilt, extended or intensified under the EPA Act and Regulations. The replacement of the existing signs with new digital and/or static signs will improve the appearance of the bus shelters without having any adverse impacts on the amenity of the public domain or surrounding properties.

The proposed advertising structures will further satisfy the current contract between *oOh! Media* and Northern Beaches Council for the provision and maintenance of bus shelters in the Northern Beaches LGA.

5.7 THE PUBLIC INTEREST

The development is considered in the public interest as it is consistent with the desired future character of the Warringah LEP Area, as evidenced by the existing bus shelter advertisements. The proposed digital and/or static advertising panels will not result in adverse environmental impacts and will contribute to economic activity and new employment growth opportunities.

6. Conclusion

This Statement has assessed the development against the requirements of Clause 4.15 of the EP&A Act and found that the development is consistent with the applicable policies and plans and is permissible with consent. The proposal maintains the existing sign in terms of size, location, mounting height and orientation and the only change is converting the sign to a new digital and/or static format with illumination.

Signage is a key characteristic of the Northern Beaches LGA, as evidenced by the abundance of existing bus shelter advertisements. The removal of the existing and replacement with new digital and/or static signage will improve the quality and appearance of each bus shelter site as well as the experience for passing motorists and public transport patrons.

Based on our assessment, it is concluded that the proposed advertising signage will be consistent with similar digital and/or static signs in similar locations and should be supported.

ANNEXURE A

Planning Assessment –
Compliance Tables – Sign I1



SEPP (Industry and Employment) Assessment – **SIGN I1**		
Criteria	**Requirement**	**Discussion**
1 Character of the area	• Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the existing and desired future character of the Allambie Heights locality. The proposal is consistent with the existing character of the area as the advertising signage, subject to this application currently exists on the subject site and enjoys existing use rights. Therefore, replacement of existing signage with new signage is compatible with the existing and desired future character of this area within the Northern Beaches LGA.
	• Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The design of the proposed panel is consistent with the general size and shape of bus shelter advertisements existing across the Northern Beaches LGA.
2 Special areas	• Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The subject site is not situated within an environmentally sensitive area, heritage conservation area, open space area, or the like. Notwithstanding, the proposed signage is modest, is not overbearing with regards to size, scale and materials and within the confines of an existing bus shelter.
3 Views and vistas	• Does the proposal obscure or compromise important views?	The advertising sign is to be installed into the signage panel within the existing bus shelter. There are no significant views obtained from or through the bus shelter site and therefore the signage, which is positioned below the maximum height of the building in any case, will not obscure views.
	• Does the proposal dominate the skyline and reduce the quality of vistas?	As noted above, the signage proposed will be situated below the maximum height of the bus shelter and will not impact the skyline in any significant way.
	• Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not compromise the viewing rights of other advertisers as it has been designed in a sympathetic manner which is non-obtrusive and does not unreasonably obscure lines of sight from the adjoining roads and footpaths to any signs on neighbouring properties. As detailed, the proposal includes the replacement of existing signage with digital signage, which will not change the scale or location of signage with respect to viewing rights.
4 Streetscape, setting or landscape	• Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the proposal is appropriate for the streetscape as it is to be installed within an existing bus shelter. The proposal will not result in the removal of any landscaping.
	• Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed advertising signage will enhance the visual interest of the streetscape at the shelter site in much the same way as the existing signage to be replaced.

SEPP (Industry and Employment) Assessment – **SIGN I1**		
	• Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal involves replacement of existing signage, as such will not increase visual clutter.
	• Does the proposal screen unsightliness?	The signage affixed to the bus shelter is situated below the maximum building height and will not extend above any buildings, structures or trees in the locality. It does not, nor is it required, to screen unsightliness.
	• Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The signage does not extend above the height of surrounding buildings, structures or tree canopies.
	• Does the proposal require ongoing vegetation management?	The proposed signage will not require any ongoing vegetation management.
5 Site and building	• Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The signage proposed is compatible with surrounding development in terms of its scale and proportion. The signage is designed to integrate with the existing bus shelter on site, as such will not overwhelm the surrounding buildings.
	• Does the proposal respect important features of the site or building, or both?	The signage scheme will enhance the aesthetic qualities of the bus shelter site. There are no important site features that are required to be preserved.
	• Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The digital signage scheme is of a contemporary design and will provide for an upgrade to the existing static (paper) signage on site.
6 Associated devices and logos with advertisements and advertising structures	• Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage
7 Illumination	• Would illumination result in unacceptable glare?	The illumination level of the proposed signage complies with the Outdoor Media Association's OMA Model Advertising Code in regard to industry accepted performance criteria. The new digital signage will be equipped with a sensor to ensure luminance levels are only bright enough to be clearly legible and would not result in unacceptable glare.

SEPP (Industry and Employment) Assessment – **SIGN I1**		
	• Would illumination affect safety for pedestrians, vehicles or aircraft?	Luminance for signs and courtesy lights provide visibility and safety for pedestrians and transport users. As detailed above, oOh! Media follows the best practice illumination levels as set out by the Outdoor Media Association. These illumination levels would not negatively affect the pedestrians, vehicles or aircraft.
	• Would illumination detract from the amenity of any residence or other form of accommodation?	The sign is less than $2m^2$ and is to be integrated within the existing bus shelter on the site. The site is sufficiently separated from residential properties, as to not interfere with residences.
	• Can the intensity of the illumination be adjusted, if necessary?	The brightness of digital sign can be adjusted in response to changes in surrounding light levels. This will ensure the sign is not unreasonably bright.
	• Is the illumination subject to a curfew?	As above. The lighting is not proposed to be extinguished overnight however will have a moderate luminosity. If considered necessary, the consent authority may choose to impose a condition of consent requiring that illumination is extinguished during certain hours but the applicant would prefer to maintain illumination of the signs given the lack of amenity impacts.
8 Safety	• Would the proposal reduce the safety for any public road?	The proposed signage is modest in terms of scale, design and illumination will not comprise the safety of Condamine Street.
	• Would the proposal reduce the safety for pedestrians or bicyclists?	As above, the proposed signage scheme is not likely to compromise safety of pedestrians or cyclists either through causing a distraction or a physical obstruction.
	• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will have no impact to the sightlines for pedestrians (including children) or vehicles.

Part 2 Design

2.3.2 Sign placement in transport corridors in urban areas

Advertising structures within urban areas must be consistent with the general assessment criteria in Table 2 as well as any relevant requirements of SEPP 64.	An assessment of the proposed signage against the provisions of the Industry and Employment SEPP (formerly SEPP 64) are provided within each of the **Annexures**.
In particular, consideration must be given to the compatibility of the advertising proposal with the character of the urban area.	The sign, as existing is considered to be compatible with the character of the area and has existed for many years.
As a guideline, advertising in urban areas should be restricted to rail corridors, freeways, tollways or classified roads: a. within or adjacent to strategic transport corridors passing through enterprise zones, business development zones, commercial core zones, mixed use zones or industrial zones b. within or adjacent to strategic transport corridors passing through entertainment districts or other urban locations identified by the local council in a relevant strategy as being appropriate for such advertising. Consideration must be given to the compatibility of advertising development with surrounding land uses and whether such advertising will impact on sensitive locations. For instance, placement of advertising along transport corridors should not result in increased visibility of signage in adjacent or surrounding residential areas.	Sign I1 is within the reserve of a classified state road, Condamine Street.

2.4 Sign clutter controls

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I1	
a. Multiple advertisements on a single block of land, structure or building should be discouraged as they contribute to visual clutter	Not proposed. The location of the existing signage panels does not change as part of this application. The proposed replacement will not contribute to visual clutter.
b. Where there is advertising clutter, consideration should be given to reducing the overall number of individual advertisements on a site. Replacement of many small signs with a larger single sign is encouraged if the overall advertising display area is not increased.	As above.
c. In rural areas, and along freeways and tollways, no more than one advertising structure should be visible along a given sightline.	The sign is not located in any of the mentioned areas.
2.5.1 General criteria	
a. The advertising structure should demonstrate design excellence and show innovation in its relationship to the site, building or bridge structure.	The advertising structure, the bus shelter is retained as part of this application. As such no further consideration is required.
b. The advertising structure should be compatible with the scale, proportion and other characteristics of the site, building or structure on which the proposed signage is to be located	As above.
c. The advertising structure should be in keeping with important features of the site, building or bridge structure	As above.
d. The placement of the advertising structure should not require the removal of significant trees or other native vegetation.	The proposed development will involve the replacement of the existing advertising panel as such will not require the removal of trees or vegetation at the site.
e. The advertisement proposal should incorporate landscaping that complements the advertising structure and is in keeping with the landscape and character of the transport corridor.	Not applicable.

• The development of a landscape management plan may be required as a condition of consent. • Landscaping outlined within the plan should require minimal maintenance.	
f. Any safety devices, platforms, lighting devices or logos should be designed as an integral part of the signage or structure on which it is to be displayed.	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage.
g. Illumination of advertisements must comply with the requirements in Section 3.3.3.	Noted. Refer to Section 4.1.3 of this statement for compliance with illumination levels.
h. Illumination of advertisements must not cause light spillage into nearby residential properties, national parks or nature reserves.	The proposed illumination will not result in light spillage.
2.5.8 Digital Signs	
a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below.	Conditions can be imposed by the consent authority to ensure that the sign is completely static for the specified dwell time.
b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs.	Conditions can be imposed by the consent authority to ensure there is no message sequencing that creates driver anticipation for the next message on the proposed sign or with any other signs.
c. The image must not be capable of being mistaken: i. for a prescribed traffic control device because it has, for example, red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a prescribed traffic control device. ii. as text providing driving instructions to drivers.	Conditions can be imposed by the consent authority to ensure that sign content, design, imagery and messages neither replicate nor can be mistaken for a prescribed traffic control device or instruction to drivers. For example, advertisements must not instruct drivers to perform an action such as 'Stop'. Refer to Section 4.1.4 of this statement for content management.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I1	
d. Dwell times for image display must not be less than: i. 10 seconds for areas where the speed limit is below 80km/h ii. 25 seconds for areas where the speed limit is 80km/h and over.	The minimum allowed dwell time is 10 seconds based on the posted speed limit of 60km/h along Condamine Street for Sign I1. Conditions can be imposed by the consent authority to ensure this minimum dwell time.
e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	Conditions can be imposed by the consent authority to ensure that the sign has a transition time of no more than 0.1 seconds and a black screen in the event of image failure.
f. Luminance levels must comply with the requirements in Section 3 below:	This area is Zone 4 as categorised in Section 3.3 of the *Signage Guidelines*. Acceptable luminance levels for this zone as specified in Table 6 of the *Signage Guidelines* are: no limit (full sun on face of signage), 6000cd/m^2 (daytime), 500cd/m^2 (twilight and inclement weather) and 200cd/m2 (night-time). Conditions can be imposed by the consent authority specifying maximum allowable luminance levels. Refer to Section 4.1.3 for details on illumination.
g. The images displayed on the sign must not otherwise unreasonably dazzle or distract drivers without limitation to their colouring or contain flickering or flashing content.	Advertising content will not include images or displays that dazzle, flash or represent traffic control devices. Conditions can be imposed by the consent authority to ensure that the sign's images comply with requirements to not contain flickering or flashing content.
h. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	Conditions can be imposed by the consent authority to ensure that minimal text and information is supplied on a sign no more than a driver can read at a short glance.
i. Any sign that is within 250m of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	N/A – The sign is not visible from a school zone.
j. Each sign proposal must be assessed on a case-by case basis including replacement of an existing fixed, scrolling or tri-vision sign with a digital sign, and in the instance of a sign being visible from each direction, both directions for each location must be assessed on their own merits.	All relevant traffic directions have been assessed on their own merits

k. At any time, including where the speed limit in the area of the sign is changed, if detrimental effect is identified on road safety post installation of a digital sign, RMS reserves the right to re-assess the site using an independent RMS-accredited road safety auditor. Any safety issues identified by the auditor and options for rectifying the issues are to be discussed between RMS and the sign owner and operator.	Noted.
2.5.10 Residential amenity	
Where it can be demonstrated that there will be a negative impact on residential amenity from a proposed digital sign, a consent authority may specify a higher dwell time, or restrict the dwell time hours (i.e. its operation) as a condition of consent to minimise the impacts. Dwell times must not be less than those in d) i) and ii) in Section 2.5.8 above.	Sign I1 is located within Zone SP2 Infrastructure, there are residential uses within proximity of the site. The proposed digital sign is not considered to have an adverse impact on the amenity of residential dwellings. Dwell times are proposed in accordance with those specified above. A condition of consent may be imposed.
2.5.11 Video and animated electronic signs	
Video and animated electronic signs containing animated or video/movie style advertising, or messages including; live television, satellite, internet or similar broadcast; either permanent or portable; that face the road reserve and are visible to drivers are prohibited	Not proposed.
Part 3 Advertisements and Road Safety	
3.2 Sign location criteria	
3.2.1 Road clearance	
a. The advertisement must not create a physical obstruction or hazard. For example: i. Does the sign obstruct the movement of pedestrians or bicycle riders? (e.g. telephone	The location of the signage panel, inset within the bus shelter remains the same as part of this application. As such will not change road clearances.

kiosks and other street furniture along roads and footpath areas)? ii. Does the sign protrude below a bridge or other structure so it could be hit by trucks or other tall vehicles? Will the clearance between the road surface and the bottom of the sign meet appropriate road standards for that particular road? iii. Does the sign protrude laterally into the transport corridor so it could be hit by trucks or wide vehicles?	
b. Where the sign supports are not frangible (breakable), the sign must be placed outside the clear zone in an acceptable location in accordance with Austroads Guide to Road Design (and RMS supplements) or behind an RMS approved crash barrier.	No change to location of sign supports.
c. Where a sign is proposed within the clear zone but behind an existing RMS-approved crash barrier, all its structures up to 5.8m in height (relative to the road level) are to comply with any applicable lateral clearances specified by Austroads Guide to Road Design (and RMS supplements) with respect to dynamic deflection and working width.	Not proposed.
d. All signs that are permitted to hang over roads or footpaths should meet wind loading requirements as specified in AS 1170.1 and AS1170.2. All vertical clearances as specified above are regarded as being the height of the sign when under maximum vertical deflection.	Not proposed. Signs will be inset into the bus shelter panel, as existing.
Digital signs greater or equal to 20sqm must ensure the following clearances:	Sign I1 is less than 2sqm.

a. 2.5m from lowest point of the sign above the road surface if located outside the clear zone	
b. 5.5m from lowest point of the sign above the road surface if located within the clear zone or the deflection zone of a safety barrier, if installed	As above.
3.2.2 Line of sight	
a. An advertisement must not obstruct the driver's view of the road, particularly of other vehicles, bicycle riders or pedestrians at crossings.	The location of the signage will not change. Located within the panel of the existing bus shelter, the sign is not considered to obstruct driver views.
b. An advertisement must not obstruct a pedestrian or cyclist's view of the road.	The sign will not obstruct pedestrian or cyclist view.
c. The advertisement should not be located in a position that has the potential to give incorrect information on the alignment of the road. In this context, the location and arrangement of signs' structures should not give visual clues to the driver suggesting that the road alignment is different to the actual alignment. An accurate photo-montage should be used to assess this issue.	The sign is well separated from the road and road verge. There is no element of the proposed signage that could result in driver confusion in the road alignment.
d. The advertisement should not distract a driver's attention away from the road environment for an extended length of time.	The proposed sign will not result in driver distraction.
3.2.3 Proximity to decision making points and conflict points	
a. The sign should not be located:	The location of the sign does not change.

i. less than the safe sight distance from an intersection, merge point, exit ramp, traffic control signal or sharp curves ii. less than the safe stopping sight distance from a marked foot crossing, pedestrian crossing, pedestrian refuge, cycle crossing, cycleway facility or hazard within the road environment iii. so that it is visible from the stem of a T-intersection.	
b. The placement of a sign should not distract a driver at a critical time. In particular, signs should not obstruct a driver's view: i. of a road hazard ii. to an intersection iii. to a prescribed traffic control device (such as traffic signals, stop or give way signs or warning signs) iv. to an emergency vehicle access point or Type 2 driveways (wider than 6-9m) or higher	As above.
3.2.4 Sign spacing	
A highly cluttered visual field makes it difficult to locate and prioritise driving-critical information, e.g. regulatory and advisory signs and traffic control devices. The proposed site should be assessed to identify any road safety risk in relation to visual clutter and the proximity to other signs.	Noted.
Additional criteria for digital signs: a. Sign spacing should limit drivers view to a single sign at any given time with a distance of no less than 150m between signs in any one corridor. Exemptions for low speed, high pedestrian zones or CBD zones will be assessed by RMS as part of their concurrence role.	Noted.
3.3 Sign design and operation criteria	
3.3.1 Advertising signage and traffic control devices	

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I1	
a. The advertisement must not distract a driver from, obstruct or reduce the visibility and effectiveness of, directional signs, traffic signals, prescribed traffic control devices, regulatory signs or advisory signs or obscure information about the road alignment.	The location of the sign remains unchanged, as such no new traffic impacts arise.
b. The advertisement must not interfere with stopping sight distance for the road's design speed or the effectiveness of a prescribed traffic control device.	As above.
Additional criteria for digital signs and moving signs: a. The image must not be capable of being mistaken: i. for a rail or traffic sign or signal because it has, e.g. red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a traffic signal ii. as text providing driving instructions to drivers. b. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	Sign I1 is a digital/static sign, one side digital one side static. Refer to Section 4.1.4 of this statement for details on content management. Conditions of consent can be imposed in this regard.
3.3.2 Dwell time and transition time	
Dwell time criteria for digital signs: a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below.	Sign I1 is a digital/static sign. The proposed dwell time is 10 seconds. A condition of consent can be imposed to ensure appropriate dwell times.

b. Dwell times for image display must not be less than: i. 10 seconds for areas where the speed limit is below 80km/h. ii. 25 seconds for areas where the speed limit is 80km/h and over.	
c. Any digital sign that is within 250 metres of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	Noted.
d. Digital signs must not contain animated or video/movie style advertising or messages including live television, satellite, Internet or similar broadcasts.	Not proposed.
e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	A condition of consent can be imposed.
3.3.3 Illumination and reflectance	
Illumination and reflectance criteria for non-digital signs: The following criteria apply to non-digital illuminated signs, including conventional billboards illuminated by fluorescent and/or incandescent bulbs whether internally illuminated or lit from the exterior: a. Advertisements must comply with the luminance requirements in Table 5 below. b. For night time use, the sign (whether internally illuminated or lit from its exterior) must not cast a shadow on areas that were previously lit and that have a special lighting requirement, e.g. pedestrian crossings. c. The light sources for illuminated signs must focus solely on the sign and: i. be shielded so that glare does not extend	Refer to Section 4.1.3 for compliance with illumination guidelines.

beyond the sign ii. with the exception of back lit neon signs, have no light source visible to passing motorists with a light output greater than that of a 15W fluorescent/LED bulb. d. The level of reflectance of an advertisement, and its content, is not to exceed the 'Minimum coefficients of Luminous intensity per unit area for Class 2A Material', as set out in Australian Standard AS/NZS 1906.1:2007. Flashing illuminated advertisements will not be approved.	
3.3.4 Interaction and sequencing	
a. The advertisement must not incorporate technology which interacts with in-vehicle electronic devices or mobile devices. This includes interactive technology or technology that enables opt-in direction communication with road users.	Not proposed. A condition can be imposed in this regard.
b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs	As above.
3.4 Road safety review of new or modified signs	
RMS may review the crash history of any new or modified advertising signs after a three-year period to determine whether the sign has had an adverse effect on road safety. If RMS is of the opinion that a sign is a traffic hazard, RMS may direct the owner or occupier of the land on which the sign is situated or the person who erected the sign to screen, modify or remove the sign, regardless of whether or not the sign is the subject of a development consent under the Act or a consent under the Roads Act 1993.	Noted.
3.6 Road safety guidelines for sign content	

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I1	
SEPP 64 does not regulate the content of advertisements and signs, and does not require consent for a change in content. It is recommended that advertisers follow RMS advisory guidelines with respect to sign content of advertisements to be displayed along road corridors.	Noted.

Warringah Local Environmental Plan 2011 Assessment **– SIGN I1**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
Part 2 Permitted or Prohibited development			
2.2 Zone objectives and Land Use Table	SP2 Infrastructure • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure.	The proposed advertising signage does not affect the provision of infrastructure or related uses. The proposal is compatible with the form of existing bus shelter infrastructure at the site. The panels are to be integrated within the existing signage opening, as such will not detract from the operation of the bus shelter. The proposal is not antipathetic to the objectives of the zone.	Yes
Part 4 Principal development standards			
4.3 Height of buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	No HOB control prescribed for the site. The proposed application seeks to replace the existing bus shelter advertisement with a digital screen, as such there will be no increase to the height of the bus shelter.	N/A
4.4 Floor Space Ratio	(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	No FSR control prescribed for the site.	N/A
Part 6 Additional Local Provisions			
6.4 Development on sloping land	(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that— (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and (c) the development will not impact on or affect the existing subsurface flow conditions.	The site is identified as Area A Slope <5°. The proposed development involves the replacement of existing advertising signage, no earthworks are proposed. Therefore, the proposal will not increase landslide risk or affect existing subsurface flow conditions.	Yes.

Warringah Development Control Plan 2011 Assessment **– SIGN I1**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
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.	The signage has been designed as to integrate with the existing bus shelter on site. The proposal will not introduce any additional visual clutter and is compatible with the Allambie Heights locality, which includes advertising at multiple shelter sites.	Yes
	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.	As above. The proposed signage is compatible with the existing scale and design of the shelter.	Yes
	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.	The site is not located on a heritage item, within a heritage conservation area or in proximity to a heritage item.	N/A
	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).	The signage forms part of the shelter wall and as such will not of itself obscure any vehicle or pedestrian views, nor will lit compromise the safety of road users.	Yes
	5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.	The proposed signage does not include images or displays that dazzle, flash or represent traffic control devices.	Yes
	6. Signs are not to emit excessive glare or cause excessive reflection.	Noted. Refer to Section 4.1.3 of this Statement illumination will be controlled accordingly.	Yes
	7. Signs should not obscure or compromise important views.	There are no important views obtained through or form the shelter site.	N/A
	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.	Not applicable.	N/A

Warringah Development Control Plan 2011 Assessment **– SIGN I1**			
	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.	Not applicable. The sign age is located within the Road reserve of Condamine Street in Zone SP2.	N/A
	10. No more than one sign is to be located above the awning level for business uses.		
	11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.	Not applicable. The proposed signage is for advertising purposes.	N/A
		Not Proposed.	N/A
	14. The following signs are not considered appropriate and are discouraged: • Flashing or moving signs on all land other than the carriageway of a public road • Pole or pylon signs, unless there is no building on the site, or the building is not visible from the street or public domain; this does not include identification, interpretive, directional and advance warning signs described as Exempt Development, or a sign erected by the Council for the display of community information; • Signs on or above the roof or parapet of a building. • A-frame and temporary signs located on public land, including: ○ Signs on motor vehicles which are not able to be driven with the sign displayed ○ Balloons or other inflatable objects used for the purpose of advertising which are placed on or above roof level ○ Illuminated signs in residential zones	The proposed signage: ○ Is located in the carriageway of Condamine Street. It does not comprise flashing elements. Digital signage will be rotated periodically. ○ Does not comprise pole or pylon signage. ○ Does not project above the roof of the shelter. ○ Does not comprise an A-frame or temporary sign.	Yes

ANNEXURE B

Planning Assessment –
Compliance Table – Sign I2



SEPP (Industry and Employment) Assessment – **SIGN I2**		
Criteria	**Requirement**	**Discussion**
1 Character of the area	• Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the existing and desired future character of the North Manly locality. The proposal is consistent with the existing character of the area as the advertising signage, subject to this application currently exists on the subject site and enjoys existing use rights. Therefore, replacement of existing signage with new signage is compatible with the existing and desired future character of this area within the Northern Beaches LGA.
	• Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The design of the proposed panel is consistent with the general size and shape of bus shelter advertisements existing across the Northern Beaches LGA.
2 Special areas	• Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The subject site is not situated within an environmentally sensitive area, heritage conservation area, open space area, or the like. Notwithstanding, the proposed signage is modest, is not overbearing with regards to size, scale and materials and within the confines of an existing bus shelter.
3 Views and vistas	• Does the proposal obscure or compromise important views?	The advertising sign is to be installed into the signage panel within the existing bus shelter. There are no significant views obtained from or through the bus shelter site and therefore the signage, which is positioned below the maximum height of the building in any case, will not obscure views.
	• Does the proposal dominate the skyline and reduce the quality of vistas?	As noted above, the signage proposed will be situated below the maximum height of the bus shelter and will not impact the skyline in any significant way.
	• Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not compromise the viewing rights of other advertisers as it has been designed in a sympathetic manner which is non-obtrusive and does not unreasonably obscure lines of sight from the adjoining roads and footpaths to any signs on neighbouring properties. As detailed, the proposal includes the replacement of existing signage with digital signage, which will not change the scale or location of signage with respect to viewing rights.
4 Streetscape, setting or landscape	• Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the proposal is appropriate for the streetscape as it is to be installed within an existing bus shelter. The proposal will not result in the removal of any landscaping.
	• Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed advertising signage will enhance the visual interest of the streetscape at the shelter site in much the same way as the existing signage to be replaced.

SEPP (Industry and Employment) Assessment – **SIGN I2**		
	• Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal involves replacement of existing signage, as such will not increase visual clutter.
	• Does the proposal screen unsightliness?	The signage affixed to the bus shelter is situated below the maximum building height and will not extend above any buildings, structures or trees in the locality. It does not, nor is it required, to screen unsightliness.
	• Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The signage does not extend above the height of surrounding buildings, structures or tree canopies.
	• Does the proposal require ongoing vegetation management?	The proposed signage will not require any ongoing vegetation management.
5 Site and building	• Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The signage proposed is compatible with surrounding development in terms of its scale and proportion. The signage is designed to integrate with the existing bus shelter on site, as such will not overwhelm the surrounding buildings.
	• Does the proposal respect important features of the site or building, or both?	The signage scheme will enhance the aesthetic qualities of the bus shelter site. There are no important site features that are required to be preserved.
	• Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The digital signage scheme is of a contemporary design and will provide for an upgrade to the existing static (paper) signage on site.
6 Associated devices and logos with advertisements and advertising structures	• Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage
7 Illumination	• Would illumination result in unacceptable glare?	The illumination level of the proposed signage complies with the Outdoor Media Association's OMA Model Advertising Code in regard to industry accepted performance criteria. The new digital signage will be equipped with a sensor to ensure luminance levels are only bright enough to be clearly legible and would not result in unacceptable glare.

SEPP (Industry and Employment) Assessment – **SIGN I2**		
	• Would illumination affect safety for pedestrians, vehicles or aircraft?	Luminance for signs and courtesy lights provide visibility and safety for pedestrians and transport users. As detailed above, *oOh! Media* follows the best practice illumination levels as set out by the Outdoor Media Association. These illumination levels would not negatively affect the pedestrians, vehicles or aircraft.
	• Would illumination detract from the amenity of any residence or other form of accommodation?	The sign is less than $2m^2$ and is to be integrated within the existing bus shelter on the site. The site is sufficiently separated from residential properties, as to not interfere with residences.
	• Can the intensity of the illumination be adjusted, if necessary?	The brightness of digital sign can be adjusted in response to changes in surrounding light levels. This will ensure the sign is not unreasonably bright.
	• Is the illumination subject to a curfew?	As above. The lighting is not proposed to be extinguished overnight however will have a moderate luminosity. If considered necessary, the consent authority may choose to impose a condition of consent requiring that illumination is extinguished during certain hours but the applicant would prefer to maintain illumination of the signs given the lack of amenity impacts.
8 Safety	• Would the proposal reduce the safety for any public road?	The proposed signage is modest in terms of scale, design and illumination will not comprise the safety of Pittwater Road
	• Would the proposal reduce the safety for pedestrians or bicyclists?	As above, the proposed signage scheme is not likely to compromise safety of pedestrians or cyclists either through causing a distraction or a physical obstruction.
	• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will have no impact to the sightlines for pedestrians (including children) or vehicles.

Part 2 Design

2.3.2 Sign placement in transport corridors in urban areas

Advertising structures within urban areas must be consistent with the general assessment criteria in Table 2 as well as any relevant requirements of SEPP 64.	An assessment of the proposed signage against the provisions of the Industry and Employment SEPP (formerly SEPP 64) are provided within each of the **Annexures**.
In particular, consideration must be given to the compatibility of the advertising proposal with the character of the urban area.	The sign, as existing is considered to be compatible with the character of the area and has existed for many years.
As a guideline, advertising in urban areas should be restricted to rail corridors, freeways, tollways or classified roads:	Sign I2 is within the reserve of a classified state road, Pittwater Road.
a. within or adjacent to strategic transport corridors passing through enterprise zones, business development zones, commercial core zones, mixed use zones or industrial zones	
b. within or adjacent to strategic transport corridors passing through entertainment districts or other urban locations identified by the local council in a relevant strategy as being appropriate for such advertising. Consideration must be given to the compatibility of advertising development with surrounding land uses and whether such advertising will impact on sensitive locations. For instance, placement of advertising along transport corridors should not result in increased visibility of signage in adjacent or surrounding residential areas.	

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I2	
2.4 Sign clutter controls	
a. Multiple advertisements on a single block of land, structure or building should be discouraged as they contribute to visual clutter	Not proposed. The location of the existing signage panels does not change as part of this application. The proposed replacement will not contribute to visual clutter.
b. Where there is advertising clutter, consideration should be given to reducing the overall number of individual advertisements on a site. Replacement of many small signs with a larger single sign is encouraged if the overall advertising display area is not increased.	As above.
c. In rural areas, and along freeways and tollways, no more than one advertising structure should be visible along a given sightline.	The sign is not located in any of the mentioned areas.
2.5.1 General criteria	
a. The advertising structure should demonstrate design excellence and show innovation in its relationship to the site, building or bridge structure.	The advertising structure, the bus shelter, is retained as part of this application. As such no further consideration is required.
b. The advertising structure should be compatible with the scale, proportion and other characteristics of the site, building or structure on which the proposed signage is to be located	As above.
c. The advertising structure should be in keeping with important features of the site, building or bridge structure	As above.
d. The placement of the advertising structure should not require the removal of significant trees or other native vegetation.	The proposed development will involve the replacement of the existing advertising panel as such will not require the removal of trees or vegetation at the site.
e. The advertisement proposal should incorporate landscaping that complements the advertising structure and	Not applicable.

is in keeping with the landscape and character of the transport corridor. • The development of a landscape management plan may be required as a condition of consent. • Landscaping outlined within the plan should require minimal maintenance.	
f. Any safety devices, platforms, lighting devices or logos should be designed as an integral part of the signage or structure on which it is to be displayed.	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage.
g. Illumination of advertisements must comply with the requirements in Section 3.3.3.	Noted. Refer to Section 4.1.3 of this statement for compliance with illumination levels.
h. Illumination of advertisements must not cause light spillage into nearby residential properties, national parks or nature reserves.	The proposed illumination will not result in light spillage.
2.5.8 Digital Signs	
a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below.	Conditions can be imposed by the consent authority to ensure that the sign is completely static for the specified dwell time.
b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs.	Conditions can be imposed by the consent authority to ensure there is no message sequencing that creates driver anticipation for the next message on the proposed sign or with any other signs.
c. The image must not be capable of being mistaken: i. for a prescribed traffic control device because it has, for example, red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a prescribed traffic control device.	Conditions can be imposed by the consent authority to ensure that sign content, design, imagery and messages neither replicate nor can be mistaken for a prescribed traffic control device or instruction to drivers. For example, advertisements must not instruct drivers to perform an action such as 'Stop'. Refer to Section 4.1.4 of this statement for content management.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I2	
ii. as text providing driving instructions to drivers.	
d. Dwell times for image display must not be less than: i. 10 seconds for areas where the speed limit is below 80km/h ii. 25 seconds for areas where the speed limit is 80km/h and over.	The minimum allowed dwell time is 10 seconds based on the posted speed limit of 50km/h along Pittwater Road for Sign I2. Conditions can be imposed by the consent authority to ensure this minimum dwell time.
e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	Conditions can be imposed by the consent authority to ensure that the sign has a transition time of no more than 0.1 seconds and a black screen in the event of image failure.
f. Luminance levels must comply with the requirements in Section 3 below:	This area is Zone 4 as categorised in Section 3.3 of the *Signage Guidelines*. Acceptable luminance levels for this zone as specified in Table 6 of the *Signage Guidelines* are: no limit (full sun on face of signage), 6000cd/m^2 (daytime), 500cd/m^2 (twilight and inclement weather) and 200cd/m2 (night-time). Conditions can be imposed by the consent authority specifying maximum allowable luminance levels. Refer to Section 4.1.3 for details on illumination.
g. The images displayed on the sign must not otherwise unreasonably dazzle or distract drivers without limitation to their colouring or contain flickering or flashing content.	Advertising content will not include images or displays that dazzle, flash or represent traffic control devices. Conditions can be imposed by the consent authority to ensure that the sign's images comply with requirements to not contain flickering or flashing content.
h. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	Conditions can be imposed by the consent authority to ensure that minimal text and information is supplied on a sign no more than a driver can read at a short glance.
i. Any sign that is within 250m of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	N/A – The sign is not visible from a school zone.
j. Each sign proposal must be assessed on a case-by case basis including replacement of an existing fixed, scrolling or tri-vision sign with a digital sign, and in the instance of a sign being visible from each direction, both directions for each location must be assessed on their own merits.	All relevant traffic directions have been assessed on their own merits

k. At any time, including where the speed limit in the area of the sign is changed, if detrimental effect is identified on road safety post installation of a digital sign, RMS reserves the right to re-assess the site using an independent RMS-accredited road safety auditor. Any safety issues identified by the auditor and options for rectifying the issues are to be discussed between RMS and the sign owner and operator.	Noted.
2.5.10 Residential amenity	
Where it can be demonstrated that there will be a negative impact on residential amenity from a proposed digital sign, a consent authority may specify a higher dwell time, or restrict the dwell time hours (i.e. its operation) as a condition of consent to minimise the impacts. Dwell times must not be less than those in d) i) and ii) in Section 2.5.8 above.	Sign I2 is located within Zone R3 Medium Density Residential. The sign relies on existing use rights. The proposed digital sign is not considered to have an adverse impact on the amenity of residential dwellings, the signage has been existing at the site for a number of years without adverse impact. Dwell times are proposed in accordance with those specified above for residential areas. A condition of consent may be imposed.
2.5.11 Video and animated electronic signs	
Video and animated electronic signs containing animated or video/movie style advertising, or messages including; live television, satellite, internet or similar broadcast; either permanent or portable; that face the road reserve and are visible to drivers are prohibited	Not proposed.
Part 3 Advertisements and Road Safety	
3.2 Sign location criteria	
3.2.1 Road clearance	
a. The advertisement must not create a physical obstruction or hazard. For example: i. Does the sign obstruct the movement of pedestrians or bicycle riders? (e.g. telephone	The location of the signage panel, inset within the bus shelter remains the same as part of this application. As such will not change road clearances.

kiosks and other street furniture along roads and footpath areas)? ii. Does the sign protrude below a bridge or other structure so it could be hit by trucks or other tall vehicles? Will the clearance between the road surface and the bottom of the sign meet appropriate road standards for that particular road? iii. Does the sign protrude laterally into the transport corridor so it could be hit by trucks or wide vehicles?	
b. Where the sign supports are not frangible (breakable), the sign must be placed outside the clear zone in an acceptable location in accordance with Austroads Guide to Road Design (and RMS supplements) or behind an RMS approved crash barrier.	No change to location of sign supports.
c. Where a sign is proposed within the clear zone but behind an existing RMS-approved crash barrier, all its structures up to 5.8m in height (relative to the road level) are to comply with any applicable lateral clearances specified by Austroads Guide to Road Design (and RMS supplements) with respect to dynamic deflection and working width.	Not proposed.
d. All signs that are permitted to hang over roads or footpaths should meet wind loading requirements as specified in AS 1170.1 and AS1170.2. All vertical clearances as specified above are regarded as being the height of the sign when under maximum vertical deflection.	Not proposed. Signs will be inset into the bus shelter panel, as existing.
Digital signs greater or equal to 20sqm must ensure the following clearances:	Sign I2 is less than 2sqm.

a. 2.5m from lowest point of the sign above the road surface if located outside the clear zone	
b. 5.5m from lowest point of the sign above the road surface if located within the clear zone or the deflection zone of a safety barrier, if installed	As above.
3.2.2 Line of sight	
a. An advertisement must not obstruct the driver's view of the road, particularly of other vehicles, bicycle riders or pedestrians at crossings.	The location of the signage will not change. Located within the panel of the existing bus shelter, the sign is not considered to obstruct driver views.
b. An advertisement must not obstruct a pedestrian or cyclist's view of the road.	The sign will not obstruct pedestrian or cyclist view.
c. The advertisement should not be located in a position that has the potential to give incorrect information on the alignment of the road. In this context, the location and arrangement of signs' structures should not give visual clues to the driver suggesting that the road alignment is different to the actual alignment. An accurate photo-montage should be used to assess this issue.	The sign is well separated from the road and road verge. There is no element of the proposed signage that could result in driver confusion in the road alignment.
d. The advertisement should not distract a driver's attention away from the road environment for an extended length of time.	The proposed sign will not result in driver distraction.
3.2.3 Proximity to decision making points and conflict points	
a. The sign should not be located: i. less than the safe sight distance from an intersection, merge point, exit ramp, traffic control signal or sharp curves ii. less than the safe stopping sight distance from a marked foot crossing, pedestrian crossing, pedestrian refuge, cycle	The location of the sign does not change.

crossing, cycleway facility or hazard within the road environment iii. so that it is visible from the stem of a T-intersection.	
b. The placement of a sign should not distract a driver at a critical time. In particular, signs should not obstruct a driver's view: i. of a road hazard ii. to an intersection iii. to a prescribed traffic control device (such as traffic signals, stop or give way signs or warning signs) iv. to an emergency vehicle access point or Type 2 driveways (wider than 6-9m) or higher	As above.
3.2.4 Sign spacing	
A highly cluttered visual field makes it difficult to locate and prioritise driving-critical information, e.g. regulatory and advisory signs and traffic control devices. The proposed site should be assessed to identify any road safety risk in relation to visual clutter and the proximity to other signs.	Noted.
Additional criteria for digital signs: a. Sign spacing should limit drivers view to a single sign at any given time with a distance of no less than 150m between signs in any one corridor. Exemptions for low speed, high pedestrian zones or CBD zones will be assessed by RMS as part of their concurrence role.	Noted.
3.3 Sign design and operation criteria	
3.3.1 Advertising signage and traffic control devices	
a. The advertisement must not distract a driver from, obstruct or reduce the visibility and effectiveness of, directional signs, traffic signals, prescribed traffic control devices, regulatory signs or advisory signs or obscure information about the road alignment.	The location of the sign remains unchanged, as such no new traffic impacts arise.

b. The advertisement must not interfere with stopping sight distance for the road's design speed or the effectiveness of a prescribed traffic control device.	As above.
Additional criteria for digital signs and moving signs: a. The image must not be capable of being mistaken: i. for a rail or traffic sign or signal because it has, e.g. red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a traffic signal ii. as text providing driving instructions to drivers. b. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	Sign I2 is a digital/static sign, one side digital one side static. Refer to Section 4.1.4 of this statement for details on content management. Conditions of consent can be imposed in this regard.
3.3.2 Dwell time and transition time	
Dwell time criteria for digital signs: a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below. b. Dwell times for image display must not be less than: i. 10 seconds for areas where the speed limit is below 80km/h. ii. 25 seconds for areas where the speed limit is 80km/h and over.	Sign I2 is a digital/static sign. The proposed dwell time is 10 seconds. A condition of consent can be imposed to ensure appropriate dwell times.
c. Any digital sign that is within 250 metres of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	Noted.

d. Digital signs must not contain animated or video/movie style advertising or messages including live television, satellite, Internet or similar broadcasts.	Not proposed.
e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	A condition of consent can be imposed.
3.3.3 Illumination and reflectance	
Illumination and reflectance criteria for non-digital signs: The following criteria apply to non-digital illuminated signs, including conventional billboards illuminated by fluorescent and/or incandescent bulbs whether internally illuminated or lit from the exterior: a. Advertisements must comply with the luminance requirements in Table 5 below. b. For night time use, the sign (whether internally illuminated or lit from its exterior) must not cast a shadow on areas that were previously lit and that have a special lighting requirement, e.g. pedestrian crossings. c. The light sources for illuminated signs must focus solely on the sign and: i. be shielded so that glare does not extend beyond the sign ii. with the exception of back lit neon signs, have no light source visible to passing motorists with a light output greater than that of a 15W fluorescent/LED bulb. d. The level of reflectance of an advertisement, and its content, is not to exceed the 'Minimum coefficients of Luminous intensity per unit area for Class 2A Material', as set out in Australian Standard AS/NZS 1906.1:2007. Flashing illuminated advertisements will not be approved.	Refer to Section 4.1.3 for compliance with illumination guidelines.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I2	
3.3.4 Interaction and sequencing	
a. The advertisement must not incorporate technology which interacts with in-vehicle electronic devices or mobile devices. This includes interactive technology or technology that enables opt-in direction communication with road users.	Not proposed. A condition can be imposed in this regard.
b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs	As above.
3.4 Road safety review of new or modified signs	
RMS may review the crash history of any new or modified advertising signs after a three-year period to determine whether the sign has had an adverse effect on road safety. If RMS is of the opinion that a sign is a traffic hazard, RMS may direct the owner or occupier of the land on which the sign is situated or the person who erected the sign to screen, modify or remove the sign, regardless of whether or not the sign is the subject of a development consent under the Act or a consent under the Roads Act 1993.	Noted.
3.6 Road safety guidelines for sign content	
SEPP 64 does not regulate the content of advertisements and signs, and does not require consent for a change in content. It is recommended that advertisers follow RMS advisory guidelines with respect to sign content of advertisements to be displayed along road corridors.	Noted.

Warringah Local Environmental Plan 2011 Assessment **– SIGN I2**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
Part 2 Permitted or Prohibited development			
2.2 Zone objectives and Land Use Table	R3 Medium Density Residential • To provide for the housing needs of the community within a medium density residential environment. • To provide a variety of housing types within a medium density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To ensure that medium density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah. • To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.	The proposed advertising signage does not affect the provision of housing. The proposal will provide for advertising opportunities at appropriate locations, being within existing bus shelters, whilst ensuring minimal impact on the residential nature of the locality. The proposed advertising panels are clear of any trees or vegetation as such will continue to maintain the landscaped character and natural environment. The provision illuminated panels at the sight will increase the visual quality of Pittwater Road and the bus shelter in the public domain. The proposal is not antipathetic to the objectives of the zone.	Yes
Part 4 Principal development standards			
4.3 Height of buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. HOB = 11m	The proposed application seeks to replace the existing bus shelter advertisement with a digital screen. Therefore, there will be no increase to the height of the bus shelter, which will remain below 11m.	Yes
4.4 Floor Space Ratio	(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	No FSR control prescribed for the site.	N/A
Part 6 Additional Local Provisions			

Warringah Local Environmental Plan 2011 Assessment **– SIGN I2**			
6.4 Development on sloping land	(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that— (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and (c) the development will not impact on or affect the existing subsurface flow conditions.	The site is identified as Area A Slope <5°. The proposed development involves the replacement of existing advertising signage, no earthworks are proposed. Therefore, the proposal will not increase landslide risk or affect existing subsurface flow conditions.	Yes

Warringah Development Control Plan Assessment **– SIGN I2**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
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.	The signage has been designed as to integrate with the bus existing shelter on site. The proposal will not introduce any additional visual clutter and is compatible with the North Manly locality, which includes advertising at multiple shelter sites.	Yes
	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.	As above. The proposed signage is compatible with the existing scale and design of the shelter.	Yes
	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.	The site is not located on a heritage item, within a heritage conservation area or in proximity to a heritage item.	N/A
	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).	The signage forms part of the shelter wall and as such will not of itself obscure any vehicle or pedestrian views, nor will lit compromise the safety of road users.	Yes
	5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.	The proposed signage does not include images or displays that dazzle, flash or represent traffic control devices.	Yes
	6. Signs are not to emit excessive glare or cause excessive reflection.	Noted. Refer to Section 4.1.3 of this Statement illumination will be controlled accordingly.	Yes
	7. Signs should not obscure or compromise important views.	There are no important views obtained through or form the shelter site.	N/A
		Not applicable.	

Warringah Development Control Plan Assessment **– SIGN I2**			
	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.	Not applicable.	N/A
	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.	Not applicable.	N/A
	10. No more than one sign is to be located above the awning level for business uses.	Not Proposed.	N/A
	11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.	Not Proposed.	N/A
	14. The following signs are not considered appropriate and are discouraged: • Flashing or moving signs on all land other than the carriageway of a public road • Pole or pylon signs, unless there is no building on the site, or the building is not visible from the street or public domain; this does not include identification, interpretive, directional and advance warning signs described as Exempt Development, or a sign erected by the Council for the display of community information; • Signs on or above the roof or parapet of a building. • A-frame and temporary signs located on public land, including: ○ Signs on motor vehicles which are not able to be driven with the sign displayed ○ Balloons or other inflatable objects used for the purpose of advertising which are placed on or above roof level ○ Illuminated signs in residential zones	The proposed signage: ○ Is located in the carriageway of Pittwater Road. It does not comprise flashing elements. Digital signage will be rotated periodically. ○ Does not comprise pole or pylon signage. ○ Does not project above the roof of the shelter. Does not comprise an A-frame or temporary sign. ○ The sign is located within the R3 Medium Density Residential Zone, however relies upon existing use rights. Refer Section 5.1 of this Statement	Yes

ANNEXURE C

Planning Assessment –
Compliance Tables – Sign I3



SEPP (Industry and Employment) Assessment **– SIGN I3**		
Criteria	**Requirement**	**Discussion**
1 Character of the area	• Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the existing and desired future character of the North Manly locality. The proposal is consistent with the existing character of the area as the advertising signage, subject to this application currently exists on the subject site and enjoys existing use rights. Therefore, replacement of existing signage with new signage is compatible with the existing and desired future character of this area within the Northern Beaches LGA.
	• Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The design of the proposed panel is consistent with the general size and shape of bus shelter advertisements existing across the Northern Beaches LGA.
2 Special areas	• Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The subject site is not situated within an environmentally sensitive area, heritage conservation area, open space area, or the like. Notwithstanding, the proposed signage is modest, is not overbearing with regards to size, scale and materials and within the confines of an existing bus shelter.
3 Views and vistas	• Does the proposal obscure or compromise important views?	The advertising sign is to be installed into the signage panel within the existing bus shelter. There are no significant views obtained from or through the bus shelter site and therefore the signage, which is positioned below the maximum height of the building in any case, will not obscure views.
	• Does the proposal dominate the skyline and reduce the quality of vistas?	As noted above, the signage proposed will be situated below the maximum height of the bus shelter and will not impact the skyline in any significant way.
	• Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not compromise the viewing rights of other advertisers as it has been designed in a sympathetic manner which is non-obtrusive and does not unreasonably obscure lines of sight from the adjoining roads and footpaths to any signs on neighbouring properties. As detailed, the proposal includes the replacement of existing signage with digital signage, which will not change the scale or location of signage with respect to viewing rights.
4 Streetscape, setting or landscape	• Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the proposal is appropriate for the streetscape as it is to be installed within an existing bus shelter. The proposal will not result in the removal of any landscaping.
	• Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed advertising signage will enhance the visual interest of the streetscape at the shelter site in much the same way as the existing signage to be replaced.

SEPP (Industry and Employment) Assessment – **SIGN I3**		
	• Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal involves replacement of existing signage, as such will not increase visual clutter.
	• Does the proposal screen unsightliness?	The signage affixed to the bus shelter is situated below the maximum building height and will not extend above any buildings, structures or trees in the locality. It does not, nor is it required, to screen unsightliness.
	• Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The signage does not extend above the height of the bus shelter, let alone surrounding buildings, structures or tree canopies.
	• Does the proposal require ongoing vegetation management?	The proposed signage will not require any ongoing vegetation management.
5 Site and building	• Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The signage proposed is compatible with surrounding development in terms of its scale and proportion. The signage is designed to integrate with the existing bus shelter on site, as such will not overwhelm the surrounding buildings.
	• Does the proposal respect important features of the site or building, or both?	The signage scheme will enhance the aesthetic qualities of the bus shelter site. There are no important site features that are required to be preserved.
	• Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The digital signage scheme is of a contemporary design and will provide for an upgrade to the existing static (paper) signage on site.
6 Associated devices and logos with advertisements and advertising structures	• Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage
7 Illumination	• Would illumination result in unacceptable glare?	The illumination level of the proposed signage complies with the Outdoor Media Association's OMA Model Advertising Code in regard to industry accepted performance criteria. The new digital signage will be equipped with a sensor to ensure luminance levels are only bright enough to be clearly legible and would not result in unacceptable glare.

SEPP (Industry and Employment) Assessment – **SIGN I3**		
	• Would illumination affect safety for pedestrians, vehicles or aircraft?	Luminance for signs and courtesy lights provide visibility and safety for pedestrians and transport users. As detailed above, *oOh! Media* follows the best practice illumination levels as set out by the Outdoor Media Association. These illumination levels would not negatively affect the pedestrians, vehicles or aircraft.
	• Would illumination detract from the amenity of any residence or other form of accommodation?	The sign is less than $2m^2$ and is to be integrated within the existing bus shelter on the site. The site is sufficiently separated from residential properties, as to not interfere with residences.
	• Can the intensity of the illumination be adjusted, if necessary?	The brightness of digital sign can be adjusted in response to changes in surrounding light levels. This will ensure the sign is not unreasonably bright.
	• Is the illumination subject to a curfew?	As above. The lighting is not proposed to be extinguished overnight however will have a moderate luminosity. If considered necessary, the consent authority may choose to impose a condition of consent requiring that illumination is extinguished during certain hours but the applicant would prefer to maintain illumination of the signs given the lack of amenity impacts.
8 Safety	• Would the proposal reduce the safety for any public road?	The proposed signage is modest in terms of scale, design and illumination will not comprise the safety of Pittwater Road.
	• Would the proposal reduce the safety for pedestrians or bicyclists?	As above, the proposed signage scheme is not likely to compromise safety of pedestrians or cyclists either through causing a distraction or a physical obstruction.
	• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will have no impact to the sightlines for pedestrians (including children) or vehicles.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I3	
Part 2 Design	
2.3.2 Sign placement in transport corridors in urban areas	
Advertising structures within urban areas must be consistent with the general assessment criteria in Table 2 as well as any relevant requirements of SEPP 64.	An assessment of the proposed signage against the provisions of the Industry and Employment SEPP (formerly SEPP 64) are provided within each of the **Annexures**.
In particular, consideration must be given to the compatibility of the advertising proposal with the character of the urban area. As a guideline, advertising in urban areas should be restricted to rail corridors, freeways, tollways or classified roads: a. within or adjacent to strategic transport corridors passing through enterprise zones, business development zones, commercial core zones, mixed use zones or industrial zones b. within or adjacent to strategic transport corridors passing through entertainment districts or other urban locations identified by the local council in a relevant strategy as being appropriate for such advertising. Consideration must be given to the compatibility of advertising development with surrounding land uses and whether such advertising will impact on sensitive locations. For instance, placement of advertising along transport corridors should not result in increased visibility of signage in adjacent or surrounding residential areas.	The sign, as existing is considered to be compatible with the character of the area and has existed for many years. Sign I3 is within the reserve of a classified state road, Pittwater Road.
2.4 Sign clutter controls	
a. Multiple advertisements on a single block of land, structure or building should be discouraged as they contribute to visual clutter	Not proposed. The location of the existing signage panels does not change as part of this application. The proposed replacement will not contribute to visual clutter.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I3	
b. Where there is advertising clutter, consideration should be given to reducing the overall number of individual advertisements on a site. Replacement of many small signs with a larger single sign is encouraged if the overall advertising display area is not increased.	As above.
c. In rural areas, and along freeways and tollways, no more than one advertising structure should be visible along a given sightline.	The sign is not located in any of the mentioned areas.
2.5.1 General criteria	
a. The advertising structure should demonstrate design excellence and show innovation in its relationship to the site, building or bridge structure.	The advertising structure, the bus shelter, is retained as part of this application. As such no further consideration is required.
b. The advertising structure should be compatible with the scale, proportion and other characteristics of the site, building or structure on which the proposed signage is to be located	As above.
c. The advertising structure should be in keeping with important features of the site, building or bridge structure	As above.
d. The placement of the advertising structure should not require the removal of significant trees or other native vegetation.	The proposed development will involve the replacement of the existing advertising panel as such will not require the removal of trees or vegetation at the site.
e. The advertisement proposal should incorporate landscaping that complements the advertising structure and is in keeping with the landscape and character of the transport corridor. • The development of a landscape management plan may be required as a condition of consent.	Not applicable.

• Landscaping outlined within the plan should require minimal maintenance.	
f. Any safety devices, platforms, lighting devices or logos should be designed as an integral part of the signage or structure on which it is to be displayed.	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage.
g. Illumination of advertisements must comply with the requirements in Section 3.3.3.	Noted. Refer to Section 4.1.3 of this statement for compliance with illumination levels.
h. Illumination of advertisements must not cause light spillage into nearby residential properties, national parks or nature reserves.	The proposed illumination will not result in light spillage.
2.5.8 Digital Signs	
a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below.	Conditions can be imposed by the consent authority to ensure that the sign is completely static for the specified dwell time.
b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs.	Conditions can be imposed by the consent authority to ensure there is no message sequencing that creates driver anticipation for the next message on the proposed sign or with any other signs.
c. The image must not be capable of being mistaken: i. for a prescribed traffic control device because it has, for example, red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a prescribed traffic control device. ii. as text providing driving instructions to drivers.	Conditions can be imposed by the consent authority to ensure that sign content, design, imagery and messages neither replicate nor can be mistaken for a prescribed traffic control device or instruction to drivers. For example, advertisements must not instruct drivers to perform an action such as 'Stop'. Refer to Section 4.1.4 of this statement for content management.
d. Dwell times for image display must not be less than: i. 10 seconds for areas where the speed limit is below 80km/h ii. 25 seconds for areas where the speed limit is 80km/h and over.	The minimum allowed dwell time is 10 seconds based on the posted speed limit of 50km/h along Pittwater Road for Sign I3. Conditions can be imposed by the consent authority to ensure this minimum dwell time.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I3	
e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	Conditions can be imposed by the consent authority to ensure that the sign has a transition time of no more than 0.1 seconds and a black screen in the event of image failure.
f. Luminance levels must comply with the requirements in Section 3 below:	This area is Zone 4 as categorised in Section 3.3 of the *Signage Guidelines*. Acceptable luminance levels for this zone as specified in Table 6 of the *Signage Guidelines* are: no limit (full sun on face of signage), 6000cd/m^2 (daytime), 500cd/m^2 (twilight and inclement weather) and 200cd/m2 (night-time). Conditions can be imposed by the consent authority specifying maximum allowable luminance levels. Refer to Section 4.1.3 for details on illumination.
g. The images displayed on the sign must not otherwise unreasonably dazzle or distract drivers without limitation to their colouring or contain flickering or flashing content.	Advertising content will not include images or displays that dazzle, flash or represent traffic control devices. Conditions can be imposed by the consent authority to ensure that the sign's images comply with requirements to not contain flickering or flashing content.
h. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	Conditions can be imposed by the consent authority to ensure that minimal text and information is supplied on a sign no more than a driver can read at a short glance.
i. Any sign that is within 250m of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	N/A – The sign is not visible from a school zone.
j. Each sign proposal must be assessed on a case-by case basis including replacement of an existing fixed, scrolling or tri-vision sign with a digital sign, and in the instance of a sign being visible from each direction, both directions for each location must be assessed on their own merits.	All relevant traffic directions have been assessed on their own merits
k. At any time, including where the speed limit in the area of the sign is changed, if detrimental effect is identified on road safety post installation of a digital sign, RMS reserves the right to re-assess the site using an independent RMS-accredited road safety auditor. Any safety issues identified by the auditor and options for rectifying the issues are to be discussed between RMS and the sign owner and operator.	Noted.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I3	
2.5.10 Residential amenity	
Where it can be demonstrated that there will be a negative impact on residential amenity from a proposed digital sign, a consent authority may specify a higher dwell time, or restrict the dwell time hours (i.e. its operation) as a condition of consent to minimise the impacts. Dwell times must not be less than those in d) i) and ii) in Section 2.5.8 above.	Sign I3 is located within Zone SP2 Infrastructure, there are residential uses within proximity of the site. The proposed digital sign is not considered to have an adverse impact on the amenity of residential dwellings. Dwell times are proposed in accordance with those specified above. A condition of consent may be imposed.
2.5.11 Video and animated electronic signs	
Video and animated electronic signs containing animated or video/movie style advertising, or messages including; live television, satellite, internet or similar broadcast; either permanent or portable; that face the road reserve and are visible to drivers are prohibited	Not proposed.
Part 3 Advertisements and Road Safety	
3.2 Sign location criteria	
3.2.1 Road clearance	
a. The advertisement must not create a physical obstruction or hazard. For example: i. Does the sign obstruct the movement of pedestrians or bicycle riders? (e.g. telephone kiosks and other street furniture along roads and footpath areas)? ii. Does the sign protrude below a bridge or other structure so it could be hit by trucks or other tall vehicles? Will the clearance between the road surface and the bottom of the sign meet appropriate road standards for that particular road? iii. Does the sign protrude laterally into the	The location of the signage panel, inset within the bus shelter remains the same as part of this application. As such will not change road clearances.

transport corridor so it could be hit by trucks or wide vehicles?	
b. Where the sign supports are not frangible (breakable), the sign must be placed outside the clear zone in an acceptable location in accordance with Austroads Guide to Road Design (and RMS supplements) or behind an RMS approved crash barrier.	No change to location of sign supports.
c. Where a sign is proposed within the clear zone but behind an existing RMS-approved crash barrier, all its structures up to 5.8m in height (relative to the road level) are to comply with any applicable lateral clearances specified by Austroads Guide to Road Design (and RMS supplements) with respect to dynamic deflection and working width.	Not proposed.
d. All signs that are permitted to hang over roads or footpaths should meet wind loading requirements as specified in AS 1170.1 and AS1170.2. All vertical clearances as specified above are regarded as being the height of the sign when under maximum vertical deflection.	Not proposed. Signs will be inset into the bus shelter panel, as existing.
Digital signs greater or equal to 20sqm must ensure the following clearances: a. 2.5m from lowest point of the sign above the road surface if located outside the clear zone	Sign I3 is less than 2sqm.
b. 5.5m from lowest point of the sign above the road surface if located within the clear zone or the deflection zone of a safety barrier, if installed	As above.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I3	
3.2.2 Line of sight	
a. An advertisement must not obstruct the driver's view of the road, particularly of other vehicles, bicycle riders or pedestrians at crossings.	The location of the signage will not change. Located within the panel of the existing bus shelter, the sign is not considered to obstruct driver views.
b. An advertisement must not obstruct a pedestrian or cyclist's view of the road.	The sign will not obstruct pedestrian or cyclist view.
c. The advertisement should not be located in a position that has the potential to give incorrect information on the alignment of the road. In this context, the location and arrangement of signs' structures should not give visual clues to the driver suggesting that the road alignment is different to the actual alignment. An accurate photo-montage should be used to assess this issue.	The sign is well separated from the road and road verge. There is no element of the proposed signage that could result in driver confusion in the road alignment.
d. The advertisement should not distract a driver's attention away from the road environment for an extended length of time.	The proposed sign will not result in driver distraction.
3.2.3 Proximity to decision making points and conflict points	
a. The sign should not be located: i. less than the safe sight distance from an intersection, merge point, exit ramp, traffic control signal or sharp curves ii. less than the safe stopping sight distance from a marked foot crossing, pedestrian crossing, pedestrian refuge, cycle crossing, cycleway facility or hazard within the road environment iii. so that it is visible from the stem of a T-intersection.	The location of the sign does not change.
b. The placement of a sign should not distract a driver at a critical time. In particular, signs should not obstruct a driver's view: i. of a road hazard ii. to an intersection iii. to a prescribed	As above.

traffic control device (such as traffic signals, stop or give way signs or warning signs) iv. to an emergency vehicle access point or Type 2 driveways (wider than 6-9m) or higher	
3.2.4 Sign spacing	
A highly cluttered visual field makes it difficult to locate and prioritise driving-critical information, e.g. regulatory and advisory signs and traffic control devices. The proposed site should be assessed to identify any road safety risk in relation to visual clutter and the proximity to other signs.	Noted.
Additional criteria for digital signs: a. Sign spacing should limit drivers view to a single sign at any given time with a distance of no less than 150m between signs in any one corridor. Exemptions for low speed, high pedestrian zones or CBD zones will be assessed by RMS as part of their concurrence role.	Noted.
3.3 Sign design and operation criteria	
3.3.1 Advertising signage and traffic control devices	
a. The advertisement must not distract a driver from, obstruct or reduce the visibility and effectiveness of, directional signs, traffic signals, prescribed traffic control devices, regulatory signs or advisory signs or obscure information about the road alignment.	The location of the sign remains unchanged, as such no new traffic impacts arise.
b. The advertisement must not interfere with stopping sight distance for the road's design speed or the effectiveness of a prescribed traffic control device.	As above.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I3	
Additional criteria for digital signs and moving signs: a. The image must not be capable of being mistaken: i. for a rail or traffic sign or signal because it has, e.g. red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a traffic signal ii. as text providing driving instructions to drivers. b. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	Sign I3 is a digital/static sign, one side digital one side static. Refer to Section 4.1.4 of this statement for details on content management. Conditions of consent can be imposed in this regard.
3.3.2 Dwell time and transition time	
Dwell time criteria for digital signs: a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below. b. Dwell times for image display must not be less than: i. 10 seconds for areas where the speed limit is below 80km/h. ii. 25 seconds for areas where the speed limit is 80km/h and over.	Sign I3 is a digital/static sign. The proposed dwell time is 10 seconds. A condition of consent can be imposed to ensure appropriate dwell times.
c. Any digital sign that is within 250 metres of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	Noted.
d. Digital signs must not contain animated or video/movie style advertising or messages including live television, satellite, Internet or similar broadcasts.	Not proposed.

e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	A condition of consent can be imposed.
3.3.3 Illumination and reflectance	
Illumination and reflectance criteria for non-digital signs: The following criteria apply to non-digital illuminated signs, including conventional billboards illuminated by fluorescent and/or incandescent bulbs whether internally illuminated or lit from the exterior: a. Advertisements must comply with the luminance requirements in Table 5 below. b. For night time use, the sign (whether internally illuminated or lit from its exterior) must not cast a shadow on areas that were previously lit and that have a special lighting requirement, e.g. pedestrian crossings. c. The light sources for illuminated signs must focus solely on the sign and: i. be shielded so that glare does not extend beyond the sign ii. with the exception of back lit neon signs, have no light source visible to passing motorists with a light output greater than that of a 15W fluorescent/LED bulb. d. The level of reflectance of an advertisement, and its content, is not to exceed the 'Minimum coefficients of Luminous intensity per unit area for Class 2A Material', as set out in Australian Standard AS/NZS 1906.1:2007. Flashing illuminated advertisements will not be approved.	Refer to Section 4.1.3 for compliance with illumination guidelines.
3.3.4 Interaction and sequencing	
a. The advertisement must not incorporate technology which interacts with in-vehicle electronic devices or mobile devices. This includes interactive technology or technology that enables opt-in direction communication with road users.	Not proposed. A condition can be imposed in this regard.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I3	
b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs	As above.
3.4 Road safety review of new or modified signs	
RMS may review the crash history of any new or modified advertising signs after a three-year period to determine whether the sign has had an adverse effect on road safety. If RMS is of the opinion that a sign is a traffic hazard, RMS may direct the owner or occupier of the land on which the sign is situated or the person who erected the sign to screen, modify or remove the sign, regardless of whether or not the sign is the subject of a development consent under the Act or a consent under the Roads Act 1993.	Noted.
3.6 Road safety guidelines for sign content	
SEPP 64 does not regulate the content of advertisements and signs, and does not require consent for a change in content. It is recommended that advertisers follow RMS advisory guidelines with respect to sign content of advertisements to be displayed along road corridors.	Noted.

Warringah Local Environmental Plan 2014 Assessment **– SIGN I3**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
Part 2 Permitted or Prohibited development			
2.2 Zone objectives and Land Use Table	SP2 Infrastructure • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure.	The proposed advertising signage does not affect the provision of infrastructure or related uses. The proposal is compatible with the form of existing bus shelter infrastructure at the site. The panels are to be integrated within the existing signage opening, as such will not detract from the operation of the bus shelter. The proposal is not antipathetic to the objectives of the zone.	Yes
Part 4 Principal development standards			
4.3 Height of buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	No HOB control prescribed for the site. The proposed application seeks to replace the existing bus shelter advertisement with a digital screen, as such there will be no increase to the height of the bus shelter.	N/A
4.4 Floor Space Ratio	(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	No FSR control prescribed for the site.	N/A
Part 6 Additional Local Provisions			
6.4 Development on sloping land	(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that— (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and (c) the development will not impact on or affect the existing subsurface flow conditions.	The site is identified as Area A Slope <5°. The proposed development involves the replacement of existing advertising signage, no earthworks are proposed. Therefore, the proposal will not increase landslide risk or affect existing subsurface flow conditions.	Yes.

Warringah Development Control Plan 2011 Assessment – **SIGN I3**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
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.	The signage has been designed as to integrate with the existing bus shelter on site. The proposal will not introduce any additional visual clutter and is compatible with the North Manly locality, which includes advertising at multiple shelter sites.	Yes
	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.	As above. The proposed signage is compatible with the existing scale and design of the shelter.	Yes
	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.	The site is not located on a heritage item, within a heritage conservation area or in proximity to a heritage item.	N/A
	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).	The signage forms part of the shelter wall and as such will not of itself obscure any vehicle or pedestrian views, nor will lit compromise the safety of road users.	Yes
	5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.	The proposed signage does not include images or displays that dazzle, flash or represent traffic control devices.	Yes
	6. Signs are not to emit excessive glare or cause excessive reflection.	Noted. Refer to Section 4.1.3 of this Statement illumination will be controlled accordingly.	Yes
	7. Signs should not obscure or compromise important views.	There are no important views obtained through or form the shelter site.	N/A

Warringah Development Control Plan 2011 Assessment – **SIGN I3**			
	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.	Not applicable.	N/A
	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.	Not applicable. The sign age is located within the Road reserve of Pittwater Road in Zone SP2.	N/A
	10. No more than one sign is to be located above the awning level for business uses.	Not applicable. The proposed signage is for advertising purposes.	N/A
	11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.	Not Proposed.	N/A
	14. The following signs are not considered appropriate and are discouraged: • Flashing or moving signs on all land other than the carriageway of a public road • Pole or pylon signs, unless there is no building on the site, or the building is not visible from the street or public domain; this does not include identification, interpretive, directional and advance warning signs described as Exempt Development, or a sign erected by the Council for the display of community information; • Signs on or above the roof or parapet of a building. • A-frame and temporary signs located on public land, including: ○ Signs on motor vehicles which are not able to be driven with the sign displayed ○ Balloons or other inflatable objects used for the purpose of advertising which are placed on or above roof level ○ Illuminated signs in residential zones	The proposed signage: ○ Is located in the carriageway of Pittwater Road. It does not comprise flashing elements. Digital signage will be rotated periodically. ○ Does not comprise pole or pylon signage. ○ Does not project above the roof of the shelter. ○ Does not comprise an A-frame or temporary sign.	Yes

ANNEXURE D

Planning Assessment
Compliance Tables – Sign I4



SEPP (Industry and Employment) Assessment – **SIGN I4**		
Criteria	**Requirement**	**Discussion**
1 Character of the area	• Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the existing and desired future character of the North Manly locality. The proposal is consistent with the existing character of the area as the advertising signage, subject to this application currently exists on the subject site and enjoys existing use rights. Therefore, replacement of existing signage with new signage is compatible with the existing and desired future character of this area within the Northern Beaches LGA.
	• Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The design of the proposed panels are consistent with the general size and shape of bus shelter advertisements existing across the Northern Beaches LGA.
2 Special areas	• Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The subject sites are not situated within an environmentally sensitive area, heritage conservation area, open space area, or the like. Notwithstanding, the proposed signage is modest, is not overbearing with regards to size, scale and materials and within the confines of an existing bus shelter.
3 Views and vistas	• Does the proposal obscure or compromise important views?	The advertising signs are to be installed into the signages panel within the existing bus shelters. There are no significant views obtained from or through the bus shelter sites and therefore the signage, which is positioned below the maximum height of the building in any case, will not obscure views.
	• Does the proposal dominate the skyline and reduce the quality of vistas?	As noted above, the signage proposed will be situated below the maximum height of the bus shelter and will not impact the skyline in any significant way.
	• Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not compromise the viewing rights of other advertisers as it has been designed in a sympathetic manner which is non-obtrusive and does not unreasonably obscure lines of sight from the adjoining roads and footpaths to any signs on neighbouring properties. As detailed, the proposal includes the replacement of existing signage with digital signage, which will not change the scale or location of signage with respect to viewing rights.
4 Streetscape, setting or landscape	• Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the proposal is appropriate for the streetscape as it is to be installed within existing bus shelters. The proposal will not result in the removal of any landscaping.
	• Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed advertising signage will enhance the visual interest of the streetscape at the shelter sites site in much the same way as the existing signage to be replaced.

SEPP (Industry and Employment) Assessment – **SIGN I4**		
	• Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal involves replacement of existing signage, as such will not increase visual clutter.
	• Does the proposal screen unsightliness?	The signage affixed to the bus shelter is situated below the maximum building height and will not extend above any buildings, structures or trees in the locality. It does not, nor is it required, to screen unsightliness.
	• Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The signage does not extend above the height of the bus shelter, let alone surrounding buildings, structures or tree canopies.
	• Does the proposal require ongoing vegetation management?	The proposed signage will not require any ongoing vegetation management.
5 Site and building	• Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The signage proposed is compatible with surrounding development in terms of its scale and proportion. The signage is designed to integrate with the existing bus shelters on site, as such will not overwhelm the surrounding buildings.
	• Does the proposal respect important features of the site or building, or both?	The signage scheme will enhance the aesthetic qualities of the bus shelter site. There are no important site features that are required to be preserved.
	• Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signage scheme is of a contemporary design and will provide for an upgrade to the existing static (paper) signage on site.
6 Associated devices and logos with advertisements and advertising structures	• Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage
7 Illumination	• Would illumination result in unacceptable glare?	The illumination level of the proposed signage complies with the Outdoor Media Association's OMA Model Advertising Code in regard to industry accepted performance criteria. The new digital signage will be equipped with a sensor to ensure luminance levels are only bright enough to be clearly legible and would not result in unacceptable glare.

SEPP (Industry and Employment) Assessment – **SIGN I4**		
	• Would illumination affect safety for pedestrians, vehicles or aircraft?	Luminance for signs and courtesy lights provide visibility and safety for pedestrians and transport users. As detailed above, *oOh! Media* follows the best practice illumination levels as set out by the Outdoor Media Association. These illumination levels would not negatively affect the pedestrians, vehicles or aircraft.
	• Would illumination detract from the amenity of any residence or other form of accommodation?	The signs are less than $2m^2$ and is to be integrated within the existing bus shelters on the sites. The sites are sufficiently separated from residential properties, as to not interfere with residences.
	• Can the intensity of the illumination be adjusted, if necessary?	The brightness of digital signs can be adjusted in response to changes in surrounding light levels. This will ensure the signs are not unreasonably bright.
	• Is the illumination subject to a curfew?	As above. The lighting is not proposed to be extinguished overnight however will have a moderate luminosity. If considered necessary, the consent authority may choose to impose a condition of consent requiring that illumination is extinguished during certain hours but the applicant would prefer to maintain illumination of the signs given the lack of amenity impacts.
8 Safety	• Would the proposal reduce the safety for any public road?	The proposed signage is modest in terms of scale, design and illumination will not comprise the safety of Pittwater Road.
	• Would the proposal reduce the safety for pedestrians or bicyclists?	As above, the proposed signage scheme is not likely to compromise safety of pedestrians or cyclists either through causing a distraction or a physical obstruction.
	• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will have no impact to the sightlines for pedestrians (including children) or vehicles.

Part 2 Design

2.3.2 Sign placement in transport corridors in urban areas

Advertising structures within urban areas must be consistent with the general assessment criteria in Table 2 as well as any relevant requirements of SEPP 64.	An assessment of the proposed signage against the provisions of the Industry and Employment SEPP (formerly SEPP 64) are provided within each of the **Annexures**.
In particular, consideration must be given to the compatibility of the advertising proposal with the character of the urban area.	The sign, as existing is considered to be compatible with the character of the area and has existed for many years.
As a guideline, advertising in urban areas should be restricted to rail corridors, freeways, tollways or classified roads:	Sign I4 is within the reserve of a classified state road, Pittwater Road.
a. within or adjacent to strategic transport corridors passing through enterprise zones, business development zones, commercial core zones, mixed use zones or industrial zones	
b. within or adjacent to strategic transport corridors passing through entertainment districts or other urban locations identified by the local council in a relevant strategy as being appropriate for such advertising. Consideration must be given to the compatibility of advertising development with surrounding land uses and whether such advertising will impact on sensitive locations. For instance, placement of advertising along transport corridors should not result in increased visibility of signage in adjacent or surrounding residential areas.	

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I4	
2.4 Sign clutter controls	
a. Multiple advertisements on a single block of land, structure or building should be discouraged as they contribute to visual clutter	Not proposed. The location of the existing signage panels do not change as part of this application. The proposed replacement will not contribute to visual clutter.
b. Where there is advertising clutter, consideration should be given to reducing the overall number of individual advertisements on a site. Replacement of many small signs with a larger single sign is encouraged if the overall advertising display area is not increased.	As above.
c. In rural areas, and along freeways and tollways, no more than one advertising structure should be visible along a given sightline.	The sign is not located in any of the mentioned areas.
2.5.1 General criteria	
a. The advertising structure should demonstrate design excellence and show innovation in its relationship to the site, building or bridge structure.	The advertising structure, the bus shelter, is retained as part of this application. As such no further consideration is required.
b. The advertising structure should be compatible with the scale, proportion and other characteristics of the site, building or structure on which the proposed signage is to be located	As above.
c. The advertising structure should be in keeping with important features of the site, building or bridge structure	As above.
d. The placement of the advertising structure should not require the removal of significant trees or other native vegetation.	The proposed development will involve the replacement of the existing advertising panel as such will not require the removal of trees or vegetation at the site.
e. The advertisement proposal should incorporate landscaping that complements the advertising structure and	Not applicable.

is in keeping with the landscape and character of the transport corridor. • The development of a landscape management plan may be required as a condition of consent. • Landscaping outlined within the plan should require minimal maintenance.	
f. Any safety devices, platforms, lighting devices or logos should be designed as an integral part of the signage or structure on which it is to be displayed.	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage.
g. Illumination of advertisements must comply with the requirements in Section 3.3.3.	Noted. Refer to Section 4.1.3 of this statement for compliance with illumination levels.
h. Illumination of advertisements must not cause light spillage into nearby residential properties, national parks or nature reserves.	The proposed illumination will not result in light spillage.
2.5.8 Digital Signs	
a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below.	Sign I4 is a static sign.
b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs.	Sign I4 is a static sign.
c. The image must not be capable of being mistaken: i. for a prescribed traffic control device because it has, for example, red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a prescribed traffic control device.	Conditions can be imposed by the consent authority to ensure that sign content, design, imagery and messages neither replicate nor can be mistaken for a prescribed traffic control device or instruction to drivers. For example, advertisements must not instruct drivers to perform an action such as 'Stop'. Refer to Section 4.1.4 of this statement for content management.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I4	
ii. as text providing driving instructions to drivers.	
d. Dwell times for image display must not be less than: i. 10 seconds for areas where the speed limit is below 80km/h ii. 25 seconds for areas where the speed limit is 80km/h and over.	Sign I4 is a static sign.
e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	Sign I4 is a static sign.
f. Luminance levels must comply with the requirements in Section 3 below:	This area is Zone 4 as categorised in Section 3.3 of the *Signage Guidelines*. Acceptable luminance levels for this zone as specified in Table 6 of the *Signage Guidelines* are: no limit (full sun on face of signage), 6000cd/m^2 (daytime), 500cd/m^2 (twilight and inclement weather) and 200cd/m2 (night-time). Conditions can be imposed by the consent authority specifying maximum allowable luminance levels. Refer to Section 4.1.3 for details on illumination.
g. The images displayed on the sign must not otherwise unreasonably dazzle or distract drivers without limitation to their colouring or contain flickering or flashing content.	Advertising content will not include images or displays that dazzle, flash or represent traffic control devices. Conditions can be imposed by the consent authority to ensure that the sign's images comply with requirements to not contain flickering or flashing content.
h. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	Conditions can be imposed by the consent authority to ensure that minimal text and information is supplied on a sign no more than a driver can read at a short glance.
i. Any sign that is within 250m of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	N/A – The sign is not visible from a school zone.
j. Each sign proposal must be assessed on a case-by case basis including replacement of an existing fixed, scrolling or tri-vision sign with a digital sign, and in the instance of a sign being visible from each direction, both directions for each location must be assessed on their own merits.	All relevant traffic directions have been assessed on their own merits

k. At any time, including where the speed limit in the area of the sign is changed, if detrimental effect is identified on road safety post installation of a digital sign, RMS reserves the right to re-assess the site using an independent RMS-accredited road safety auditor. Any safety issues identified by the auditor and options for rectifying the issues are to be discussed between RMS and the sign owner and operator.	Noted.
2.5.10 Residential amenity	
Where it can be demonstrated that there will be a negative impact on residential amenity from a proposed digital sign, a consent authority may specify a higher dwell time, or restrict the dwell time hours (i.e. its operation) as a condition of consent to minimise the impacts. Dwell times must not be less than those in d) i) and ii) in Section 2.5.8 above.	Sign I4 is a static sign located within Zone SP2 Infrastructure, there are residential uses within proximity of the site. The proposed static sign is not considered to have an adverse impact on the amenity of residential dwellings greater than the existing situation.
2.5.11 Video and animated electronic signs	
Video and animated electronic signs containing animated or video/movie style advertising, or messages including; live television, satellite, internet or similar broadcast; either permanent or portable; that face the road reserve and are visible to drivers are prohibited	Not proposed.
Part 3 Advertisements and Road Safety	
3.2 Sign location criteria	
3.2.1 Road clearance	
a. The advertisement must not create a physical obstruction or hazard. For example: i. Does the sign obstruct the movement of pedestrians or bicycle riders? (e.g. telephone	The location of the signage panel, inset within the bus shelter remains the same as part of this application. As such will not change road clearances.

kiosks and other street furniture along roads and footpath areas)? ii. Does the sign protrude below a bridge or other structure so it could be hit by trucks or other tall vehicles? Will the clearance between the road surface and the bottom of the sign meet appropriate road standards for that particular road? iii. Does the sign protrude laterally into the transport corridor so it could be hit by trucks or wide vehicles?	
b. Where the sign supports are not frangible (breakable), the sign must be placed outside the clear zone in an acceptable location in accordance with Austroads Guide to Road Design (and RMS supplements) or behind an RMS approved crash barrier.	No change to location of sign supports.
c. Where a sign is proposed within the clear zone but behind an existing RMS-approved crash barrier, all its structures up to 5.8m in height (relative to the road level) are to comply with any applicable lateral clearances specified by Austroads Guide to Road Design (and RMS supplements) with respect to dynamic deflection and working width.	Not proposed.
d. All signs that are permitted to hang over roads or footpaths should meet wind loading requirements as specified in AS 1170.1 and AS1170.2. All vertical clearances as specified above are regarded as being the height of the sign when under maximum vertical deflection.	Not proposed. Signs will be inset into the bus shelter panel, as existing.
Digital signs greater or equal to 20sqm must ensure the following clearances:	Sign I4 is less than 2sqm.

a. 2.5m from lowest point of the sign above the road surface if located outside the clear zone	
b. 5.5m from lowest point of the sign above the road surface if located within the clear zone or the deflection zone of a safety barrier, if installed	As above.
3.2.2 Line of sight	
a. An advertisement must not obstruct the driver's view of the road, particularly of other vehicles, bicycle riders or pedestrians at crossings.	The location of the signage will not change. Located within the panel of the existing bus shelter, the sign is not considered to obstruct driver views.
b. An advertisement must not obstruct a pedestrian or cyclist's view of the road.	The sign will not obstruct pedestrian or cyclist view.
c. The advertisement should not be located in a position that has the potential to give incorrect information on the alignment of the road. In this context, the location and arrangement of signs' structures should not give visual clues to the driver suggesting that the road alignment is different to the actual alignment. An accurate photo-montage should be used to assess this issue.	The sign is well separated from the road and road verge. There is no element of the proposed signage that could result in driver confusion in the road alignment.
d. The advertisement should not distract a driver's attention away from the road environment for an extended length of time.	The proposed sign will not result in driver distraction.
3.2.3 Proximity to decision making points and conflict points	
a. The sign should not be located: i. less than the safe sight distance from an intersection, merge point, exit ramp, traffic control signal or sharp curves ii. less than the safe stopping sight distance from a marked foot crossing, pedestrian crossing, pedestrian refuge, cycle	The location of the sign does not change.

crossing, cycleway facility or hazard within the road environment iii. so that it is visible from the stem of a T-intersection.	
b. The placement of a sign should not distract a driver at a critical time. In particular, signs should not obstruct a driver's view: i. of a road hazard ii. to an intersection iii. to a prescribed traffic control device (such as traffic signals, stop or give way signs or warning signs) iv. to an emergency vehicle access point or Type 2 driveways (wider than 6-9m) or higher	As above.
3.2.4 Sign spacing	
A highly cluttered visual field makes it difficult to locate and prioritise driving-critical information, e.g. regulatory and advisory signs and traffic control devices. The proposed site should be assessed to identify any road safety risk in relation to visual clutter and the proximity to other signs.	Noted.
Additional criteria for digital signs: a. Sign spacing should limit drivers view to a single sign at any given time with a distance of no less than 150m between signs in any one corridor. Exemptions for low speed, high pedestrian zones or CBD zones will be assessed by RMS as part of their concurrence role.	Noted.
3.3 Sign design and operation criteria	
3.3.1 Advertising signage and traffic control devices	
a. The advertisement must not distract a driver from, obstruct or reduce the visibility and effectiveness of, directional signs, traffic signals, prescribed traffic control devices, regulatory signs or advisory signs or obscure information about the road alignment.	The location of the sign remains unchanged, as such no new traffic impacts arise.

b. The advertisement must not interfere with stopping sight distance for the road's design speed or the effectiveness of a prescribed traffic control device.	As above.
Additional criteria for digital signs and moving signs: a. The image must not be capable of being mistaken: i. for a rail or traffic sign or signal because it has, e.g. red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a traffic signal ii. as text providing driving instructions to drivers. b. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	Sign I4 is a static sign.
3.3.2 Dwell time and transition time	

Dwell time criteria for digital signs: a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below. b. Dwell times for image display must not be less than: i. 10 seconds for areas where the speed limit is below 80km/h. ii. 25 seconds for areas where the speed limit is 80km/h and over.	Sign I4 is a static sign.
c. Any digital sign that is within 250 metres of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	N/A.
d. Digital signs must not contain animated or video/movie style advertising or messages including live television, satellite, Internet or similar broadcasts.	Not proposed.
e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	N/A.
3.3.3 Illumination and reflectance	
Illumination and reflectance criteria for non-digital signs: The following criteria apply to non-digital illuminated signs, including conventional billboards illuminated by fluorescent and/or incandescent bulbs whether internally illuminated or lit from the exterior: a. Advertisements must comply with the luminance requirements in Table 5 below. b. For night time use, the sign (whether internally illuminated or lit from its exterior) must not cast a shadow on areas that	Refer to Section 4.1.3 for compliance with illumination guidelines.

were previously lit and that have a special lighting requirement, e.g. pedestrian crossings. c. The light sources for illuminated signs must focus solely on the sign and: i. be shielded so that glare does not extend beyond the sign ii. with the exception of back lit neon signs, have no light source visible to passing motorists with a light output greater than that of a 15W fluorescent/LED bulb. d. The level of reflectance of an advertisement, and its content, is not to exceed the 'Minimum coefficients of Luminous intensity per unit area for Class 2A Material', as set out in Australian Standard AS/NZS 1906.1:2007. Flashing illuminated advertisements will not be approved.	
3.3.4 Interaction and sequencing	
a. The advertisement must not incorporate technology which interacts with in-vehicle electronic devices or mobile devices. This includes interactive technology or technology that enables opt-in direction communication with road users.	Not proposed. A condition can be impose in this regard.
b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs	As above.
3.4 Road safety review of new or modified signs	
RMS may review the crash history of any new or modified advertising signs after a three-year period to determine whether the sign has had an adverse effect on road safety. If RMS is of the opinion that a sign is a traffic hazard, RMS may direct the owner or occupier of the land on which the sign is situated or the person who erected the sign to screen, modify or remove the sign, regardless of whether or not the sign is the subject of a development consent under the Act or a consent under the Roads Act 1993.	Noted.

3.6 Road safety guidelines for sign content	
SEPP 64 does not regulate the content of advertisements and signs, and does not require consent for a change in content. It is recommended that advertisers follow RMS advisory guidelines with respect to sign content of advertisements to be displayed along road corridors.	Noted.

Warringah Local Environmental Plan 2011 Assessment **– SIGN I4**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
Part 2 Permitted or Prohibited development			
2.2 Zone objectives and Land Use Table	SP2 Infrastructure • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure.	The proposed advertising signage does not affect the provision of infrastructure or related uses. The proposal is compatible with the form of existing bus shelter infrastructure at the site. The panels are to be integrated within the existing signage opening, as such will not detract from the operation of the bus shelter. The proposal is not antipathetic to the objectives of the zone.	Yes
Part 4 Principal development standards			
4.3 Height of buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	No HOB control prescribed for the site. There will be no increase to the height of the bus shelters.	Yes
4.4 Floor Space Ratio	(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	No FSR control prescribed for the site.	N/A
Part 6 Additional Local Provisions			
6.4 Development on sloping land	(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that— (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and (c) the development will not impact on or affect the existing subsurface flow conditions.	The site is identified as Area A Slope <5°. The proposed development involves the replacement of existing advertising signage, no earthworks are proposed. Therefore, the proposal will not increase landslide risk or affect existing subsurface flow conditions.	Yes.

Warringah Development Control Plan 2011 Assessment **– SIGN I4**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
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.	The signage has been designed as to integrate with the existing bus shelter on site. The proposal will not introduce any additional visual clutter and is compatible with the North Manly locality, which includes advertising at multiple shelter sites.	Yes
	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.	As above. The proposed signage is compatible with the existing scale and design of the shelter.	Yes
	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.	The site is not located on a heritage item, within a heritage conservation area or in proximity to a heritage item.	N/A
	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).	The signage forms part of the shelter wall and as such will not of itself obscure any vehicle or pedestrian views, nor will lit compromise the safety of road users.	Yes
	5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.	The proposed signage does not include images or displays that dazzle, flash or represent traffic control devices.	Yes
	6. Signs are not to emit excessive glare or cause excessive reflection.	Noted. Refer to Section 4.1.3 of this Statement illumination will be controlled accordingly.	Yes
	7. Signs should not obscure or compromise important views.		N/A

	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.	There are no important views obtained through or form the shelter site.	N/A
	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.	Not applicable.	N/A
	10. No more than one sign is to be located above the awning level for business uses.	Not applicable. The sign age is located within the Road reserve of Pittwater in Zone SP2.	N/A
	11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.	Not applicable. The proposed signage is for advertising purposes.	N/A
	14. The following signs are not considered appropriate and are discouraged: • Flashing or moving signs on all land other than the carriageway of a public road • Pole or pylon signs, unless there is no building on the site, or the building is not visible from the street or public domain; this does not include identification, interpretive, directional and advance warning signs described as Exempt Development, or a sign erected by the Council for the display of community information; • Signs on or above the roof or parapet of a building. • A-frame and temporary signs located on public land, including: o Signs on motor vehicles which are not able to be driven with the sign displayed o Balloons or other inflatable objects used for the purpose of advertising which are placed on or above roof level o Illuminated signs in residential zones	Not Proposed. The proposed signage: o Is located in the carriageway of Pittwater Road. It does not comprise flashing elements. Digital signage will be rotated periodically. o Does not comprise pole or pylon signage. o Does not project above the roof of the shelter. o Does not comprise an A-frame or temporary sign.	Yes

ANNEXURE E

Planning Assessment –
Compliance Tables – Sign I5



SEPP (Industry and Employment) Assessment – **SIGN I5**		
Criteria	**Requirement**	**Discussion**
1 Character of the area	• Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the existing and desired future character of the North Manly locality. The proposal is consistent with the existing character of the area as the advertising signage, subject to this application currently exists on the subject site and enjoys existing use rights. Therefore, replacement of existing signage with new signage is compatible with the existing and desired future character of this area within the Northern Beaches LGA.
	• Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The design of the proposed panels are consistent with the general size and shape of bus shelter advertisements existing across the Northern Beaches LGA.
2 Special areas	• Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The subject site is not situated within an environmentally sensitive area, heritage conservation area, open space area, or the like. Notwithstanding, the proposed signage is modest, is not overbearing with regards to size, scale and materials and within the confines of an existing bus shelter.
3 Views and vistas	• Does the proposal obscure or compromise important views?	The advertising signs are to be installed into the signages panel within the existing bus shelter. There are no significant views obtained from or through the bus shelter sites and therefore the signage, which is positioned below the maximum height of the building in any case, will not obscure views.
	• Does the proposal dominate the skyline and reduce the quality of vistas?	As noted above, the signage proposed will be situated below the maximum height of the bus shelter and will not impact the skyline in any significant way.
	• Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not compromise the viewing rights of other advertisers as it has been designed in a sympathetic manner which is non-obtrusive and does not unreasonably obscure lines of sight from the adjoining roads and footpaths to any signs on neighbouring properties. As detailed, the proposal includes the replacement of existing signage with digital signage, which will not change the scale or location of signage with respect to viewing rights.
4 Streetscape, setting or landscape	• Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the proposal is appropriate for the streetscape as it is to be installed within existing bus shelters. The proposal will not result in the removal of any landscaping.
	• Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed advertising signage will enhance the visual interest of the streetscape at the shelter sites in much the same way as the existing signage to be replaced.

SEPP (Industry and Employment) Assessment – **SIGN I5**		
	• Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal involves replacement of existing signage, as such will not increase visual clutter.
	• Does the proposal screen unsightliness?	The signage affixed to the bus shelter is situated below the maximum building height and will not extend above any buildings, structures or trees in the locality. It does not, nor is it required, to screen unsightliness.
	• Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The signage does not extend above the height of the bus shelter, let alone surrounding buildings, structures or tree canopies.
	• Does the proposal require ongoing vegetation management?	The proposed signage will not require any ongoing vegetation management.
5 Site and building	• Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The signage proposed is compatible with surrounding development in terms of its scale and proportion. The signage is designed to integrate with the existing bus shelters on site, as such will not overwhelm the surrounding buildings.
	• Does the proposal respect important features of the site or building, or both?	The signage scheme will enhance the aesthetic qualities of the bus shelter site. There are no important site features that are required to be preserved.
	• Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signage scheme is of a contemporary design and will provide for an upgrade to the existing static (paper) signage on site.
6 Associated devices and logos with advertisements and advertising structures	• Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage
7 Illumination	• Would illumination result in unacceptable glare?	The illumination level of the proposed signage complies with the Outdoor Media Association's OMA Model Advertising Code in regard to industry accepted performance criteria. The new digital signage will be equipped with a sensor to ensure luminance levels are only bright enough to be clearly legible and would not result in unacceptable glare.

SEPP (Industry and Employment) Assessment – **SIGN I5**		
	• Would illumination affect safety for pedestrians, vehicles or aircraft?	Luminance for signs and courtesy lights provide visibility and safety for pedestrians and transport users. As detailed above, oOh! Media follows the best practice illumination levels as set out by the Outdoor Media Association. These illumination levels would not negatively affect the pedestrians, vehicles or aircraft.
	• Would illumination detract from the amenity of any residence or other form of accommodation?	The signs are less than $2m^2$ and is to be integrated within the existing bus shelters on the sites. The sites are sufficiently separated from residential properties, as to not interfere with residences.
	• Can the intensity of the illumination be adjusted, if necessary?	The brightness of digital signs can be adjusted in response to changes in surrounding light levels. This will ensure the signs are not unreasonably bright.
	• Is the illumination subject to a curfew?	As above. The lighting is not proposed to be extinguished overnight however will have a moderate luminosity. If considered necessary, the consent authority may choose to impose a condition of consent requiring that illumination is extinguished during certain hours but the applicant would prefer to maintain illumination of the signs given the lack of amenity impacts.
8 Safety	• Would the proposal reduce the safety for any public road?	The proposed signage is modest in terms of scale, design and illumination will not comprise the safety of Pittwater Road.
	• Would the proposal reduce the safety for pedestrians or bicyclists?	As above, the proposed signage scheme is not likely to compromise safety of pedestrians or cyclists either through causing a distraction or a physical obstruction.
	• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will have no impact to the sightlines for pedestrians (including children) or vehicles.

Part 2 Design

2.3.2 Sign placement in transport corridors in urban areas

Advertising structures within urban areas must be consistent with the general assessment criteria in Table 2 as well as any relevant requirements of SEPP 64.	An assessment of the proposed signage against the provisions of the Industry and Employment SEPP (formerly SEPP 64) are provided within each of the **Annexures**.
In particular, consideration must be given to the compatibility of the advertising proposal with the character of the urban area.	The sign, as existing is considered to be compatible with the character of the area and has existed for many years.
As a guideline, advertising in urban areas should be restricted to rail corridors, freeways, tollways or classified roads: a. within or adjacent to strategic transport corridors passing through enterprise zones, business development zones, commercial core zones, mixed use zones or industrial zones b. within or adjacent to strategic transport corridors passing through entertainment districts or other urban locations identified by the local council in a relevant strategy as being appropriate for such advertising. Consideration must be given to the compatibility of advertising development with surrounding land uses and whether such advertising will impact on sensitive locations. For instance, placement of advertising along transport corridors should not result in increased visibility of signage in adjacent or surrounding residential areas.	Sign I5 is within the reserve of a classified state road, Pittwater Road.

2.4 Sign clutter controls

a. Multiple advertisements on a single block of land, structure or building should be discouraged as they contribute to visual clutter	Not proposed. The location of the existing signage panels do not change as part of this application. The proposed replacement will not contribute to visual clutter.

b. Where there is advertising clutter, consideration should be given to reducing the overall number of individual advertisements on a site. Replacement of many small signs with a larger single sign is encouraged if the overall advertising display area is not increased.	As above.
c. In rural areas, and along freeways and tollways, no more than one advertising structure should be visible along a given sightline.	The sign is not located in any of the mentioned areas.
2.5.1 General criteria	
a. The advertising structure should demonstrate design excellence and show innovation in its relationship to the site, building or bridge structure.	The advertising structure, the bus shelter, is retained as part of this application. As such no further consideration is required.
b. The advertising structure should be compatible with the scale, proportion and other characteristics of the site, building or structure on which the proposed signage is to be located	As above.
c. The advertising structure should be in keeping with important features of the site, building or bridge structure	As above.
d. The placement of the advertising structure should not require the removal of significant trees or other native vegetation.	The proposed development will involve the replacement of the existing advertising panel as such will not require the removal of trees or vegetation at the site.
e. The advertisement proposal should incorporate landscaping that complements the advertising structure and is in keeping with the landscape and character of the transport corridor. • The development of a landscape management plan may be required as a condition of consent.	Not applicable.

• Landscaping outlined within the plan should require minimal maintenance.	
f. Any safety devices, platforms, lighting devices or logos should be designed as an integral part of the signage or structure on which it is to be displayed.	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage.
g. Illumination of advertisements must comply with the requirements in Section 3.3.3.	Noted. Refer to Section 4.1.3 of this statement for compliance with illumination levels.
h. Illumination of advertisements must not cause light spillage into nearby residential properties, national parks or nature reserves.	The proposed illumination will not result in light spillage.
2.5.8 Digital Signs	
a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below.	Sign I5 is a static sign.
b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs.	Sign I5 is a static sign.
c. The image must not be capable of being mistaken: i. for a prescribed traffic control device because it has, for example, red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a prescribed traffic control device. ii. as text providing driving instructions to drivers.	Conditions can be imposed by the consent authority to ensure that sign content, design, imagery and messages neither replicate nor can be mistaken for a prescribed traffic control device or instruction to drivers. For example, advertisements must not instruct drivers to perform an action such as 'Stop'. Refer to Section 4.1.4 of this statement for content management.
d. Dwell times for image display must not be less than: i. 10 seconds for areas where the speed limit is below 80km/h ii. 25 seconds for areas where the speed limit is 80km/h and over.	Sign I5 is a static sign.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I5	
e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	Sign I5 is a static sign.
f. Luminance levels must comply with the requirements in Section 3 below:	This area is Zone 4 as categorised in Section 3.3 of the *Signage Guidelines*. Acceptable luminance levels for this zone as specified in Table 6 of the *Signage Guidelines* are: no limit (full sun on face of signage), 6000cd/m^2 (daytime), 500cd/m^2 (twilight and inclement weather) and 200cd/m2 (night-time). Conditions can be imposed by the consent authority specifying maximum allowable luminance levels. Refer to Section 4.1.3 for details on illumination.
g. The images displayed on the sign must not otherwise unreasonably dazzle or distract drivers without limitation to their colouring or contain flickering or flashing content.	Advertising content will not include images or displays that dazzle, flash or represent traffic control devices. Conditions can be imposed by the consent authority to ensure that the sign's images comply with requirements to not contain flickering or flashing content.
h. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	Conditions can be imposed by the consent authority to ensure that minimal text and information is supplied on a sign no more than a driver can read at a short glance.
i. Any sign that is within 250m of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	N/A – The sign is not visible from a school zone.
j. Each sign proposal must be assessed on a case-by case basis including replacement of an existing fixed, scrolling or tri-vision sign with a digital sign, and in the instance of a sign being visible from each direction, both directions for each location must be assessed on their own merits.	All relevant traffic directions have been assessed on their own merits
k. At any time, including where the speed limit in the area of the sign is changed, if detrimental effect is identified on road safety post installation of a digital sign, RMS reserves the right to re-assess the site using an independent RMS-accredited road safety auditor. Any safety issues identified by the auditor and options for rectifying the issues are to be discussed between RMS and the sign owner and operator.	Noted.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I5	
2.5.10 Residential amenity	
Where it can be demonstrated that there will be a negative impact on residential amenity from a proposed digital sign, a consent authority may specify a higher dwell time, or restrict the dwell time hours (i.e. its operation) as a condition of consent to minimise the impacts. Dwell times must not be less than those in d) i) and ii) in Section 2.5.8 above.	Sign I5 is a static sign located within Zone SP2 Infrastructure, there are residential uses within proximity of the site. The proposed static sign is not considered to have an adverse impact on the amenity of residential dwellings greater than the existing situation.
2.5.11 Video and animated electronic signs	
Video and animated electronic signs containing animated or video/movie style advertising, or messages including; live television, satellite, internet or similar broadcast; either permanent or portable; that face the road reserve and are visible to drivers are prohibited	Not proposed.
Part 3 Advertisements and Road Safety	
3.2 Sign location criteria	
3.2.1 Road clearance	
a. The advertisement must not create a physical obstruction or hazard. For example: i. Does the sign obstruct the movement of pedestrians or bicycle riders? (e.g. telephone kiosks and other street furniture along roads and footpath areas)? ii. Does the sign protrude below a bridge or other structure so it could be hit by trucks or other tall vehicles? Will the clearance between the road surface and the bottom of the sign meet appropriate road standards for that particular road? iii. Does the sign protrude laterally into the	The location of the signage panel, inset within the bus shelter remains the same as part of this application. As such will not change road clearances.

transport corridor so it could be hit by trucks or wide vehicles?	
b. Where the sign supports are not frangible (breakable), the sign must be placed outside the clear zone in an acceptable location in accordance with Austroads Guide to Road Design (and RMS supplements) or behind an RMS approved crash barrier.	No change to location of sign supports.
c. Where a sign is proposed within the clear zone but behind an existing RMS-approved crash barrier, all its structures up to 5.8m in height (relative to the road level) are to comply with any applicable lateral clearances specified by Austroads Guide to Road Design (and RMS supplements) with respect to dynamic deflection and working width.	Not proposed.
d. All signs that are permitted to hang over roads or footpaths should meet wind loading requirements as specified in AS 1170.1 and AS1170.2. All vertical clearances as specified above are regarded as being the height of the sign when under maximum vertical deflection.	Not proposed. Signs will be inset into the bus shelter panel, as existing.
Digital signs greater or equal to 20sqm must ensure the following clearances: a. 2.5m from lowest point of the sign above the road surface if located outside the clear zone	Sign I5 is less than 2sqm.
b. 5.5m from lowest point of the sign above the road surface if located within the clear zone or the deflection zone of a safety barrier, if installed	As above.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I5	
3.2.2 Line of sight	
a. An advertisement must not obstruct the driver's view of the road, particularly of other vehicles, bicycle riders or pedestrians at crossings.	The location of the signage will not change. Located within the panel of the existing bus shelter, the sign is not considered to obstruct driver views.
b. An advertisement must not obstruct a pedestrian or cyclist's view of the road.	The sign will not obstruct pedestrian or cyclist view.
c. The advertisement should not be located in a position that has the potential to give incorrect information on the alignment of the road. In this context, the location and arrangement of signs' structures should not give visual clues to the driver suggesting that the road alignment is different to the actual alignment. An accurate photo-montage should be used to assess this issue.	The sign is well separated from the road and road verge. There is no element of the proposed signage that could result in driver confusion in the road alignment.
d. The advertisement should not distract a driver's attention away from the road environment for an extended length of time.	The proposed sign will not result in driver distraction.
3.2.3 Proximity to decision making points and conflict points	
a. The sign should not be located: i. less than the safe sight distance from an intersection, merge point, exit ramp, traffic control signal or sharp curves ii. less than the safe stopping sight distance from a marked foot crossing, pedestrian crossing, pedestrian refuge, cycle crossing, cycleway facility or hazard within the road environment iii. so that it is visible from the stem of a T-intersection.	The location of the sign does not change.
b. The placement of a sign should not distract a driver at a critical time. In particular, signs should not obstruct a driver's view: i. of a road hazard ii. to an intersection iii. to a prescribed	As above.

traffic control device (such as traffic signals, stop or give way signs or warning signs) iv. to an emergency vehicle access point or Type 2 driveways (wider than 6-9m) or higher	
3.2.4 Sign spacing	
A highly cluttered visual field makes it difficult to locate and prioritise driving-critical information, e.g. regulatory and advisory signs and traffic control devices. The proposed site should be assessed to identify any road safety risk in relation to visual clutter and the proximity to other signs.	Noted.
Additional criteria for digital signs: a. Sign spacing should limit drivers view to a single sign at any given time with a distance of no less than 150m between signs in any one corridor. Exemptions for low speed, high pedestrian zones or CBD zones will be assessed by RMS as part of their concurrence role.	Noted.
3.3 Sign design and operation criteria	
3.3.1 Advertising signage and traffic control devices	
a. The advertisement must not distract a driver from, obstruct or reduce the visibility and effectiveness of, directional signs, traffic signals, prescribed traffic control devices, regulatory signs or advisory signs or obscure information about the road alignment.	The location of the sign remains unchanged, as such no new traffic impacts arise.
b. The advertisement must not interfere with stopping sight distance for the road's design speed or the effectiveness of a prescribed traffic control device.	As above.

Additional criteria for digital signs and moving signs: a. The image must not be capable of being mistaken: i. for a rail or traffic sign or signal because it has, e.g. red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a traffic signal ii. as text providing driving instructions to drivers. b. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	Sign I5 is a static sign.
3.3.2 Dwell time and transition time	
Dwell time criteria for digital signs: a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below. b. Dwell times for image display must not be less than:	Sign I5 is a static sign.
i. 10 seconds for areas where the speed limit is below 80km/h.	N/A.
ii. 25 seconds for areas where the speed limit is 80km/h and over.	
c. Any digital sign that is within 250 metres of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	Not proposed.
d. Digital signs must not contain animated or video/movie style advertising or messages including live television, satellite, Internet or similar broadcasts.	N/A.

e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	
3.3.3 Illumination and reflectance	
Illumination and reflectance criteria for non-digital signs: The following criteria apply to non-digital illuminated signs, including conventional billboards illuminated by fluorescent and/or incandescent bulbs whether internally illuminated or lit from the exterior: a. Advertisements must comply with the luminance requirements in Table 5 below. b. For night time use, the sign (whether internally illuminated or lit from its exterior) must not cast a shadow on areas that were previously lit and that have a special lighting requirement, e.g. pedestrian crossings. c. The light sources for illuminated signs must focus solely on the sign and: i. be shielded so that glare does not extend beyond the sign ii. with the exception of back lit neon signs, have no light source visible to passing motorists with a light output greater than that of a 15W fluorescent/LED bulb. d. The level of reflectance of an advertisement, and its content, is not to exceed the 'Minimum coefficients of Luminous intensity per unit area for Class 2A Material', as set out in Australian Standard AS/NZS 1906.1:2007. Flashing illuminated advertisements will not be approved.	Refer to Section 4.1.3 for compliance with illumination guidelines.
3.3.4 Interaction and sequencing	
a. The advertisement must not incorporate technology which interacts with in-vehicle electronic devices or mobile devices. This includes interactive technology or technology that enables opt-in direction communication with road users.	Not proposed. A condition can be implied in this regard.

b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs	A condition of consent can be imposed.
3.4 Road safety review of new or modified signs	
RMS may review the crash history of any new or modified advertising signs after a three-year period to determine whether the sign has had an adverse effect on road safety. If RMS is of the opinion that a sign is a traffic hazard, RMS may direct the owner or occupier of the land on which the sign is situated or the person who erected the sign to screen, modify or remove the sign, regardless of whether or not the sign is the subject of a development consent under the Act or a consent under the Roads Act 1993.	Noted.
3.6 Road safety guidelines for sign content	
SEPP 64 does not regulate the content of advertisements and signs, and does not require consent for a change in content. It is recommended that advertisers follow RMS advisory guidelines with respect to sign content of advertisements to be displayed along road corridors.	Noted.

Warringah Local Environmental Plan 2011 Assessment **– SIGN I5**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
Part 2 Permitted or Prohibited development			
2.2 Zone objectives and Land Use Table	SP2 Infrastructure • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure.	The proposed advertising signage does not affect the provision of infrastructure or related uses. The proposal is compatible with the form of existing bus shelter infrastructure at the site. The panels are to be integrated within the existing signage opening, as such will not detract from the operation of the bus shelter.	Yes
Part 4 Principal development standards			
4.3 Height of buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	No HOB control prescribed for the site. There will be no increase to the height of the bus shelter.	Yes
4.4 Floor Space Ratio	(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	No FSR control prescribed for the site.	N/A
Part 6 Additional Local Provisions			
6.4 Development on sloping land	(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that— (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and (c) the development will not impact on or affect the existing subsurface flow condition	The site is identified as Area A Slope <5°. The proposed development involves the replacement of existing advertising signage, no earthworks are proposed. Therefore, the proposal will not increase landslide risk or affect existing subsurface flow conditions.	Yes.

Warringah Development Control Plan 2011 Assessment **– SIGN I5**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
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.	The signage has been designed as to integrate with the existing bus shelter on site. The proposal will not introduce any additional visual clutter and is compatible with the North Manly locality, which includes advertising at multiple shelter sites.	Yes
	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.	As above. The proposed signage is compatible with the existing scale and design of the shelter.	Yes
	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.	The site is not located on a heritage item, within a heritage conservation area or in proximity to a heritage item.	N/A
	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).	The signage forms part of the shelter wall and as such will not of itself obscure any vehicle or pedestrian views, nor will lit compromise the safety of road users.	Yes
	5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.	The proposed signage does not include images or displays that dazzle, flash or represent traffic control devices.	Yes
	6. Signs are not to emit excessive glare or cause excessive reflection.	Noted. Refer to Section 4.1.3 of this Statement illumination will be controlled accordingly.	Yes
	7. Signs should not obscure or compromise important views.	There are no important views obtained through or form the shelter site.	N/A

Warringah Development Control Plan 2011 Assessment **– SIGN I5**			
	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.	Not applicable.	N/A
	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.	Not applicable.	N/A
	10. No more than one sign is to be located above the awning level for business uses.	Not applicable. The proposed signage is for advertising purposes.	N/A
	11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.	Not Proposed.	N/A
	14. The following signs are not considered appropriate and are discouraged: • Flashing or moving signs on all land other than the carriageway of a public road • Pole or pylon signs, unless there is no building on the site, or the building is not visible from the street or public domain; this does not include identification, interpretive, directional and advance warning signs described as Exempt Development, or a sign erected by the Council for the display of community information; • Signs on or above the roof or parapet of a building. • A-frame and temporary signs located on public land, including: ○ Signs on motor vehicles which are not able to be driven with the sign displayed ○ Balloons or other inflatable objects used for the purpose of advertising which are placed on or above roof level ○ Illuminated signs in residential zones	The proposed signage: ○ Is located in the carriageway of Pittwater Road. It does not comprise flashing elements. Digital signage will be rotated periodically. ○ Does not comprise pole or pylon signage. ○ Does not project above the roof of the shelter. ○ Does not comprise an A-frame or temporary sign.	Yes

ANNEXURE F

Planning Assessment –
Compliance Tables – Sign I6



SEPP (Industry and Employment) Assessment – **SIGN I6**		
Criteria	**Requirement**	**Discussion**
1 Character of the area	• Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the existing and desired future character of the Manly Vale locality. The proposal is consistent with the existing character of the area as the advertising signage, subject to this application currently exists on the subject site and enjoys existing use rights. Therefore, replacement of existing signage with new signage is compatible with the existing and desired future character of this area within the Northern Beaches LGA.
	• Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The design of the proposed panels are consistent with the general size and shape of bus shelter advertisements existing across the Northern Beaches LGA.
2 Special areas	• Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The subject sites are not situated within an environmentally sensitive area, heritage conservation area, open space area, or the like. Notwithstanding, the proposed signage is modest, is not overbearing with regards to size, scale and materials and within the confines of an existing bus shelter.
3 Views and vistas	• Does the proposal obscure or compromise important views?	The advertising signs are to be installed into the signages panel within the existing bus shelters. There are no significant views obtained from or through the bus shelter sites and therefore the signage, which is positioned below the maximum height of the building in any case, will not obscure views.
	• Does the proposal dominate the skyline and reduce the quality of vistas?	As noted above, the signage proposed will be situated below the maximum height of the bus shelter and will not impact the skyline in any significant way.
	• Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not compromise the viewing rights of other advertisers as it has been designed in a sympathetic manner which is non-obtrusive and does not unreasonably obscure lines of sight from the adjoining roads and footpaths to any signs on neighbouring properties. As detailed, the proposal includes the replacement of existing signage with digital signage, which will not change the scale or location of signage with respect to viewing rights.
4 Streetscape, setting or landscape	• Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the proposal is appropriate for the streetscape as it is to be installed within existing bus shelters. The proposal will not result in the removal of any landscaping.
	• Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed advertising signage will enhance the visual interest of the streetscape at the shelter sites in much the same way as the existing signage to be replaced.
	• Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal involves replacement of existing signage, as such will not increase visual clutter.

SEPP (Industry and Employment) Assessment – **SIGN I6**		
	• Does the proposal screen unsightliness?	The signage affixed to the bus shelter is situated below the maximum building height and will not extend above any buildings, structures or trees in the locality. It does not, nor is it required, to screen unsightliness.
	• Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The signage does not extend above the height of the bus shelter, let alone surrounding buildings, structures or tree canopies.
	• Does the proposal require ongoing vegetation management?	The proposed signage will not require any ongoing vegetation management.
5 Site and building	• Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The signage proposed is compatible with surrounding development in terms of its scale and proportion. The signage is designed to integrate with the existing bus shelters on site, as such will not overwhelm the surrounding buildings.
	• Does the proposal respect important features of the site or building, or both?	The signage scheme will enhance the aesthetic qualities of the bus shelter site. There are no important site features that are required to be preserved.
	• Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The digital signage scheme is of a contemporary design and will provide for an upgrade to the existing static (paper) signage on site.
6 Associated devices and logos with advertisements and advertising structures	• Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage
7 Illumination	• Would illumination result in unacceptable glare?	The illumination level of the proposed signage complies with the Outdoor Media Association's OMA Model Advertising Code in regard to industry accepted performance criteria. The new digital signage will be equipped with a sensor to ensure luminance levels are only bright enough to be clearly legible and would not result in unacceptable glare.
	• Would illumination affect safety for pedestrians, vehicles or aircraft?	Luminance for signs and courtesy lights provide visibility and safety for pedestrians and transport users. As detailed above, oOh! Media follows the best practice illumination levels as set out by the Outdoor Media Association. These illumination levels would not negatively affect the pedestrians, vehicles or aircraft.

SEPP (Industry and Employment) Assessment – **SIGN I6**		
	• Would illumination detract from the amenity of any residence or other form of accommodation?	The signs are less than $2m^2$ and is to be integrated within the existing bus shelters on the sites. The sites are sufficiently separated from residential properties, as to not interfere with residences.
	• Can the intensity of the illumination be adjusted, if necessary?	The brightness of digital signs can be adjusted in response to changes in surrounding light levels. This will ensure the signs are not unreasonably bright.
	• Is the illumination subject to a curfew?	As above. The lighting is not proposed to be extinguished overnight however will have a moderate luminosity. If considered necessary, the consent authority may choose to impose a condition of consent requiring that illumination is extinguished during certain hours but the applicant would prefer to maintain illumination of the signs given the lack of amenity impacts.
8 Safety	• Would the proposal reduce the safety for any public road?	The proposed signage is modest in terms of scale, design and illumination will not comprise the safety of Condamine Street
	• Would the proposal reduce the safety for pedestrians or bicyclists?	As above, the proposed signage scheme is not likely to compromise safety of pedestrians or cyclists either through causing a distraction or a physical obstruction.
	• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will have no impact to the sightlines for pedestrians (including children) or vehicles.

Part 2 Design

2.3.2 Sign placement in transport corridors in urban areas

Advertising structures within urban areas must be consistent with the general assessment criteria in Table 2 as well as any relevant requirements of SEPP 64.	An assessment of the proposed signage against the provisions of the Industry and Employment SEPP (formerly SEPP 64) are provided within each of the **Annexures**.
In particular, consideration must be given to the compatibility of the advertising proposal with the character of the urban area.	The sign, as existing is considered to be compatible with the character of the area and has existed for many years.
As a guideline, advertising in urban areas should be restricted to rail corridors, freeways, tollways or classified roads: a. within or adjacent to strategic transport corridors passing through enterprise zones, business development zones, commercial core zones, mixed use zones or industrial zones b. within or adjacent to strategic transport corridors passing through entertainment districts or other urban locations identified by the local council in a relevant strategy as being appropriate for such advertising. Consideration must be given to the compatibility of advertising development with surrounding land uses and whether such advertising will impact on sensitive locations. For instance, placement of advertising along transport corridors should not result in increased visibility of signage in adjacent or surrounding residential areas.	Sign I6 is within the reserve of a classified state road, Condamine Street.

2.4 Sign clutter controls

a. Multiple advertisements on a single block of land, structure or building should be discouraged as they contribute to visual clutter	The location of the existing signage panels do not change as part of this application. Whilst signs I6-I7 are in close proximity, they are contained within separate bus shelters and read separately. The proposed replacement will not contribute to additional visual clutter.

b. Where there is advertising clutter, consideration should be given to reducing the overall number of individual advertisements on a site. Replacement of many small signs with a larger single sign is encouraged if the overall advertising display area is not increased.	As above.
c. In rural areas, and along freeways and tollways, no more than one advertising structure should be visible along a given sightline.	The sign is not located in any of the mentioned areas.
2.5.1 General criteria	
a. The advertising structure should demonstrate design excellence and show innovation in its relationship to the site, building or bridge structure.	The advertising structure, the bus shelter is retained as part of this application. As such no further consideration is required.
b. The advertising structure should be compatible with the scale, proportion and other characteristics of the site, building or structure on which the proposed signage is to be located	As above.
c. The advertising structure should be in keeping with important features of the site, building or bridge structure	As above.
d. The placement of the advertising structure should not require the removal of significant trees or other native vegetation.	The proposed development will involve the replacement of the existing advertising panel as such will not require the removal of trees or vegetation at the site.
e. The advertisement proposal should incorporate landscaping that complements the advertising structure and is in keeping with the landscape and character of the transport corridor. • The development of a landscape management plan may be required as a condition of consent.	Not applicable.

• Landscaping outlined within the plan should require minimal maintenance.	
f. Any safety devices, platforms, lighting devices or logos should be designed as an integral part of the signage or structure on which it is to be displayed.	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage.
g. Illumination of advertisements must comply with the requirements in Section 3.3.3.	Noted. Refer to Section 4.1.3 of this statement for compliance with illumination levels.
h. Illumination of advertisements must not cause light spillage into nearby residential properties, national parks or nature reserves.	The proposed illumination will not result in light spillage.
2.5.8 Digital Signs	
a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below.	Conditions can be imposed by the consent authority to ensure that the sign is completely static for the specified dwell time.
b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs.	Conditions can be imposed by the consent authority to ensure there is no message sequencing that creates driver anticipation for the next message on the proposed sign or with any other signs.
c. The image must not be capable of being mistaken: i. for a prescribed traffic control device because it has, for example, red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a prescribed traffic control device. ii. as text providing driving instructions to drivers.	Conditions can be imposed by the consent authority to ensure that sign content, design, imagery and messages neither replicate nor can be mistaken for a prescribed traffic control device or instruction to drivers. For example, advertisements must not instruct drivers to perform an action such as 'Stop'. Refer to Section 4.1.4 of this statement for content management.
d. Dwell times for image display must not be less than: i. 10 seconds for areas where the speed limit is below 80km/h ii. 25 seconds for areas where the speed limit is 80km/h and over.	The minimum allowed dwell time is 10 seconds based on the posted speed limit of 60km/h along Condamine Street for Sign I6. Conditions can be imposed by the consent authority to ensure this minimum dwell time.

e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	Conditions can be imposed by the consent authority to ensure that the sign has a transition time of no more than 0.1 seconds and a black screen in the event of image failure.
f. Luminance levels must comply with the requirements in Section 3 below:	This area is Zone 4 as categorised in Section 3.3 of the *Signage Guidelines*. Acceptable luminance levels for this zone as specified in Table 6 of the *Signage Guidelines* are: no limit (full sun on face of signage), 6000cd/m^2 (daytime), 500cd/m^2 (twilight and inclement weather) and 200cd/m2 (night-time). Conditions can be imposed by the consent authority specifying maximum allowable luminance levels. Refer to Section 4.1.3 for detail on illumination.
g. The images displayed on the sign must not otherwise unreasonably dazzle or distract drivers without limitation to their colouring or contain flickering or flashing content.	Advertising content will not include images or displays that dazzle, flash or represent traffic control devices. Conditions can be imposed by the consent authority to ensure that the sign's images comply with requirements to not contain flickering or flashing content.
h. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	Conditions can be imposed by the consent authority to ensure that minimal text and information is supplied on a sign no more than a driver can read at a short glance.
i. Any sign that is within 250m of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	The sign is located within a school zone, and is within 250m from the nearest classified road (Condamine Street). A suitable Condition can be imposed by the consent authority to ensure Shelter I6 will be switched to a fixed display during school zone hours.
j. Each sign proposal must be assessed on a case-by case basis including replacement of an existing fixed, scrolling or tri-vision sign with a digital sign, and in the instance of a sign being visible from each direction, both directions for each location must be assessed on their own merits.	All relevant traffic directions have been assessed on their own merits
k. At any time, including where the speed limit in the area of the sign is changed, if detrimental effect is identified on road safety post installation of a digital sign, RMS reserves the right to re-assess the site using an independent RMS-accredited road safety auditor. Any safety issues identified by the auditor and options for rectifying the issues are to be discussed between RMS and the sign owner and operator.	Noted.

2.5.10 Residential amenity

Where it can be demonstrated that there will be a negative impact on residential amenity from a proposed digital sign, a consent authority may specify a higher dwell time, or restrict the dwell time hours (i.e. its operation) as a condition of consent to minimise the impacts. Dwell times must not be less than those in d) i) and ii) in Section 2.5.8 above.	Sign I6 is located within Zone SP2 Infrastructure, there are no residential uses within proximity of the site. The proposed digital sign is not considered to have an adverse impact on the amenity of residential dwellings. Dwell times are proposed in accordance with those specified above. A condition of consent may be imposed.
2.5.11 Video and animated electronic signs	
Video and animated electronic signs containing animated or video/movie style advertising, or messages including; live television, satellite, internet or similar broadcast; either permanent or portable; that face the road reserve and are visible to drivers are prohibited	Not proposed.
Part 3 Advertisements and Road Safety	
3.2 Sign location criteria	
3.2.1 Road clearance	
a. The advertisement must not create a physical obstruction or hazard. For example: i. Does the sign obstruct the movement of pedestrians or bicycle riders? (e.g. telephone kiosks and other street furniture along roads and footpath areas)? ii. Does the sign protrude below a bridge or other structure so it could be hit by trucks or other tall vehicles? Will the clearance between the road surface and the bottom of the sign meet appropriate road standards for that particular road? iii. Does the sign protrude laterally into the transport corridor so it could be hit by trucks or wide vehicles?	The location of the signage panel, inset within the bus shelter remains the same as part of this application. As such will not change road clearances.

b. Where the sign supports are not frangible (breakable), the sign must be placed outside the clear zone in an acceptable location in accordance with Austroads Guide to Road Design (and RMS supplements) or behind an RMS approved crash barrier.	No change to location of sign supports.
c. Where a sign is proposed within the clear zone but behind an existing RMS-approved crash barrier, all its structures up to 5.8m in height (relative to the road level) are to comply with any applicable lateral clearances specified by Austroads Guide to Road Design (and RMS supplements) with respect to dynamic deflection and working width.	Not proposed.
d. All signs that are permitted to hang over roads or footpaths should meet wind loading requirements as specified in AS 1170.1 and AS1170.2. All vertical clearances as specified above are regarded as being the height of the sign when under maximum vertical deflection.	Not proposed. Signs will be inset into the bus shelter panel, as existing.
Digital signs greater or equal to 20sqm must ensure the following clearances: a. 2.5m from lowest point of the sign above the road surface if located outside the clear zone	Sign I6 is less than 2sqm.
b. 5.5m from lowest point of the sign above the road surface if located within the clear zone or the deflection zone of a safety barrier, if installed	As above.
3.2.2 Line of sight	
a. An advertisement must not obstruct the driver's view of the road, particularly of other vehicles, bicycle riders or pedestrians at crossings.	The location of the signage will not change. Located within the panel of the existing bus shelter, the sign is not considered to obstruct driver views.
b. An advertisement must not obstruct a pedestrian or cyclist's view of the road.	The sign will not obstruct pedestrian or cyclist view.

c. The advertisement should not be located in a position that has the potential to give incorrect information on the alignment of the road. In this context, the location and arrangement of signs' structures should not give visual clues to the driver suggesting that the road alignment is different to the actual alignment. An accurate photo-montage should be used to assess this issue.	The sign is well separated from the road and road verge. There is no element of the proposed signage that could result in driver confusion in the road alignment.
d. The advertisement should not distract a driver's attention away from the road environment for an extended length of time.	The proposed sign will not result in driver distraction.
3.2.3 Proximity to decision making points and conflict points	
a. The sign should not be located: i. less than the safe sight distance from an intersection, merge point, exit ramp, traffic control signal or sharp curves ii. less than the safe stopping sight distance from a marked foot crossing, pedestrian crossing, pedestrian refuge, cycle crossing, cycleway facility or hazard within the road environment iii. so that it is visible from the stem of a T-intersection.	The location of the sign does not change.
b. The placement of a sign should not distract a driver at a critical time. In particular, signs should not obstruct a driver's view: i. of a road hazard ii. to an intersection iii. to a prescribed traffic control device (such as traffic signals, stop or give way signs or warning signs) iv. to an emergency vehicle access point or Type 2 driveways (wider than 6-9m) or higher	As above.
3.2.4 Sign spacing	

A highly cluttered visual field makes it difficult to locate and prioritise driving-critical information, e.g. regulatory and advisory signs and traffic control devices. The proposed site should be assessed to identify any road safety risk in relation to visual clutter and the proximity to other signs.	Whilst signs I6-I7 are in close proximity, they are contained within separate bus shelters and read separately. They pose no greater risk above the existing situation.
Additional criteria for digital signs: a. Sign spacing should limit drivers view to a single sign at any given time with a distance of no less than 150m between signs in any one corridor. Exemptions for low speed, high pedestrian zones or CBD zones will be assessed by RMS as part of their concurrence role.	Noted.
3.3 Sign design and operation criteria	
3.3.1 Advertising signage and traffic control devices	
a. The advertisement must not distract a driver from, obstruct or reduce the visibility and effectiveness of, directional signs, traffic signals, prescribed traffic control devices, regulatory signs or advisory signs or obscure information about the road alignment.	The location of the sign remains unchanged, as such no new traffic impacts arise.
b. The advertisement must not interfere with stopping sight distance for the road's design speed or the effectiveness of a prescribed traffic control device.	As above.
Additional criteria for digital signs and moving signs: a. The image must not be capable of being mistaken: i. for a rail or traffic sign or signal because it has, e.g. red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a traffic signal ii. as text providing driving instructions to drivers.	Sign I6 is a digital sign. Refer to Section 4.1.4 of this statement for details on content management. Conditions of consent can be imposed in this regard.

b. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	
3.3.2 Dwell time and transition time	
Dwell time criteria for digital signs: a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below. b. Dwell times for image display must not be less than: i. 10 seconds for areas where the speed limit is below 80km/h. ii. 25 seconds for areas where the speed limit is 80km/h and over.	Sign I6 is a digital sign. The proposed dwell time is 10 seconds. A condition of consent can be imposed to ensure appropriate dwell times.
c. Any digital sign that is within 250 metres of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	Noted.
d. Digital signs must not contain animated or video/movie style advertising or messages including live television, satellite, Internet or similar broadcasts.	Not proposed.
e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	A condition of consent can be imposed.
3.3.3 Illumination and reflectance	
Illumination and reflectance criteria for non-digital signs: The following criteria apply to non-digital illuminated signs, including conventional billboards illuminated by fluorescent	Refer to Section 4.1.3 for compliance with illumination guidelines.

and/or incandescent bulbs whether internally illuminated or lit from the exterior: a. Advertisements must comply with the luminance requirements in Table 5 below. b. For night time use, the sign (whether internally illuminated or lit from its exterior) must not cast a shadow on areas that were previously lit and that have a special lighting requirement, e.g. pedestrian crossings. c. The light sources for illuminated signs must focus solely on the sign and: i. be shielded so that glare does not extend beyond the sign ii. with the exception of back lit neon signs, have no light source visible to passing motorists with a light output greater than that of a 15W fluorescent/LED bulb. d. The level of reflectance of an advertisement, and its content, is not to exceed the 'Minimum coefficients of Luminous intensity per unit area for Class 2A Material', as set out in Australian Standard AS/NZS 1906.1:2007. Flashing illuminated advertisements will not be approved.	
3.3.4 Interaction and sequencing	
a. The advertisement must not incorporate technology which interacts with in-vehicle electronic devices or mobile devices. This includes interactive technology or technology that enables opt-in direction communication with road users.	Not proposed. A condition can be implied in this regard.
b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs	As above.
3.4 Road safety review of new or modified signs	
RMS may review the crash history of any new or modified advertising signs after a three-year period to determine whether the sign has had an adverse effect on road safety. If RMS is of the opinion that a sign is a traffic hazard, RMS may	Noted.

direct the owner or occupier of the land on which the sign is situated or the person who erected the sign to screen, modify or remove the sign, regardless of whether or not the sign is the subject of a development consent under the Act or a consent under the Roads Act 1993.	
3.6 Road safety guidelines for sign content	
SEPP 64 does not regulate the content of advertisements and signs, and does not require consent for a change in content. It is recommended that advertisers follow RMS advisory guidelines with respect to sign content of advertisements to be displayed along road corridors.	Noted.

Warringah Local Environmental Plan 2011 Assessment **– SIGN I6**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
Part 2 Permitted or Prohibited development			
2.2 Zone objectives and Land Use Table	SP2 Infrastructure • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure.	The proposed advertising signage does not affect the provision of infrastructure or related uses. The proposal is compatible with the form of existing bus shelter infrastructure at the site. The panels are to be integrated within the existing signage opening, as such will not detract from the operation of the bus shelter. The proposal is not antipathetic to the objectives of the zone.	Yes
Part 4 Principal development standards			
4.3 Height of buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	No HOB control prescribed for the site. There will be no increase to the height of the bus shelter.	Yes
4.4 Floor Space Ratio	(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	No FSR control prescribed for the site.	N/A
Part 6 Additional Local Provisions			
6.4 Development on sloping land	(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that— (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and (c) the development will not impact on or affect the existing subsurface flow conditions.	The site is identified as Area A Slope <5°. The proposed development involves the replacement of existing advertising signage, no earthworks are proposed. Therefore, the proposal will not increase landslide risk or affect existing subsurface flow conditions.	Yes.

Warringah Development Control Plan 2011 Assessment **– SIGN I6**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
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.	The signage has been designed as to integrate with the existing bus shelter on site. The proposal will not introduce any additional visual clutter and is compatible with the Manly Vale locality, which includes advertising at multiple shelter sites.	Yes
	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.	As above. The proposed signage is compatible with the existing scale and design of the shelter.	Yes
	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.	The site is not located on a heritage item, within a heritage conservation area or in proximity to a heritage item.	N/A
	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).	The signage forms part of the shelter wall and as such will not of itself obscure any vehicle or pedestrian views, nor will lit compromise the safety of road users.	Yes
	5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.	The proposed signage does not include images or displays that dazzle, flash or represent traffic control devices.	Yes
	6. Signs are not to emit excessive glare or cause excessive reflection.	Noted. Refer to Section 4.1.3 of this Statement illumination will be controlled accordingly.	Yes
	7. Signs should not obscure or compromise important views.	There are no important views obtained through or form the shelter site.	N/A

	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.	Not applicable.	N/A
	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.	Not applicable. The sign age is located on Condamine Street in Zone SP2	N/A
	10. No more than one sign is to be located above the awning level for business uses.	Not applicable. The proposed signage is for advertising purposes.	N/A
	11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.	Not Proposed.	N/A
	14. The following signs are not considered appropriate and are discouraged: • Flashing or moving signs on all land other than the carriageway of a public road • Pole or pylon signs, unless there is no building on the site, or the building is not visible from the street or public domain; this does not include identification, interpretive, directional and advance warning signs described as Exempt Development, or a sign erected by the Council for the display of community information; • Signs on or above the roof or parapet of a building. • A-frame and temporary signs located on public land, including: ○ Signs on motor vehicles which are not able to be driven with the sign displayed ○ Balloons or other inflatable objects used for the purpose of advertising which are placed on or above roof level ○ Illuminated signs in residential zones	The proposed signage: ○ Is located in the carriageway of Condamine Street. It does not comprise flashing elements. Digital signage will be rotated periodically. ○ Does not comprise pole or pylon signage. ○ Does not project above the roof of the shelter. ○ Does not comprise an A-frame or temporary sign. ○ Not located in a residential zone.	Yes

ANNEXURE G

Planning Assessment –
Compliance Tables – Sign I7



SEPP (Industry and Employment) Assessment – **SIGN I7**		
Criteria	**Requirement**	**Discussion**
1 Character of the area	• Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the existing and desired future character of the Manly Vale locality. The proposal is consistent with the existing character of the area as the advertising signage, subject to this application currently exists on the subject site and enjoys existing use rights. Therefore, replacement of existing signage with new signage is compatible with the existing and desired future character of this area within the Northern Beaches LGA.
	• Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The design of the proposed panels are consistent with the general size and shape of bus shelter advertisements existing across the Northern Beaches LGA.
2 Special areas	• Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The subject sites are not situated within an environmentally sensitive area, heritage conservation area, open space area, or the like. Notwithstanding, the proposed signage is modest, is not overbearing with regards to size, scale and materials and within the confines of an existing bus shelter.
3 Views and vistas	• Does the proposal obscure or compromise important views?	The advertising signs are to be installed into the signages panel within the existing bus shelters. There are no significant views obtained from or through the bus shelter sites and therefore the signage, which is positioned below the maximum height of the building in any case, will not obscure views.
	• Does the proposal dominate the skyline and reduce the quality of vistas?	As noted above, the signage proposed will be situated below the maximum height of the bus shelter and will not impact the skyline in any significant way.
	• Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not compromise the viewing rights of other advertisers as it has been designed in a sympathetic manner which is non-obtrusive and does not unreasonably obscure lines of sight from the adjoining roads and footpaths to any signs on neighbouring properties. As detailed, the proposal includes the replacement of existing signage with digital signage, which will not change the scale or location of signage with respect to viewing rights.
4 Streetscape, setting or landscape	• Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the proposal is appropriate for the streetscape as it is to be installed within existing bus shelters. The proposal will not result in the removal of any landscaping.
	• Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed advertising signage will enhance the visual interest of the streetscape at the shelter sites in much the same way as the existing signage to be replaced.

SEPP (Industry and Employment) Assessment – **SIGN I7**		
	• Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal involves replacement of existing signage, as such will not increase visual clutter.
	• Does the proposal screen unsightliness?	The signage affixed to the bus shelter is situated below the maximum building height and will not extend above any buildings, structures or trees in the locality. It does not, nor is it required, to screen unsightliness.
	• Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The signage does not extend above the height of the bus shelter, let alone surrounding buildings, structures or tree canopies.
	• Does the proposal require ongoing vegetation management?	The proposed signage will not require any ongoing vegetation management.
5 Site and building	• Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The signage proposed is compatible with surrounding development in terms of its scale and proportion. The signage is designed to integrate with the existing bus shelters on site, as such will not overwhelm the surrounding buildings.
	• Does the proposal respect important features of the site or building, or both?	The signage scheme will enhance the aesthetic qualities of the bus shelter site. There are no important site features that are required to be preserved.
	• Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The digital signage scheme is of a contemporary design and will provide for an upgrade to the existing static (paper) signage on site.
6 Associated devices and logos with advertisements and advertising structures	• Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage
7 Illumination	• Would illumination result in unacceptable glare?	The illumination level of the proposed signage complies with the Outdoor Media Association's OMA Model Advertising Code in regard to industry accepted performance criteria. The new digital signage will be equipped with a sensor to ensure luminance levels are only bright enough to be clearly legible and would not result in unacceptable glare.

	• Would illumination affect safety for pedestrians, vehicles or aircraft?	Luminance for signs and courtesy lights provide visibility and safety for pedestrians and transport users. As detailed above, oOh! Media follows the best practice illumination levels as set out by the Outdoor Media Association. These illumination levels would not negatively affect the pedestrians, vehicles or aircraft.
	• Would illumination detract from the amenity of any residence or other form of accommodation?	The signs are less than $2m^2$ and is to be integrated within the existing bus shelters on the sites. The sites are sufficiently separated from residential properties, as to not interfere with residences.
	• Can the intensity of the illumination be adjusted, if necessary?	The brightness of digital signs can be adjusted in response to changes in surrounding light levels. This will ensure the signs are not unreasonably bright.
	• Is the illumination subject to a curfew?	As above. The lighting is not proposed to be extinguished overnight however will have a moderate luminosity. If considered necessary, the consent authority may choose to impose a condition of consent requiring that illumination is extinguished during certain hours but the applicant would prefer to maintain illumination of the signs given the lack of amenity impacts.
8 Safety	• Would the proposal reduce the safety for any public road?	The proposed signage is modest in terms of scale, design and illumination will not comprise the safety of Condamine Street
	• Would the proposal reduce the safety for pedestrians or bicyclists?	As above, the proposed signage scheme is not likely to compromise safety of pedestrians or cyclists either through causing a distraction or a physical obstruction.
	• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will have no impact to the sightlines for pedestrians (including children) or vehicles.

Part 2 Design

2.3.2 Sign placement in transport corridors in urban areas

Advertising structures within urban areas must be consistent with the general assessment criteria in Table 2 as well as any relevant requirements of SEPP 64.	An assessment of the proposed signage against the provisions of the Industry and Employment SEPP (formerly SEPP 64) are provided within each of the **Annexures**.
In particular, consideration must be given to the compatibility of the advertising proposal with the character of the urban area.	The sign, as existing is considered to be compatible with the character of the area and has existed for many years.
As a guideline, advertising in urban areas should be restricted to rail corridors, freeways, tollways or classified roads:	Sign I7 is within the reserve of a classified state road, Condamine Street.
a. within or adjacent to strategic transport corridors passing through enterprise zones, business development zones, commercial core zones, mixed use zones or industrial zones	
b. within or adjacent to strategic transport corridors passing through entertainment districts or other urban locations identified by the local council in a relevant strategy as being appropriate for such advertising. Consideration must be given to the compatibility of advertising development with surrounding land uses and whether such advertising will impact on sensitive locations. For instance, placement of advertising along transport corridors should not result in increased visibility of signage in adjacent or surrounding residential areas.	

2.4 Sign clutter controls

a. Multiple advertisements on a single block of land, structure or building should be discouraged as they contribute to visual clutter	The location of the existing signage panels do not change as part of this application. Whilst signs I6-I7 are in close proximity, they are contained within separate bus shelters and read separately. The proposed replacement will not contribute to additional visual clutter.

b. Where there is advertising clutter, consideration should be given to reducing the overall number of individual advertisements on a site. Replacement of many small signs with a larger single sign is encouraged if the overall advertising display area is not increased.	As above.
c. In rural areas, and along freeways and tollways, no more than one advertising structure should be visible along a given sightline.	The sign is not located in any of the mentioned areas.
2.5.1 General criteria	
a. The advertising structure should demonstrate design excellence and show innovation in its relationship to the site, building or bridge structure.	The advertising structure, the bus shelter is retained as part of this application. As such no further consideration is required.
b. The advertising structure should be compatible with the scale, proportion and other characteristics of the site, building or structure on which the proposed signage is to be located	As above.
c. The advertising structure should be in keeping with important features of the site, building or bridge structure	As above.
d. The placement of the advertising structure should not require the removal of significant trees or other native vegetation.	The proposed development will involve the replacement of the existing advertising panel as such will not require the removal of trees or vegetation at the site.
e. The advertisement proposal should incorporate landscaping that complements the advertising structure and is in keeping with the landscape and character of the transport corridor. • The development of a landscape management plan may be required as a condition of consent.	Not applicable.

• Landscaping outlined within the plan should require minimal maintenance.	
f. Any safety devices, platforms, lighting devices or logos should be designed as an integral part of the signage or structure on which it is to be displayed.	Lighting has been designed as an integral part of the signage, being illuminated internally. Safety devices in the sense of scaffolding and rails are not required for the proposed signage.
g. Illumination of advertisements must comply with the requirements in Section 3.3.3.	Noted. Refer to Section 4.1.3 of this statement for compliance with illumination levels.
h. Illumination of advertisements must not cause light spillage into nearby residential properties, national parks or nature reserves.	The proposed illumination will not result in light spillage.
2.5.8 Digital Signs	
a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below.	Conditions can be imposed by the consent authority to ensure that the sign is completely static for the specified dwell time.
b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs.	Conditions can be imposed by the consent authority to ensure there is no message sequencing that creates driver anticipation for the next message on the proposed sign or with any other signs.
c. The image must not be capable of being mistaken: i. for a prescribed traffic control device because it has, for example, red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a prescribed traffic control device. ii. as text providing driving instructions to drivers.	Conditions can be imposed by the consent authority to ensure that sign content, design, imagery and messages neither replicate nor can be mistaken for a prescribed traffic control device or instruction to drivers. For example, advertisements must not instruct drivers to perform an action such as 'Stop'. Refer to Section 4.1.4 of this statement for content management.
d. Dwell times for image display must not be less than: i. 10 seconds for areas where the speed limit is below 80km/h ii. 25 seconds for areas where the speed limit is 80km/h and over.	The minimum allowed dwell time is 10 seconds based on the posted speed limit of 60km/h along Condamine Street for Sign I7. Conditions can be imposed by the consent authority to ensure this minimum dwell time.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I7	
e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	Conditions can be imposed by the consent authority to ensure that the sign has a transition time of no more than 0.1 seconds and a black screen in the event of image failure.
f. Luminance levels must comply with the requirements in Section 3 below:	This area is Zone 4 as categorised in Section 3.3 of the *Signage Guidelines*. Acceptable luminance levels for this zone as specified in Table 6 of the *Signage Guidelines* are: no limit (full sun on face of signage), 6000cd/m^2 (daytime), 500cd/m^2 (twilight and inclement weather) and 200cd/m2 (night-time). Conditions can be imposed by the consent authority specifying maximum allowable luminance levels. Refer to Section 4.1.3 for detail on illumination.
g. The images displayed on the sign must not otherwise unreasonably dazzle or distract drivers without limitation to their colouring or contain flickering or flashing content.	Advertising content will not include images or displays that dazzle, flash or represent traffic control devices. Conditions can be imposed by the consent authority to ensure that the sign's images comply with requirements to not contain flickering or flashing content.
h. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	Conditions can be imposed by the consent authority to ensure that minimal text and information is supplied on a sign no more than a driver can read at a short glance.
i. Any sign that is within 250m of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	The sign is located within a school zone, and is within 250m from the nearest classified road (Condamine Street). A suitable Condition can be imposed by the consent authority to ensure Sign I7 will be switched to a fixed display during school zone hours.
j. Each sign proposal must be assessed on a case-by case basis including replacement of an existing fixed, scrolling or tri-vision sign with a digital sign, and in the instance of a sign being visible from each direction, both directions for each location must be assessed on their own merits.	All relevant traffic directions have been assessed on their own merits
k. At any time, including where the speed limit in the area of the sign is changed, if detrimental effect is identified on road safety post installation of a digital sign, RMS reserves the right to re-assess the site using an independent RMS-accredited road safety auditor. Any safety issues identified by the auditor and options for rectifying the issues are to be discussed between RMS and the sign owner and operator.	Noted.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I7	
2.5.10 Residential amenity	
Where it can be demonstrated that there will be a negative impact on residential amenity from a proposed digital sign, a consent authority may specify a higher dwell time, or restrict the dwell time hours (i.e. its operation) as a condition of consent to minimise the impacts. Dwell times must not be less than those in d) i) and ii) in Section 2.5.8 above.	Sign I7 is located within Zone SP2 Infrastructure, there are no residential uses within proximity of the site. The proposed digital sign is not considered to have an adverse impact on the amenity of residential dwellings. Dwell times are proposed in accordance with those specified above. A condition of consent may be imposed.
2.5.11 Video and animated electronic signs	
Video and animated electronic signs containing animated or video/movie style advertising, or messages including; live television, satellite, internet or similar broadcast; either permanent or portable; that face the road reserve and are visible to drivers are prohibited	Not proposed.
Part 3 Advertisements and Road Safety	
3.2 Sign location criteria	
3.2.1 Road clearance	
a. The advertisement must not create a physical obstruction or hazard. For example: i. Does the sign obstruct the movement of pedestrians or bicycle riders? (e.g. telephone kiosks and other street furniture along roads and footpath areas)? ii. Does the sign protrude below a bridge or other structure so it could be hit by trucks or other tall vehicles? Will the clearance between the road surface and the bottom of the sign meet appropriate road standards for that particular road? iii. Does the sign protrude laterally into the	The location of the signage panel, inset within the bus shelter remains the same as part of this application. As such will not change road clearances.

transport corridor so it could be hit by trucks or wide vehicles?	
b. Where the sign supports are not frangible (breakable), the sign must be placed outside the clear zone in an acceptable location in accordance with Austroads Guide to Road Design (and RMS supplements) or behind an RMS approved crash barrier.	No change to location of sign supports.
c. Where a sign is proposed within the clear zone but behind an existing RMS-approved crash barrier, all its structures up to 5.8m in height (relative to the road level) are to comply with any applicable lateral clearances specified by Austroads Guide to Road Design (and RMS supplements) with respect to dynamic deflection and working width.	Not proposed.
d. All signs that are permitted to hang over roads or footpaths should meet wind loading requirements as specified in AS 1170.1 and AS1170.2. All vertical clearances as specified above are regarded as being the height of the sign when under maximum vertical deflection.	Not proposed. Signs will be inset into the bus shelter panel, as existing.
Digital signs greater or equal to 20sqm must ensure the following clearances: a. 2.5m from lowest point of the sign above the road surface if located outside the clear zone	Sign I7 is less than 2sqm.
b. 5.5m from lowest point of the sign above the road surface if located within the clear zone or the deflection zone of a safety barrier, if installed	As above.

Transport Corridor Outdoor Advertising and Signage Guidelines Assessment – SIGN I7	
3.2.2 Line of sight	
a. An advertisement must not obstruct the driver's view of the road, particularly of other vehicles, bicycle riders or pedestrians at crossings.	The location of the signage will not change. Located within the panel of the existing bus shelter, the sign is not considered to obstruct driver views.
b. An advertisement must not obstruct a pedestrian or cyclist's view of the road.	The sign will not obstruct pedestrian or cyclist view.
c. The advertisement should not be located in a position that has the potential to give incorrect information on the alignment of the road. In this context, the location and arrangement of signs' structures should not give visual clues to the driver suggesting that the road alignment is different to the actual alignment. An accurate photo-montage should be used to assess this issue.	The sign is well separated from the road and road verge. There is no element of the proposed signage that could result in driver confusion in the road alignment.
d. The advertisement should not distract a driver's attention away from the road environment for an extended length of time.	The proposed sign will not result in driver distraction.
3.2.3 Proximity to decision making points and conflict points	
a. The sign should not be located: i. less than the safe sight distance from an intersection, merge point, exit ramp, traffic control signal or sharp curves ii. less than the safe stopping sight distance from a marked foot crossing, pedestrian crossing, pedestrian refuge, cycle crossing, cycleway facility or hazard within the road environment iii. so that it is visible from the stem of a T-intersection.	The location of the sign does not change.
b. The placement of a sign should not distract a driver at a critical time. In particular, signs should not obstruct a driver's view: i. of a road hazard ii. to an intersection iii. to a prescribed	As above.

traffic control device (such as traffic signals, stop or give way signs or warning signs) iv. to an emergency vehicle access point or Type 2 driveways (wider than 6-9m) or higher	
3.2.4 Sign spacing	
A highly cluttered visual field makes it difficult to locate and prioritise driving-critical information, e.g. regulatory and advisory signs and traffic control devices. The proposed site should be assessed to identify any road safety risk in relation to visual clutter and the proximity to other signs.	Whilst signs I6-I7 are in close proximity, they are contained within separate bus shelters and read separately. They pose no greater risk above the existing situation.
Additional criteria for digital signs: a. Sign spacing should limit drivers view to a single sign at any given time with a distance of no less than 150m between signs in any one corridor. Exemptions for low speed, high pedestrian zones or CBD zones will be assessed by RMS as part of their concurrence role.	Noted.
3.3 Sign design and operation criteria	
3.3.1 Advertising signage and traffic control devices	
a. The advertisement must not distract a driver from, obstruct or reduce the visibility and effectiveness of, directional signs, traffic signals, prescribed traffic control devices, regulatory signs or advisory signs or obscure information about the road alignment.	The location of the sign remains unchanged, as such no new traffic impacts arise.
b. The advertisement must not interfere with stopping sight distance for the road's design speed or the effectiveness of a prescribed traffic control device.	As above.

Additional criteria for digital signs and moving signs: a. The image must not be capable of being mistaken: i. for a rail or traffic sign or signal because it has, e.g. red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a traffic signal ii. as text providing driving instructions to drivers. b. The amount of text and information supplied on a sign should be kept to a minimum (e.g. no more than a driver can read at a short glance).	Sign I7 is a digital sign. Refer to Section 4.1.4 of this statement for details on content management. Conditions of consent can be imposed in this regard.

3.3.2 Dwell time and transition time

Dwell time criteria for digital signs: a. Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (b) below. b. Dwell times for image display must not be less than: i. 10 seconds for areas where the speed limit is below 80km/h. ii. 25 seconds for areas where the speed limit is 80km/h and over.	Sign I7 is a digital sign. The proposed dwell time is 10 seconds. A condition of consent can be imposed to ensure appropriate dwell times.
c. Any digital sign that is within 250 metres of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	Noted.
d. Digital signs must not contain animated or video/movie style advertising or messages including live television, satellite, Internet or similar broadcasts.	Not proposed.

e. The transition time between messages must be no longer than 0.1 seconds, and in the event of image failure, the default image must be a black screen.	A condition of consent can be imposed.
3.3.3 Illumination and reflectance	
Illumination and reflectance criteria for non-digital signs: The following criteria apply to non-digital illuminated signs, including conventional billboards illuminated by fluorescent and/or incandescent bulbs whether internally illuminated or lit from the exterior: a. Advertisements must comply with the luminance requirements in Table 5 below. b. For night time use, the sign (whether internally illuminated or lit from its exterior) must not cast a shadow on areas that were previously lit and that have a special lighting requirement, e.g. pedestrian crossings. c. The light sources for illuminated signs must focus solely on the sign and: i. be shielded so that glare does not extend beyond the sign ii. with the exception of back lit neon signs, have no light source visible to passing motorists with a light output greater than that of a 15W fluorescent/LED bulb. d. The level of reflectance of an advertisement, and its content, is not to exceed the 'Minimum coefficients of Luminous intensity per unit area for Class 2A Material', as set out in Australian Standard AS/NZS 1906.1:2007. Flashing illuminated advertisements will not be approved.	Refer to Section 4.1.3 for compliance with illumination guidelines.
3.3.4 Interaction and sequencing	
a. The advertisement must not incorporate technology which interacts with in-vehicle electronic devices or mobile devices. This includes interactive technology or technology that enables opt-in direction communication with road users.	Not proposed. A condition can be imposed in this regard.

b. Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs	As above.
3.4 Road safety review of new or modified signs	
RMS may review the crash history of any new or modified advertising signs after a three-year period to determine whether the sign has had an adverse effect on road safety. If RMS is of the opinion that a sign is a traffic hazard, RMS may direct the owner or occupier of the land on which the sign is situated or the person who erected the sign to screen, modify or remove the sign, regardless of whether or not the sign is the subject of a development consent under the Act or a consent under the Roads Act 1993.	Noted.
3.6 Road safety guidelines for sign content	
SEPP 64 does not regulate the content of advertisements and signs, and does not require consent for a change in content. It is recommended that advertisers follow RMS advisory guidelines with respect to sign content of advertisements to be displayed along road corridors.	Noted.

Warringah Local Environmental Plan 2011 Assessment **– SIGN I7**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
Part 2 Permitted or Prohibited development			
2.2 Zone objectives and Land Use Table	SP2 Infrastructure • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure.	The proposed advertising signage does not affect the provision of infrastructure or related uses. The proposal is compatible with the form of existing bus shelter infrastructure at the site. The panels are to be integrated within the existing signage opening, as such will not detract from the operation of the bus shelter. The proposal is not antipathetic to the objectives of the zone.	Yes
Part 4 Principal development standards			
4.3 Height of buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	No HOB control prescribed for the site. There will be no increase to the height of the bus shelter.	Yes
4.4 Floor Space Ratio	(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	No FSR control prescribed for the site.	N/A
Part 6 Additional Local Provisions			
6.4 Development on sloping land	(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that— (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and (c) the development will not impact on or affect the existing subsurface flow conditions.	The site is identified as Area A Slope <5°. The proposed development involves the replacement of existing advertising signage, no earthworks are proposed. Therefore, the proposal will not increase landslide risk or affect existing subsurface flow conditions.	Yes.

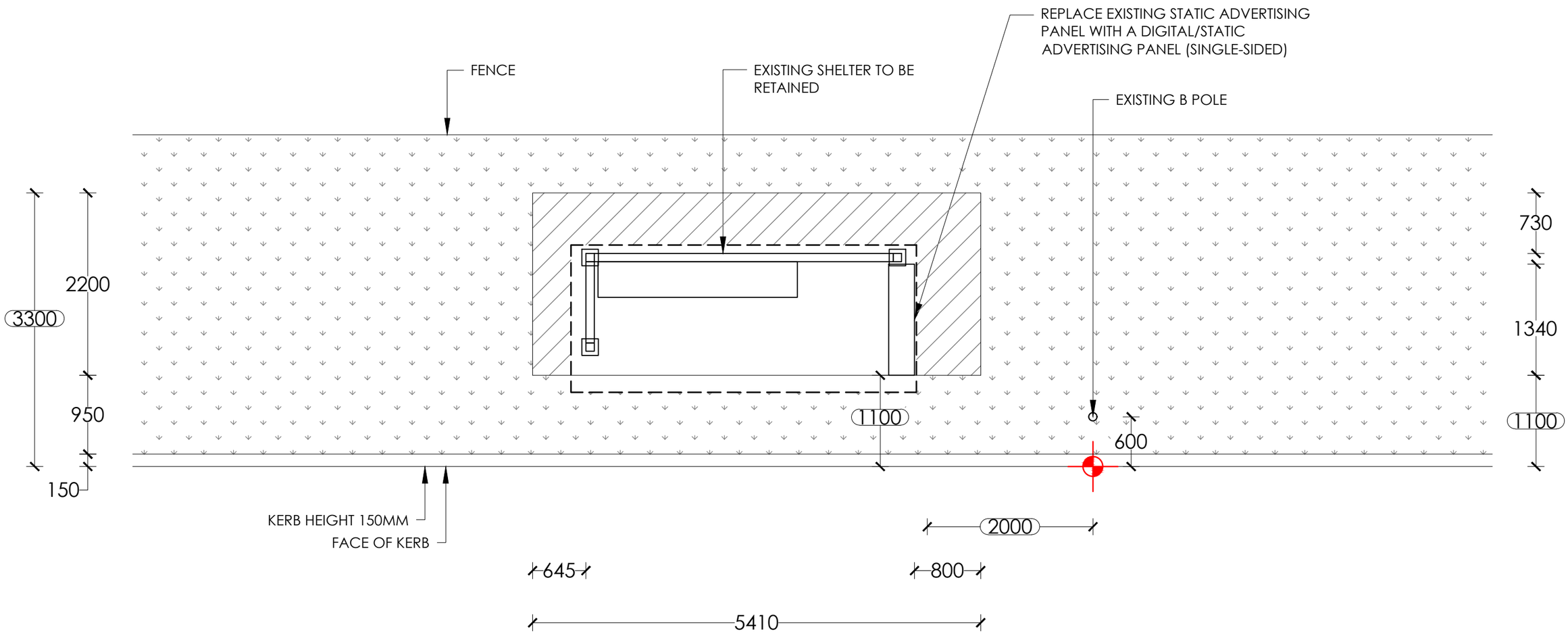
Warringah Development Control Plan 2011 Assessment **– SIGN I7**			
Clause/ Control	**Requirement**	**Proposal**	**Complies?**
Part D Design			
D23 Signs	1. Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality. In particular, signs are not to dominate or obscure other signs or result in visual clutter.	The signage has been designed as to integrate with the existing bus shelter on site. The proposal will not introduce any additional visual clutter and is compatible with the Manly Vale locality, which includes advertising at multiple shelter sites.	Yes
	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.	As above. The proposed signage is compatible with the existing scale and design of the shelter.	Yes
	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.	The site is not located on a heritage item, within a heritage conservation area or in proximity to a heritage item.	N/A
	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).	The signage forms part of the shelter wall and as such will not of itself obscure any vehicle or pedestrian views, nor will lit compromise the safety of road users.	Yes
	5. Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices.	The proposed signage does not include images or displays that dazzle, flash or represent traffic control devices.	Yes
	6. Signs are not to emit excessive glare or cause excessive reflection.	Noted. Refer to Section 4.1.3 of this Statement illumination will be controlled accordingly.	Yes
	7. Signs should not obscure or compromise important views.	There are no important views obtained through or form the shelter site.	N/A

	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.	Not applicable.	N/A
	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.	Not applicable. The signage is located on Condamine Street in Zone SP2	N/A
	10. No more than one sign is to be located above the awning level for business uses.		
	11. Tenancy boards and the like are encouraged to be in the form of consolidated signs	Not applicable. The proposed signage is for advertising purposes.	N/A
	14. The following signs are not considered appropriate and are discouraged: • Flashing or moving signs on all land other than the carriageway of a public road • Pole or pylon signs, unless there is no building on the site, or the building is not visible from the street or public domain; this does not include identification, interpretive, directional and advance warning signs described as Exempt Development, or a sign erected by the Council for the display of community information; • Signs on or above the roof or parapet of a building. • A-frame and temporary signs located on public land, including: ○ Signs on motor vehicles which are not able to be driven with the sign displayed ○ Balloons or other inflatable objects used for the purpose of advertising which are placed on or above roof level ○ Illuminated signs in residential zones	Not Proposed. The proposed signage: ○ Is located in the carriageway of Condamine Street. It does not comprise flashing elements. Digital signage will be rotated periodically. ○ Does not comprise pole or pylon signage. ○ Does not project above the roof of the shelter. ○ Does not comprise an A-frame or temporary sign. ○ Not located in a residential zone.	N/A Yes

ANNEXURE H

Site Cards –
Bus Stops I1, I2, I3, I4, I5, I6 and I7

NO. 292 CONDAMINE STREET, NORTH MANLY



CONDAMINE STREET

EXISTING SHELTER TO BE RETAINED



NOTES:
1. Retrofit digital screen
2. Existing shelter to remain.
3. Reinstate all disturbed areas to match existing, refer hatch legend.

NOTE:
PROPOSED CONFIG - DIGITAL/STATIC

SURVEY	
1	0.7
2	0.0

TRANSITION TABLE	

LEGEND:
- EXISTING PAVERS/CONCRETE
- GRASS
- NEW PAVERS/CONCRETE
- SET OUT POINT

PROPOSED

SCALE 1:50

SITE ADDRESS : OPPOSITE FROM NO. 433 CONDAMINE STREET, ALLAMBIE HEIGHTS

SITE # : 20555

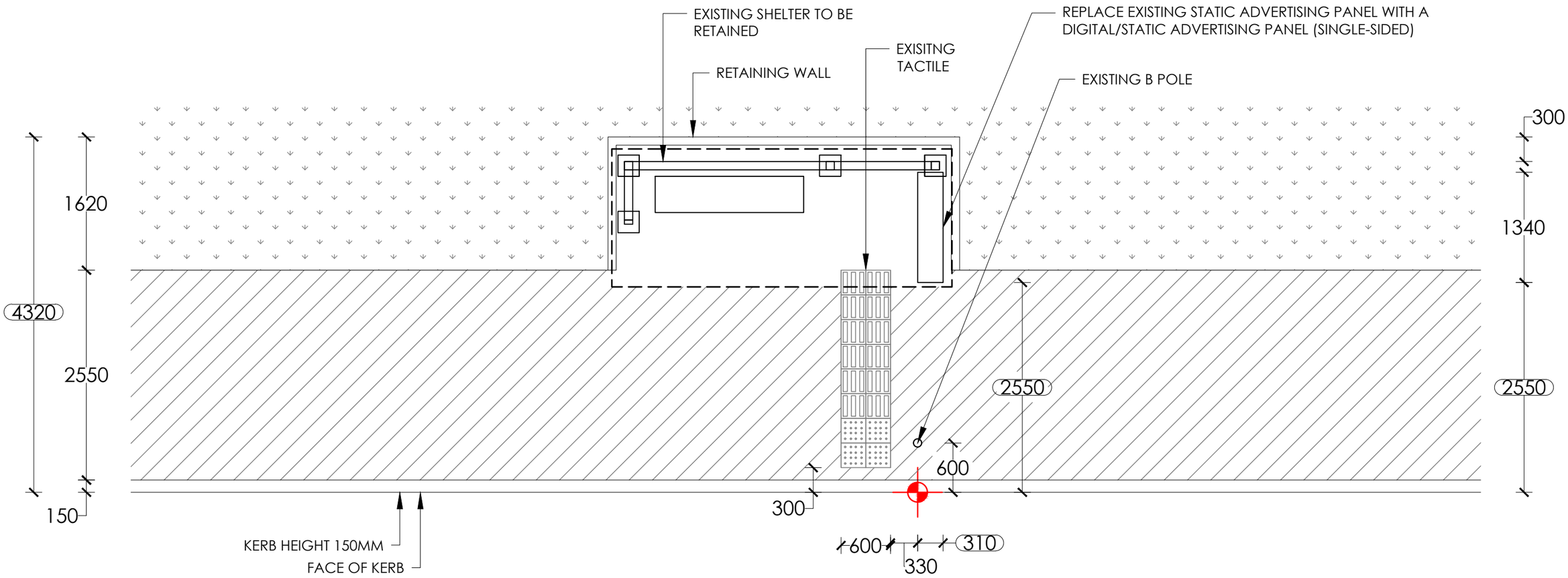
BUS STOP: I1 (210032)

PAPER SIZE: A3

REV.	DATE	INT.
C	21/07/25	AL
B	27/03/25	SYN
A	04/08/17	NK

SCALE	DRAWING NO.
1:50	101
REV NO.	DATE
C	21/07/25

NO. 168 QUEENSCLIFF ROAD, QUEENSCLIFF



PITTWATER ROAD



NOTES:
1. Retrofit digital screen
2. Existing shelter to remain.
3. Reinstate all disturbed areas to match existing, refer hatch legend.

NOTE:
PROPOSED CONFIG - DIGITAL/STATIC

SURVEY	
1	↓ 5.9
2	↓ 3.7
3	0.5

TRANSITION TABLE	

LEGEND:
- EXISTING PAVERS/CONCRETE
- GRASS
- NEW PAVERS/CONCRETE
- SET OUT POINT

PROPOSED

SCALE 1:50

SITE ADDRESS : IN FRONT OF NO. 168 QUEENSCLIFF ROAD, QUEENSCLIFF

SITE # : 4943

BUS STOP: I2 (210047)

PAPER SIZE: A3

REV.	DATE	INT.
B	26/03/25	SYN
A	21/07/17	NK

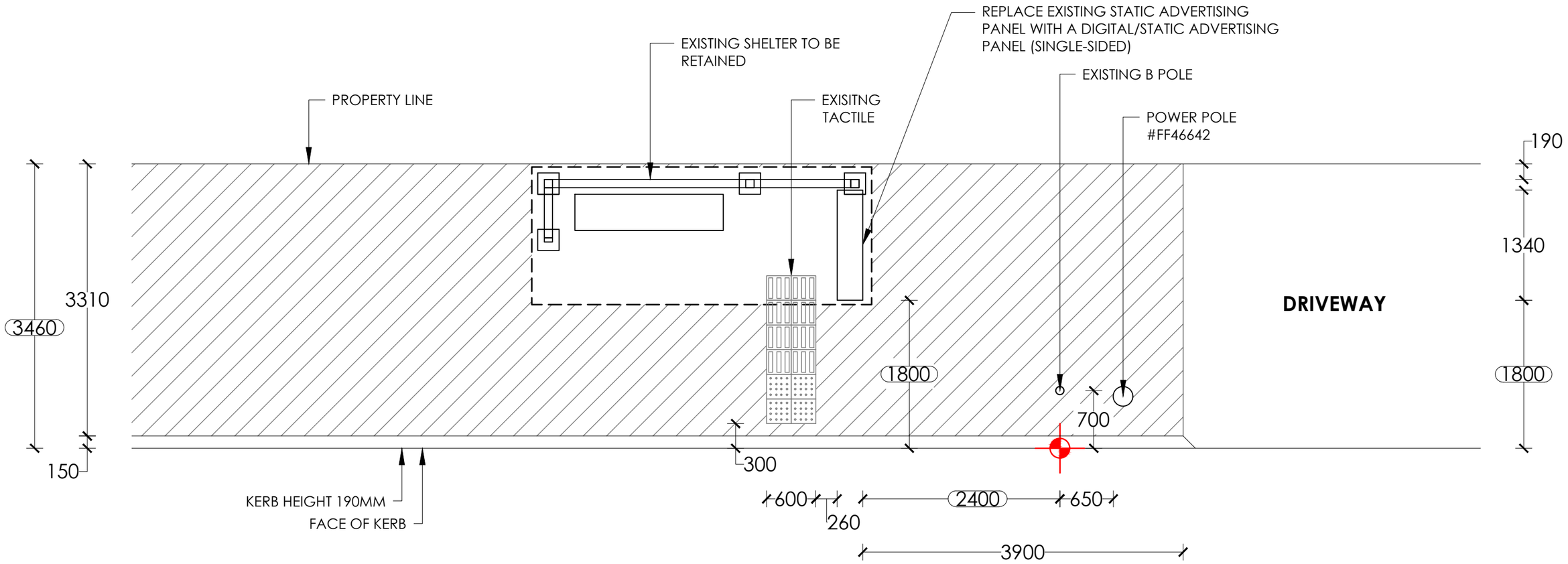
SCALE: 1:50

DRAWING NO.: 101

REV NO.: B

DATE: 26/03/25

NO. 454 PITTWATER ROAD, NORTH MANLY





NOTES:
1. Retrofit digital screen
2. Existing shelter to remain.
3. Reinstate all disturbed areas to match existing, refer hatch legend.

NOTE:
PROPOSED CONFIG - DIGITAL/STATIC

SURVEY	
1	1.2
2	1.5
3	1.6

TRANSITION TABLE	

LEGEND:
- EXISTING PAVERS/CONCRETE
- GRASS
- NEW PAVERS/CONCRETE
- SET OUT POINT

PROPOSED

SCALE 1:50

SITE ADDRESS : IN FRONT OF NO. 454 PITTWATER ROAD, NORTH MANLY

SITE # : 4923

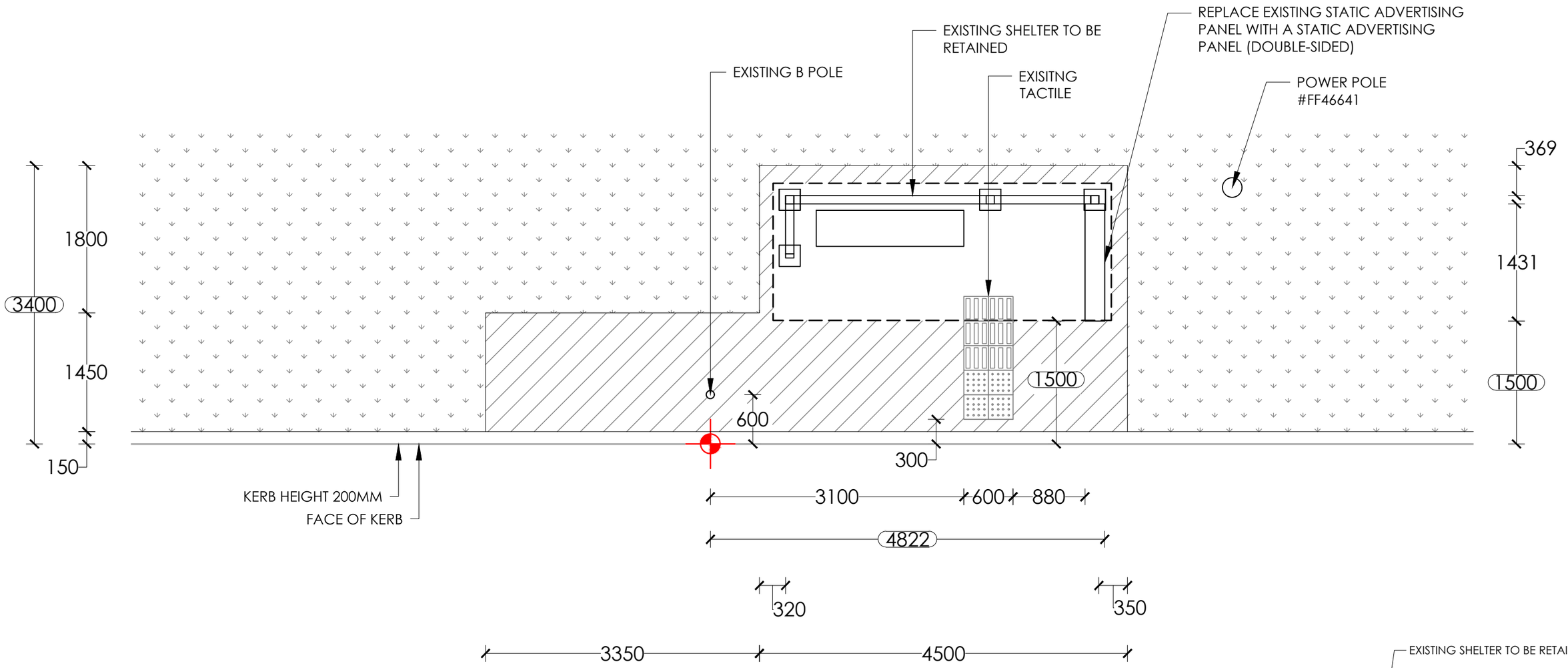
BUS STOP: I3 (210044)

PAPER SIZE: A3

REV.	DATE	INT.
B	24/03/25	SYN
A	01/08/17	NK

SCALE	DRAWING NO.
1:50	101
REV NO.	DATE
B	24/03/25

NOLAN RESERVE, CORNER PITTWATER ROAD



NOTES:
1. Retrofit static screen
2. Existing shelter to remain.
3. Reinstate all disturbed areas to match existing, refer hatch legend.

NOTE:
PROPOSED CONFIG - STATIC/STATIC

SURVEY	
1	2.0
2	1.6
3	0.3

TRANSITION TABLE	

LEGEND:
- EXISTING PAVERS/CONCRETE
- GRASS
- NEW PAVERS/CONCRETE
- SET OUT POINT

EXISTING SHELTER TO BE RETAINED



PROPOSED

SCALE 1:50

SITE ADDRESS : OPPOSITE FROM NO. 452 PITTWATER ROAD, NORTH MANLY

SITE # : 5711

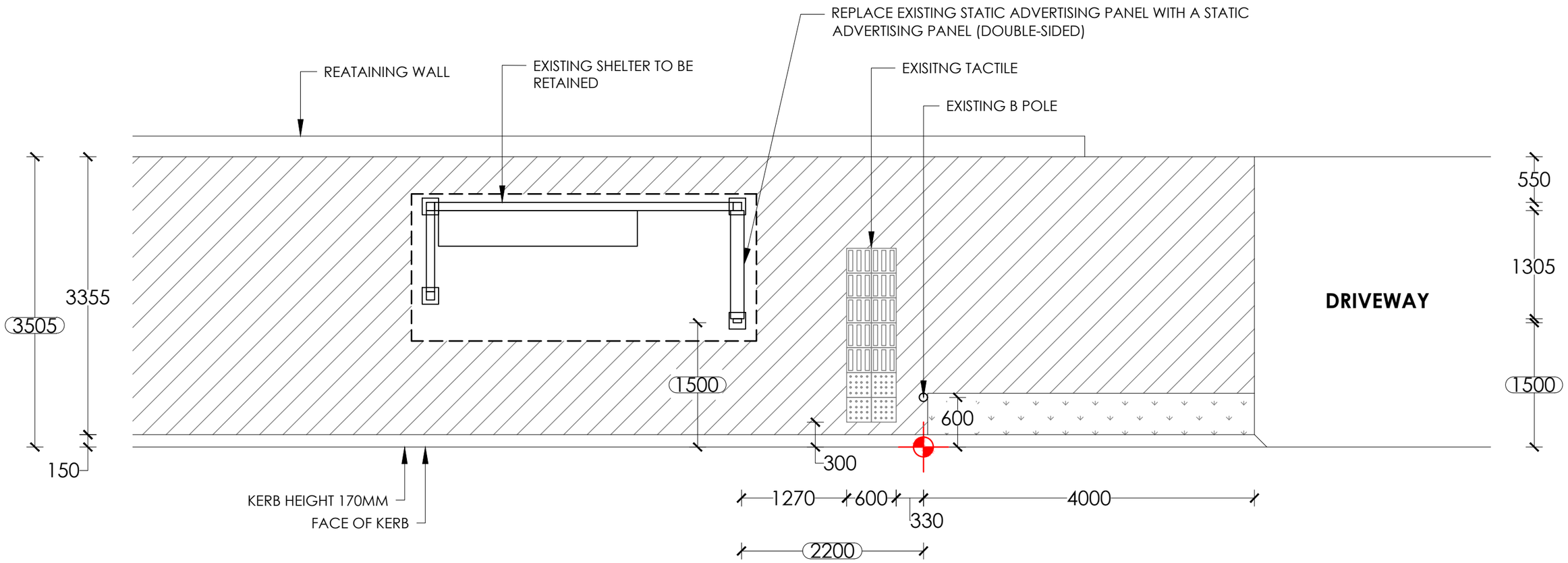
BUS STOP: I4 (210034)

PAPER SIZE: A3

REV.	DATE	INT.
C	21/07/25	AL
B	26/03/25	SYN
A	04/08/17	NK

SCALE	DRAWING NO.
1:50	101
REV NO.	DATE
C	21/07/25

NO. 480 PITTWATER ROAD, NORTH MANLY



EXISTING SHELTER TO BE RETAINED



NOTES:

1. Retrofit static screen
2. Existing shelter to remain.
3. Reinstate all disturbed areas to match existing, refer hatch legend.
4. Power Pole #FF46586 located 15m to the right of the shelter.

NOTE:
PROPOSED CONFIG - STATIC/STATIC

SURVEY	
1	↓ 0.8
2	0.5
3	0.5

TRANSITION TABLE	

LEGEND:

- EXISTING PAVERS/CONCRETE
- GRASS
- NEW PAVERS/CONCRETE
- SET OUT POINT

PROPOSED

SCALE 1:50

SITE ADDRESS : IN FRONT OF NO. 480 PITTWATER ROAD, NORTH MANLY

SITE # : 20549

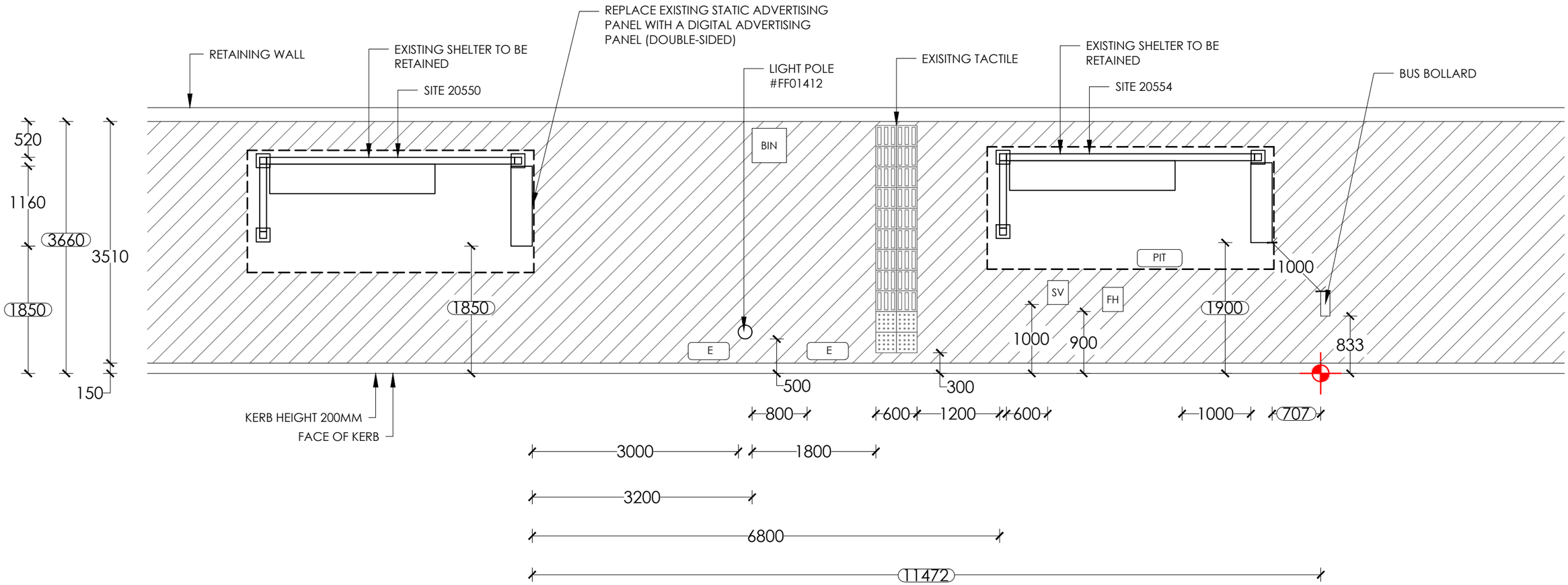
BUS STOP: I5 (210043)

PAPER SIZE: A3

REV.	DATE	INT.
B	24/03/25	SYN
A	02/08/17	NK

SCALE	DRAWING NO.
1:50	101
REV NO.	DATE
B	24/03/25

NO. 272 CONDAMINE STREET, MANLY VALE



CONDAMINE STREET

EXISTING SHELTER TO BE RETAINED



NOTES:
1. Retrofit digital screen
2. Existing shelter to remain.
3. Reinstate all disturbed areas to match existing, refer hatch legend.

NOTE:
PROPOSED CONFIG - DIGITAL/DIGITAL

SURVEY	
1	1.1
2	1.6
3	1.9

TRANSITION TABLE	

LEGEND:
- EXISTING PAVERS/CONCRETE
- GRASS
- NEW PAVERS/CONCRETE
- SET OUT POINT

PROPOSED

SCALE 1:60

SITE ADDRESS : IN FRONT OF NO. 272 CONDAMINE STREET, MANLY VALE

SITE # : 20550

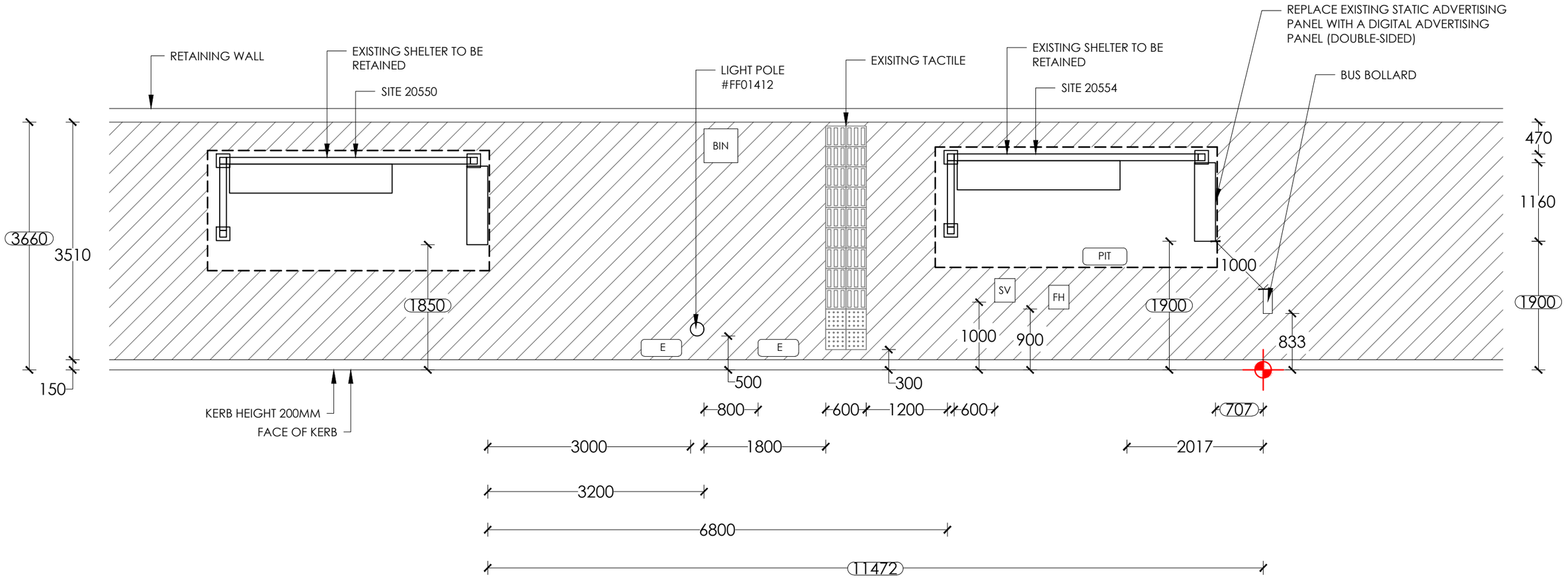
BUS STOP: I6 (209324)

PAPER SIZE: A3

REV.	DATE	INT.
B	25/03/25	SYN
A	04/08/17	NK

SCALE	DRAWING NO.
1:60	101
REV NO.	DATE
B	25/03/25

NO. 272 CONDAMINE STREET, MANLY VALE



CONDAMINE STREET

EXISTING SHELTER TO BE RETAINED



NOTES:
1. Retrofit digital screen
2. Existing shelter to remain.
3. Reinstate all disturbed areas to match existing, refer hatch legend.

NOTE:
PROPOSED CONFIG - DIGITAL/DIGITAL

SURVEY	
1	1.4
2	0.0
3	0.8

TRANSITION TABLE	

LEGEND:
- EXISTING PAVERS/CONCRETE
- GRASS
- NEW PAVERS/CONCRETE
- SET OUT POINT

PROPOSED

SCALE 1:60

SITE ADDRESS : IN FRONT OF NO. 272 CONDAMINE STREET, MANLY VALE

SITE # : 20554

BUS STOP: I7 (209324)

PAPER SIZE: A3

REV.	DATE	INT.
B	25/03/25	SYN
A	04/08/17	NK

SCALE	DRAWING NO.
1:60	101
REV NO.	DATE
B	25/03/25

PLANNING
INGENUITY

ANNEXURE I

Existing Use Rights –
Documentation



I1 – Condamine St N/O Fishbourne Rd E/S

☰ Menu

Application Number: DA1999/3057

Description:	Converted DA - Bus Shelter - Street Number 20555 - N/O Fishburne Road
Application Type:	Converted Fujitsu
Status:	**Approved**
Submitted:	22/10/1999
Cost of Work:	$ 4,000
Officer:	
Submissions:	Make a submission

Location | People | Events | Documents | Show All

Related Applications:	Converted CC CC1999/3057/001
	Location

☰ Menu

Application Number: DA1999/3057

Description:	Converted DA - Bus Shelter - Street Number 20555 - N/O Fishburne Road
Application Type:	Converted Fujitsu
Status:	**Approved**
Submitted:	22/10/1999
Cost of Work:	$ 4,000
Officer:	
Submissions:	Make a submission

Location | People | Events | Documents | Show All

History

Description	Status	Completed
application Lodged	Complete	22/10/1999
submit to Council	NotReq	
work Commenced	Complete	01/01/1900
work Completed	Complete	01/01/1900
final Inspection		
occupied		
notification		
submissions Close Date		
application Determined	Complete	18/11/1999

Memorandum

To: Admin/File

CC:

From: Phil Gatenby

Date: 29/10/99

Re: Adshell Bus Shelters CONSTRUCTION CERTIFICATES

Council has received some 40 CONSTRUCTION CERTIFICATE applications for bus shelters from the above company.

The CC applications with relevant details are shown on the attached list.

Norm Fletcher is the officer who will process these CC applications.

Please prepare a standard construction certificate approval with Norm's stamped signature.

Phil Gatenby

Manager Development Assessment

'METROLITE' BUS SHELTER INSTALLATION

Scope of Works

- Barricade site and maintain throughout site installation period
- Provide periodic site cleaning during construction phase and ensure site is clean and safe at all times
- Remove existing shelter if required
- Saw cut existing concrete slab if applicable and prepare for footings
- Prepare ground works excavate, trench and install conduit for electrical cable from power pole to footing as required
- Fix reinforcement and pour footings (and new concrete slab if specified)
- Erect light box panel end and weather end panel and temporary bolt to footing
- Fix top and bottom support beams between end panels
- Install roof to shelter and level shelter as required
- Install gutter section to roof
- Refix baseplates of uprights / and Lightbox panel to footings permanently
- Reinstate concrete around footings to detail and reinstate earth around slab perimeter as required
- Install glass and silicon joints and silicon to glazing rails to rear of shelter and weather end panel
- Install seat and apply touch up paint to bolts / shelter as necessary
- Connect electricity from power pole to light box for full illumination etc
- Clean site (final) ready for defects inspection by Adshel

NSW Operations:JN

	applicant	proposal
3045 DA	ADSHEL STREET FURNITURE PTY LTD - 20546 SITE NUMBER	BUS SHELTER - 20546 SITE NUMBER - OUTSIDE NO.1264 PITTWATER ROAD - S/O NARRABEEN STREET
3046 DA	ADSHEL STREET FURNITURE P/L - 20571 SITE NUMBER	BUS SHELTER - 20571 SITE NUMBER - S/O FRENCHS FOREST ROAD
3047 DA	ADSHEL STREET FURNITURE P/L - 20554 SITE NUMBER	BUS SHELTER - 20554 SITE NUMBER - OUTSIDE 272 CONDAMINE STREET - N/O INNES ROAD
3048 DA	ADSHEL STREET FURNITURE PTY LTD	BUS SHELTER - SITE 20536 - S/O FITZPATRICK AVENUE WEST - WARRINGAH COUNCIL
3049 DA	ADSHEL STREET FURNITURE PTY LTD - 20566	BUS SHELTER - SITE 20566
3050 DA	ADSHEL STREET FURNITURE PTY LTD - 20549	BUS SHELTER - SITE 20549
3051 DA	ADSHEL STREET FURNITURE P/L - 20551 SITE NUMBER	BUS SHELTER - 20551 SITE NUMBER - OUT OF 380 PITTWATER ROAD - W/O OLIVER STREET
3052 DA	ADSHEL STREET FURNITURE PTY LTD - 20550	BUS SHELTER - SITE 20550
3053 DA	ADSHEL STREET FURNITURE PTY LTD - 20543	BUS SHELTER - SITE 20543
3054 DA	ADSHEL STREET FURNITURE PTY LTD - 20540	BUS SHELTER - SITE 20540
3055 DA	ADSHEL STREET FURNITURE PTY LTD - 20573	BUS SHELTER - SITE 20573
3056 DA	ADSHEL STREET FURNITURE PTY LTD	BUS SHELTER - SITE 20564 - W/O HILMER STREET - WARRINGAH COUNCIL
3057 DA	ADSHEL STREET FURNITURE P/L - 20555 SITE NUMBER	BUS SHELTER - STREET NUMBER 20555 - N/O FISHBURNE ROAD
3058 DA	ADSHEL STREET FURNITURE PTY LTD	BUS SHELTER - SITE 20557 - E/O ALFRED STREET - WARRINGAH COUNCIL
3059 DA	ADSHEL STREET FURNITURE PTY LTD - 20539	BUS SHELTER - SITE 20539
3060 DA	ADSHEL STREET FURNITURE P/L - 20552 SITE NUMBER	BUS SHELTER - 20552 SITE NUMBER - OUTSIDE OF NUMBER 352 PITTWATER ROAD W/O AITKEN AVENUE
3061 DA	ADSHEL STREET FURNITURE - 20565	BUS SHELTER - SITE 20565
3062 DA	ADSHEL STREET FURNITURE PTY LTD	BUS SHELTER - SITE 20560 - OPPOSITE JONES STREET - WARRINGAH COUNCIL
3063 DA	ADSHEL STREET FURNITURE PTY LTD - 20563	BUS SHELTER - SITE 20563
3064 DA	ADSHEL STREET FURNITURE PTY LTD	BUS SHELTER - SITE 20567 - N/O BAMBARA ROAD - WARRINGAH COUNCIL
3065 DA	ADSHEL STREET FURNITURE PTY LTD - 20561	BUS SHELTER - SITE 20561
3066 DA	ADSHEL STREET FURNITURE PTY LTD	BUS SHELTER - SITE 20569 - S/O HEWS PARADE - WARRINGAH COUNCIL
3067 DA	ADSHEL STREET FURNITURE - 20547 SITE NUMBER	BUS SHELTER - 20547 SITE NUMBER - N/O DEVITT STREET - OUTSITE 1234 PITTWATER
3068 DA	ADSHEL STREET FURNITURE PTY LTD	BUS SHELTER - SITE 20570 - S/O ADAMS STREET - WARRINGAH COUNCIL
3069 DA	ADSHEL STREET FURNITURE PTY LTD	BUS SHELTER - SITE 20538 - W/O OXFORD FALLS ROAD - WARRINGAH COUNCIL
3070 DA	ADSHEL STREET FURNITURE P/L - 20534 SITE NUMBER	BUS SHELTER - 20534 SITE NUMBER - E/O ARTHUR STREET - OUTSIDE NO. 680 WARRINGAH ROAD
3071 DA	ADSHEL STREET FURNITURE PTY LTD	BUS SHELTER - SITE 20542 - S/O ANZAC AVENUE - WARRINGAH COUNCIL
3072 DA	ADSHEL STREET FURNITURE P/L - 20537 SITE NUMBER	BUS SHELTER - 20537 SITE NUMBER - E/O WAKEHURST PARKWAY
3073 DA	ADSHEL STREET FURNITURE PTY LTD	BUS SHELTER - SITE 20553 - W/O AITKEN AVENUE - WARRINGAH COUNCIL
3074 DA	ADSHEL STREET FURNITURE PTY LTD	BUS SHELTER - SITE 20548 - S/O TORONTO AVENUE - WARRINGAH COUNCIL
3075 DA	ADSHEL STREET FURNITURE P/L - 20558 SITE NUMBER	BUSH SHELTER - 20558 SITE NUMBER - E/O CONSUL ROAD NORTH - OUTSIDE NO. 105 WARRINGAH ROAD
3076 DA	ADSHEL STREET FURNITURE PTY LTD	BUS SHELTER - SITE 20572 - N/O WARRINGAH ROAD - WARRINGAH COUNCIL
3077 DA	ADSHELL STREET FURNITURE P/L - 20559 SITE NUMBER	BUS SHELTER - 20559 SITE NUMBER - E/O WILLANDRA ROAD - OUTSIDE NO. 181 WARRINGAH ROAD
3078 DA	ADSHEL STREET FURNITURE P/L - 20545 SITE NUMBER	BUS SHELTER - 20545 SITE NUMBER - OUTSIDE NO.1353 PITTWATER ROAD - S/O NARRABEEN STREET
3079 DA	ADSHEL STREET FURNITURE PTY LTD - 20562	BUS SHELTER - SITE 20562
3080 DA	ADSHEL STREET FURNITURE PTY LTD - 20541	BUS SHELTER - SITE 20541
3081 DA	ADSHEL STREET FURNITURE - 20556	BUS SHELTER - SITE 20556
3082 DA	ADSHEL STREET FURNITURE PTY LTD - 20535	BUS SHELTER - SITE 20535



BUS	PITTWATER ROAD	NARRABEEN	ALLOCATION	PENDING	10/22/99	12/01/99	PF3889//BUS-C	ALLOCATION	27-Oct-99
BUS	WAKEHURST PARKWAY	FRENCHS FOREST	ALLCOTION	PENDING	10/22/99	12/01/99	PF4915/BUS-C	ALLOCATION	27-Oct-99
BUS	CONDAMINE STREET	MANLY VALE	ALLOCATION	PENDING	10/22/99	12/01/99	PF1075/BUS-C	ALLOCATION	27-Oct-99
BUS	WARRINGAH ROAD - FITZPATRICK AVENUE WEST	FRENCHS FOREST	ALLOCATION	PENDING	10/22/99	12/01/99	PF5012/BUS-C	ALLOCATION	27-Oct-99
BUS	WARRINGAH ROAD	FORESTVILLE	ALLOCATION	PENDING	10/22/99	12/01/99	PF5011/BUS-C		27-Oct-99
BUS	PITTWATER ROAD	NORTH MANLY	ALLOCATION	PENDING	10/22/99	12/01/99	PF3890/BUS-C		27-Oct-99
BUS	PITTWATER ROAD	NORTH MANLY	ALLOCATION	PENDING	10/22/99	12/01/99	PF3890/BUS-C	ALLOCATION	27-Oct-99
BUS	PITTWATER ROAD	NORTH MANLY	ALLOCATION	PENDING	10/22/99	12/01/99	PF3890/BUS-C		27-Oct-99
BUS	PITTWATER ROAD	COLLAROY	ALLOCATION	PENDING	10/22/99	12/01/99	PF3882/BUS-C		27-Oct-99
BUS	PITTWATER ROAD	DEE WHY	ALLOCATION	PENDING	10/22/99	12/01/99	PF3883/BUS-C		27-Oct-99
BUS	ALLAMBIE ROAD	FRENCHS FOREST	ALLOCATION	PENDING	10/22/99	12/01/99	PF88/BUS-C		27-Oct-99
BUS	WARRINGAH ROAD - HILMER STREET	FRENCHS FOREST	ALLOCAITON	PENDING	10/22/99	12/01/99	PF5012/BUS-C	ALLOCATION	27-Oct-99
BUS	CONDAMINE STREET	NORTH MANLY	ALLOCATION	PENDING	10/22/99	12/01/99	PF1074//BUS-C	ALLOCATION	27-Oct-99
BUS	WARRINGAH ROAD - ALFRED STREET	NARRAWEENA	ALLOCATION	PENDING	10/22/99	12/01/99	PF5013/BUS-C	ALLOCATION	27-Oct-99
BUS	WARRINGAH ROAD	NARRAWEENA	ALLOCATION	PENDING	10/22/99	12/01/99	PF5013/BUS-C		27-Oct-99
BUS	PITTWATER ROAD	NORTH MANLY	ALLOCATION	PENDING	10/22/99	12/01/99	PF3890/BUS-C	ALLOCATION	27-Oct-99
BUS	WARRINGAH ROAD	FORESTVILLE	ALLOCATION	PENDING	10/22/99	12/01/99	PF5011/BUS-C		27-Oct-99
BUS	WARRINGAH ROAD - OPPOSITE JONES STREET	BEACON HILL	ALLOCATION	PENDING	10/22/99	12/01/99	PF5005/BUS-C	ALLOCATION	27-Oct-99
BUS	WARRINGAH ROAD	FRENCHS FOREST	ALLOCATION	PENDING	10/22/99	12/01/99	PF5012/BUS-C		27-Oct-99
BUS	FOREST WAY- BAMBARA ROAD	BELROSE	ALLOCATION	PENDING	10/22/99	12/01/99	PF1767/BUS-C	ALLOCATION	27-Oct-99
BUS	WARRINGAH ROAD	FRENCHS FOREST	ALLOCATION	PENDING	10/22/99	12/01/99	PF5012/BUS-C		27-Oct-99
BUS	FOREST WAY - HEWS PARADE	BELROSE	ALLOCATION	PENDING	10/22/99	12/01/99	PF1767/BUS-C	ALLOCATION	27-Oct-99
BUS	PITTWATER ROAD	NARRABEEN	ALLOCATION	PENDING	10/22/99	12/01/99	PF3889/BUS-C	ALLOCATION	27-Oct-99
BUS	FOREST WAY - ADAMS ST	FRENCHS FOREST	ALLOCATION	PENDING	10/22/99	12/01/99	PF1768/BUS-C	ALLOCATION	27-Oct-99
BUS	WARRINGAH ROAD - OXFORD FALLS ROAD	BEACON HILL	ALLOCATION	PENDING	10/22/99	12/01/99	PF5005/BUS-C	ALLOCATION	27-Oct-99
BUS	WARRINGAH ROAD	FORESTVILLE	ALLOCATION	PENDING	10/22/99	12/01/99	PF5011/BUS-C	ALLOCATION	27-Oct-99
BUS	PITTWATER ROAD	COLLAROY	ALLOCATION	PENDING	10/22/99	12/01/99	PF3890/BUS-C	ALLOCATION	27-Oct-99
BUS	WARRINGAH ROAD	FRENCHS FOREST	ALLOCATION	PENDING	10/22/99	12/01/99	PF5012/BUS-C	ALLOCATION	27-Oct-99
BUS	PITTWATER ROAD - AITKEN AVENU	NORTH MANLY	ALLOCATION	PENDING	10/22/99	12/01/99	PF3890/BUS-C	ALLOCATION	27-Oct-99
BUS	SOUTH CREEK ROAD - TORONTO AVENUE	CROMER	ALLOCATION	PENDING	10/22/99	12/01/99	PF4344/BUS-C	ALLOCATION	27-Oct-99
BUS	WARRINGAH ROAD	NARRAWEENA	ALLOCATION	PENDING	10/22/99	12/01/99	PF5013/BUS-C	ALLOCATION	27-Oct-99
BUS	ALLAMBIE ROAD - WARRINGAH ROAD	FRENCHS FOREST	ALLOCATION	PENDING	10/22/99	12/01/99	PF88/BUS-C	ALLOCATION	27-Oct-99
BUS	WARRINGAH ROAD	BEACON HILL	ALLOCATION	PENDING	10/22/99	12/01/99	PF5005/BUS-C	ALLOCATION	27-Oct-99
BUS	PITTWATER ROAD	NARRABEEN	ALLOCATION	PENDING	10/22/99	12/01/99	PF3889/BUS-C	ALLOCATION	27-Oct-99
BUS	WARRINGAH ROAD	FRENCHS FOREST	ALLOCATION	PENDING	10/22/99	12/01/99	PF5012/BUS-C		27-Oct-99
BUS	PITTWATER ROAD	DEE WHY	ALLOCATION	PENDING	10/22/99	12/01/99	PF3883/BUS-C		27-Oct-99
BUS	PITTWATER ROAD	BROOKVALE	ALLOCATION	PENDING	10/22/99	12/01/99	PF3880/BUS-C		27-Oct-99
BUS	WARRINGAH ROAD	FORESTVILLE	ALLOCATION	PENDING	10/22/99	12/01/99	PF5011/BUS-C		27-Oct-99



I2 – Pittwater Rd W/O Aitken Ave N/S

Warringah Council

Application For Construction Certificate

Made under the Environmental Planning and Assessment Act 1979
(Sections 109C(1b), 81A(5) and 109F)

Address the application to:

- The General Manager
  Warringah Council
  Civic Centre, 725 Pittwater Rd
  Dee Why NSW 2099

Or

- Customer Service Centre
  Warringah Council
  DX 9118 Dee Why

If you need help lodging your application:

- Phone our Customer Service Centre on (02) 9942 2111 or come in and talk to us

Office Use Only

CC2011/0595

DA2011/0388

February 11

For applicable fees and charges, please refer to Council's website: www.warringah.nsw.gov.au or contact our Customer Service Centre.

Privacy and Personal Information Protection Notice

The personal information requested in this form is required by or under the Environmental Planning and Assessment Act 1979 and will only be used by Warringah Council in connection with the requirements of that Act and any other relevantly applicable legislation relating to the subject-matter of this application. The information is being collected for the following purposes, namely, to enable us to (1) process and determine your application; (2) contact you in relation to your application should that be necessary; and (3) keep the public informed by making the application publicly accessible. If you do not provide the information, Council will not be able to process your application, and your application will be rejected.

Your application will be available to Councillors and Council Officers. Members of the public have certain rights of access to information and documents held by Council under the Freedom of Information Act 1989 (NSW), s.12 of the Local Government Act 1993 (NSW), and under the Privacy and Personal Information Protection Act 1998 (NSW) to the extent permitted by those Acts.

Warringah Council is to be regarded as the agency that holds the information, which will be stored on Council's records management system or in archives and may be displayed on DAs Online (except as regards to personal particulars). You have a right to access information within the meaning of the Privacy and Personal Information Protection Act 1998 (NSW) on application to Council, and to have that information updated or corrected as necessary. Please contact Warringah Council if the information you have provided is incorrect or changes or if access is otherwise sought to the information. In addition, a person may request that any material that is available (or is to be made available) for public inspection by or under the Local Government Act 1993 (NSW) be prepared or amended so as to omit or remove any matter that would disclose or discloses the person's place of living if the person considers that the disclosure would place or places the personal safety of the person or of members of the person's family at risk. Any such request must be made to Council's General Manager: see s.739 of the Local Government Act 1993 (NSW).

Part 1 Summary Applicant(s) Details

Applicant(s) name: Adshel Street Furniture

Owner(s) name: Adshel Street Furniture

If any owner/applicant of this development application is a current employee or elected representative of Warringah Council.

Warringah Council employee Yes ☐ No ☑ Elected representative Yes ☐ No ☑

Full applicant details to be completed in Part 3 of the application form.

PART 1 Site Details

1.1 Location of property

We need this to correctly identify the land.

Unit no. ☐ House no. ☐ Street PITTWATER RD W/O ATTKEN AVE N/S

Suburb NORTH MANLY

Property description (e.g. Lot/DP, etc)

1.2 Description of work

Please describe briefly everything that you want approved by the Council, including signs, hours of operation, use, subdivision, demolition etc.

Type ☑ Building Work ☐ Subdivision work

Installation of bus shelter as per council agreement with Adshel

1.3 Estimated cost of work

Must be signed

The estimated cost of development or contract price is subject to a check by Council before final acceptance.

Estimated cost of work $ 10,000

Council reserves the right to seek justification of the estimated cost from the applicant or by an appropriately qualified person.

[redacted]

NAME (printed), & qualification SIGNATURE of qualified person certifying value of work

1.4 Development consent

Consent number DA (Year) 2011 / (Number) 0388

Date of determination 20.7.11

1.5 Building Code of Australia

BCA classification —

This information is nominated on your development consent.

1.6 Builder details

If known. To be completed in the case of residential building work

Name

Licence number

Or

Owner-builder permit

1.7. Collection of determination

Do you seek to collect the determination from Council? YES ☑ NO ☐

Note You are advised that if you do not collect the determination from Council, it will be sent via standard post. If the determination is lost/misplaced Council will charge a fee for copying the determination in accordance with Council's adopted fees and charges schedule (this process can take up to 10 working days)

Warringah Council™ ABN 31 565 068 406	**CONSTRUCTION CERTIFICATE ASSESSMENT REPORT**

Proposal: Construction of Bus Shelter with signage - on road reserve in front of No.168 Queenscliff Road, Queenscliff - Bus Stop number 210047

Construction Certificate No.: CC2011/0595

Classification of Building

The classification of the proposed building is Class 10a – (**Bus Shelter);** with type of construction N/A and with a rise in storeys of one under the Building Code of Australia 2011.

Site Inspection

Consultant has inspected the site on 21/07/2011.

Has Development Consent been granted?

Development Consent No. DA2011/0388 dated 12/07/2011 relates to the proposed building works.

Consistency with Development Consent

1. Are the Construction Certificate plans not inconsistent with the Development Consent?

Yes

If No, detail the inconsistency.

N/A

2. Are there any conditions of Development Consent to be complied with prior to the Construction Certificate being issued?

No

If Yes, which Conditions:

N/A

3. Have all required conditions that must be met prior to the issue of the Construction Certificate been met?

Yes

4. Have all conditions or agreements requiring provision of security or monetary contribution before work is carried out in accordance with the consent been complied with?

Where required - Yes

Compliance - Plans / Building Code of Australia / Fire Safety

Have the following been submitted	Received (Yes / No / N/A)	Satisfactory (Yes / No / N/A)
Architectural Plans	Yes	yes
Building Specifications	Yes	Yes
Structural Engineering Details	Yes	yes
Fire Safety Schedule	N/A	N/A
Is referral to NSW Fire Brigades required?	N/A	N/A
BASIX Certificate	N/A	N/A

Does the proposal comply with the Building Code of Australia? Yes

BCA - CLASS 10 CHECKLIST		
The following is a BCA checklist for council purposes and is to be used at the Construction Certificate assessment stage as a guide only. BCA assessors are to use their professional skills to carry out a comprehensive assessment of all relevant BCA matters. The checklist does not relieve the responsibility of any other authority or parties to comply with the BCA during the development construction phase.		
INITIAL CONCEPT CONSIDERATIONS		**SATISFACTORY / N/A**
Earthworks 3.1.1	Excavation / Fill	**n/a**
Location of Buildings (fire safety) 3.7.1	Protection requirements	Satisfactory
Facilities required 3.8.3	Laundry facilities	**n/a**
	Food preparation	**n/a**
	Sanitary Compartment	**n/a**
Room heights 3.8.2	Habitable 2.4m	**n/a**
	Other 2.1m	**n/a**
	Stairway 2.0m	**n/a**
Light and ventilation 3.8.4 and 3.8.5	Nat. light 10% R/F/A Artificial lighting	**n/a**
	Nat. Vent 5% R/F/A Airlocks WC/Kitchen / or Mech, Vent bathroom.	**n/a**
Site preparation 3.1.2 and 3.1.3	Drainage	**n/a**
	Termite management	Satisfactory
Footings and Slab 3.2	AS 2870 / Structural details submitted	Yes
Masonry 3.3	Wall/Pier height & space Vert/articulation joints	N/A
Framing 3.4	Details on plan AS 1684,	Yes
	Structural /frame details submitted	Satisfactory
CONSTRUCTION ISSUES		

Roof and wall cladding 3.5	Details on plan	Satisfactory
Glazing 3.6	Details on plan	Satisfactory
Wet area waterproofing 3.8.1	Details on plan	**n/a**
Balustrades 3.9.1 and 3.9.2	1M high, gaps <125mm	**n/a**
	865 high landing/stair	**n/a**
	4M a/s/l -150mm -760mm	**n/a**
Sound insulation 3.8.6	_	**n/a**
Swimming pool access Act 1992	1.2m high, gate swings out – AS 1926	**n/a**
Earthwall constructions 3.3.5	Minimum thickness.	**n/a**
Smoke alarms 3.7.2	Details on plan	**n/a**
SPECIAL REQUIREMENTS		
Heating appliances 3.7.3	_	**n/a**
High wind areas 3.10.1	_	Where reqd- Yes
Bushfire areas 3.7.4	Schedule of building elements	N/A

List any Building Code of Australia issues to be addressed before the Construction Certificate can be Issued:

Inspections and Fees

Inspections: The following inspections and fees are required where Council is the PCA:

FOR CLASS 1 & 10 BUILDINGS: CRITICAL STAGE INSPECTIONS - MANDATORY	
• after excavation for, and prior to the placement of, any footings_$	
• after the building work has been completed and prior to any occupation certificate being issued in relation to the building_____$295	
THE FOLLOWING ADDITIONAL INSPECTIONS ARE ALSO REQUIRED WHERE COUNCIL IS THE PRINCIPAL CERTIFYING AUTHORITY-	
• Occupation Certificate Application	$Nil
• **Total**	$295

Long Service Levy

Has the Long Service Levy been paid in relation to developments that cost $25000 or more? **N/A**

Long Service Levy is not payable as the cost of the development is less than $25000.

Recommendation

Issue Construction Certificate with Drawing No:-

Drawing No.	Dated	Prepared By
Site Location Plan – Rev C	10/03/2011	Adshel
Sheet 2 – Elevation Views	18/11/2008	Adshel
Sheet 3 – Footing Detail	18/11/2008	Adshel
Sheet 4 – Exploded Assembly	18/11/2008	Adshel
Sheet 5 – Wiring Detail	18/11/2008	Adshel

I am aware of Warringah's Code of Conduct, and in signing this report, declare that I do not have a Conflict of Interest.

Philip Hoffman - BPB Accreditation No. 1249 **Date: 21 July 2011**
Senior Specialist Building Surveyor

Warringah Council

Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118
Telephone (02) 9942 2111
Facsimile (02) 9971 4522

Website www.warringah.nsw.gov.au
Email council@warringah.nsw.gov.au

21 July 2011

Warringah Council, Adshel Street Furniture Pty Ltd
Civic Centre
725 Pittwater Road
DEE WHY NSW 2099

CONSTRUCTION CERTIFICATE

Certificate

I certify that the work if completed in accordance with the attached plans and specifications will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979.

Address of Property: On road reserve in front of No.168 Queenscliff Road, Queenscliff - Bus Stop number 210047

Construction Certificate No: CC2011/0595

Description of Work: Construction of Bus Shelter with signage - on road reserve in front of No.168 Queenscliff Road, Queenscliff - Bus Stop number 210047

Classification of Building: 10a - Bus Shelter

Approved Drawing:

Drawing No.	Dated	Prepared By
Site Location Plan – Rev C	10/03/2011	Adshel
Sheet 2 – Elevation Views	18/11/2008	Adshel
Sheet 3 – Footing Detail	18/11/2008	Adshel
Sheet 4 – Exploded Assembly	18/11/2008	Adshel
Sheet 5 – Wiring Detail	18/11/2008	Adshel

Date of Endorsement of Construction Certificate: 21 July 2011

Name of Authorised Officer: Philip Hoffman

BPB Accreditation No. 1249

Signature: _____

NOTE: Prior to commencement of work Sections 81A (2) (b) and (c), and/or 81A (4) (b) and (c) of the Environmental Planning and Assessment Act 1979 must be satisfied.

This means that a Notice of Commencement of Building or Subdivision work and Appointment of Principal Certifying Authority must be submitted to Council, giving Council at least 2 days' notice of intention to commence erection of the building. (See form 7).

Development Consent No:	DA2011/0388
Date of Determination:	12 Jul 2011

Attachment A – Class 10 Buildings

Building Occupation

The following is a list of certificates or statements which may be required for a Final Occupation Certificate. Please ensure that all relevant certificates as required by the Scope of Works are sent to Council prior to final inspection.

Note: Subject to confirmation from Council's Building Surveyor, an Interim Occupation Certificate may be issued where the building satisfies any pre-conditions of the Development Consent and satisfies the health and amenity requirements of the Building Code of Australia.

- Please complete and return an Occupation Certificate Application.

Note: In accordance with Clause 139 of the Environmental Planning & Assessment Regulation 2000, the original copy of the application form must be submitted Council, together with the relevant fee.

- Where required, a statement or certificate from the Civil Engineer or contractor confirming that the installation, operation and discharge of any storm water system is in accordance with the approved Construction Certificate drawings and in accordance with AS3500.3-2003.
- Where required, a Certificate from a registered practicing structural engineer stating that structural adequacy for all structural component of the building is adequate. Certificates should reference the relevant Australian Design Codes and plans and specifications relevant to the work.
- Statement or certificate from an accredited access consultant stating that all seating, TGSI's, any handrails, balustrades and fixings have been designed and installed to AS1428.1 and associated Premises Standards.
- Statement or certificate from window manufacturer that all glazed assemblies have been installed and comply with AS2047-1999
- Where required, a statement or certificate from a glazier that all glazed assemblies have been installed in accordance with AS1288-2006

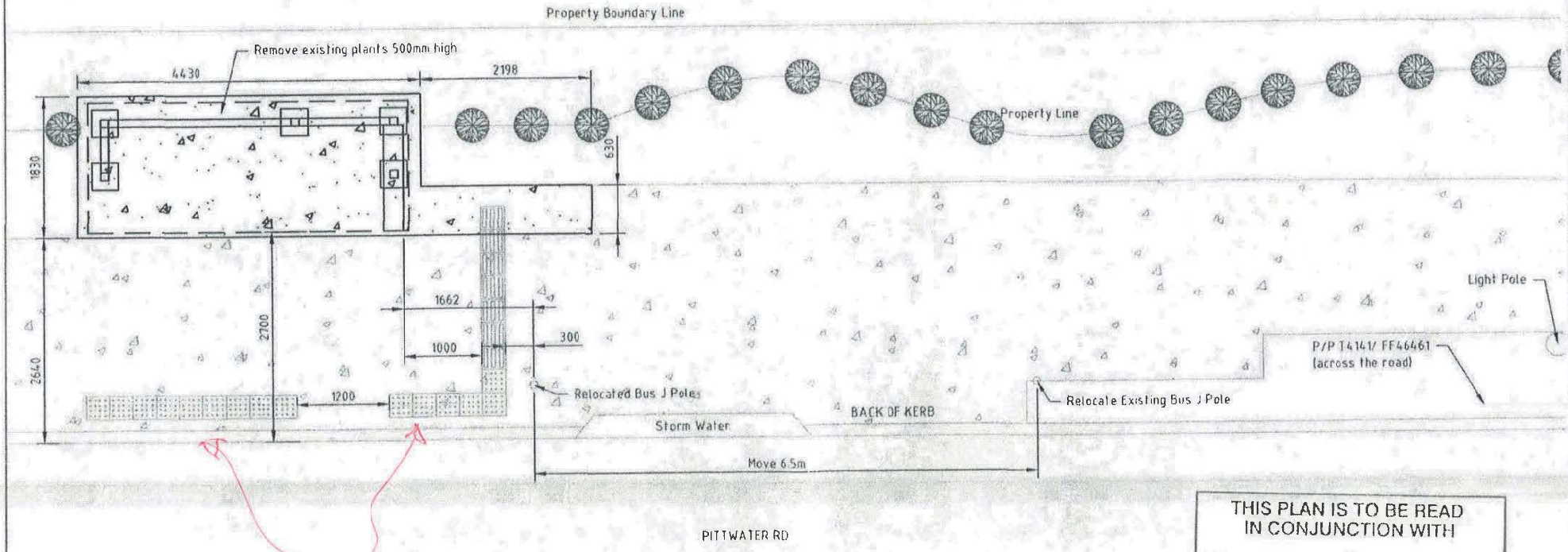
SITE LOCATION: N/S Pittwater Rd W/O Aitken Ave, North Manly				REV C (10/03/11)
SITE NUMBER: 04943	BUS STOP: 210047	SCALE: 1:50	PAPER SIZE: A3	A 6/10/10 TK DRG Created B 23/02/11 NC DRG Amended C 10/03/11 NC DRG Amended

Notes:

1. Tactiles positioned in accordance with AS/ NZS 1428.4:2002 to adhere with DDA compliance — 2009 Standard.
2. Reinstate all disturbed areas to match existing
3. Assume kerb width 150mm
4. Refer to Footing Detail

WARRINGAH COUNCIL
THIS PLAN TO BE READ IN CONJUNCTION WITH
Construction Certificate No CC2011/0595

No. 168



TGSI's to be amended where required to comply with AS1428.4 - 2009.

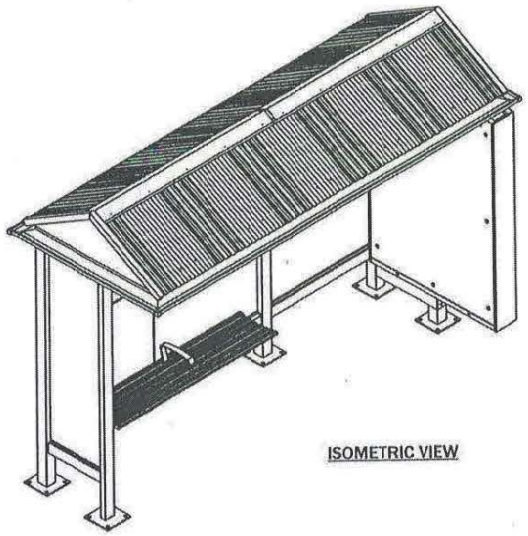
THIS PLAN IS TO BE READ IN CONJUNCTION WITH
DA 2011 / 0388
WARRINGAH COUNCIL

Drawing Description - Proposed

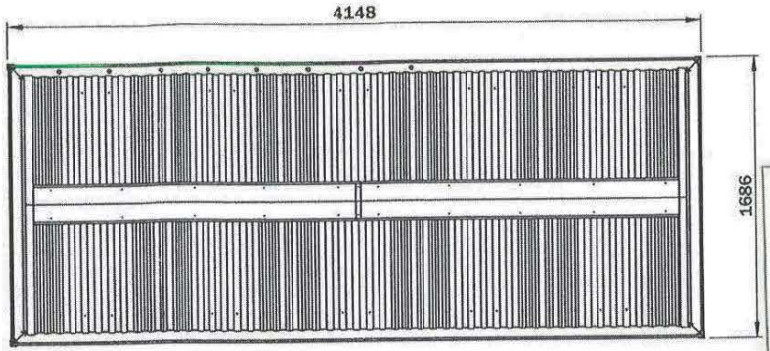
ADSHEL

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WARRINGAH COUNCIL
THIS PLAN TO BE READ
IN CONJUNCTION WITH
Construction
Certificate No CC2011/0595

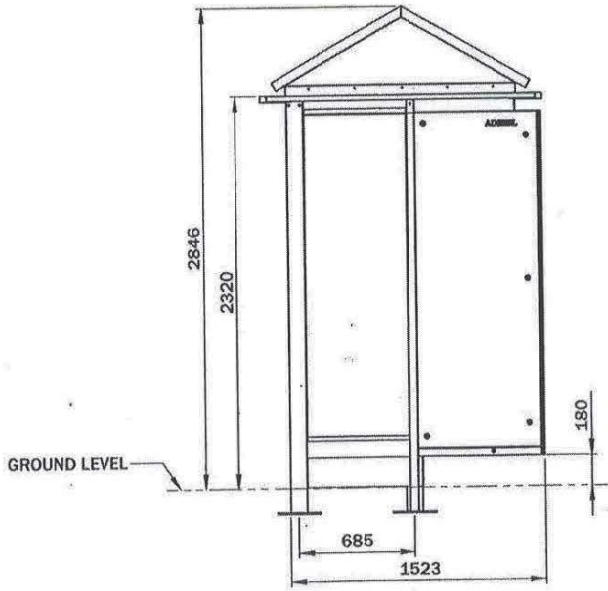


ISOMETRIC VIEW

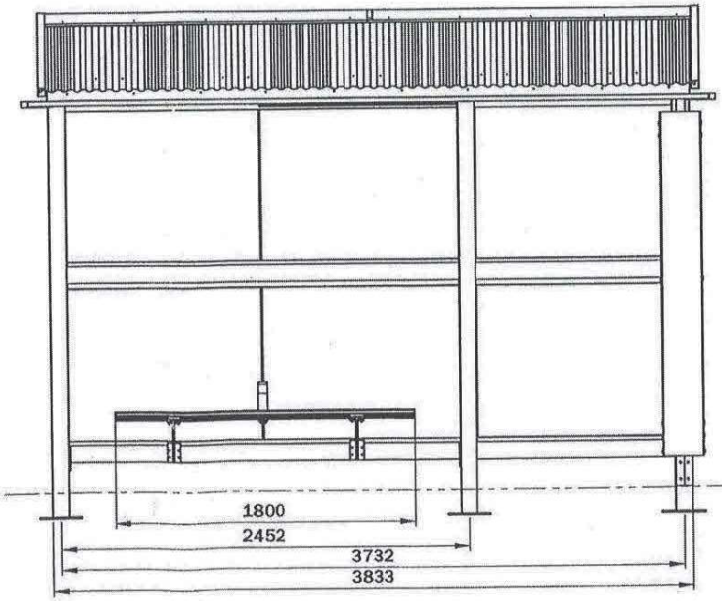


PLAN VIEW

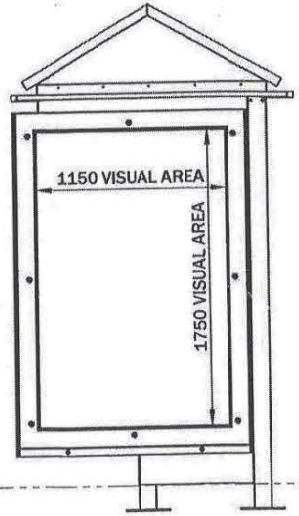
THIS PLAN IS TO BE READ
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WARRINGAH COUNCIL



SIDE ELEVATION



FRONT ELEVATION

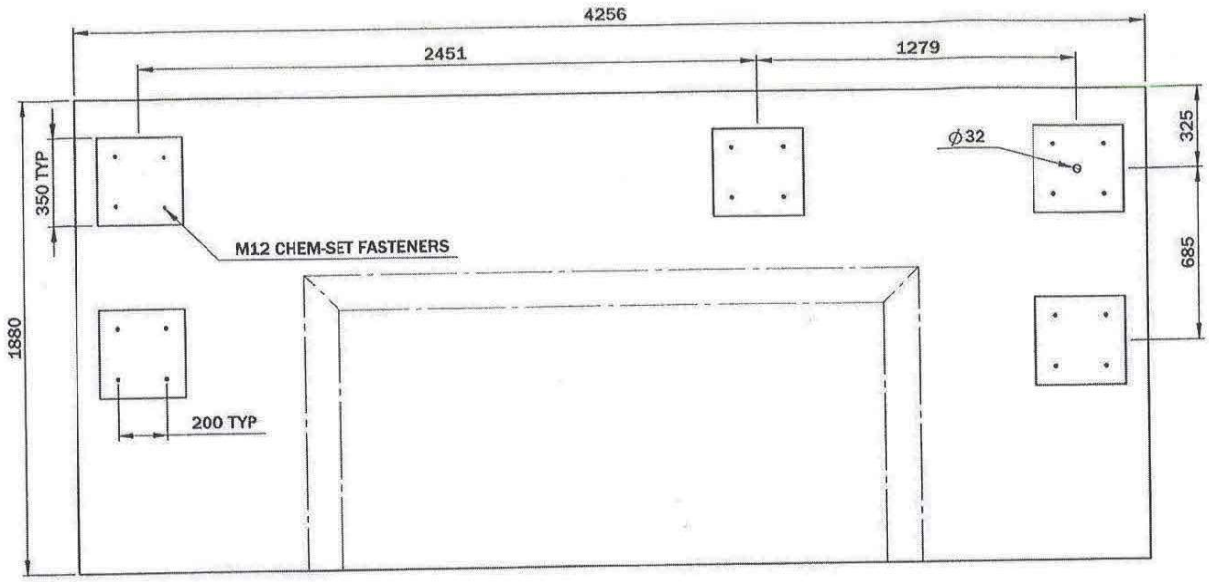


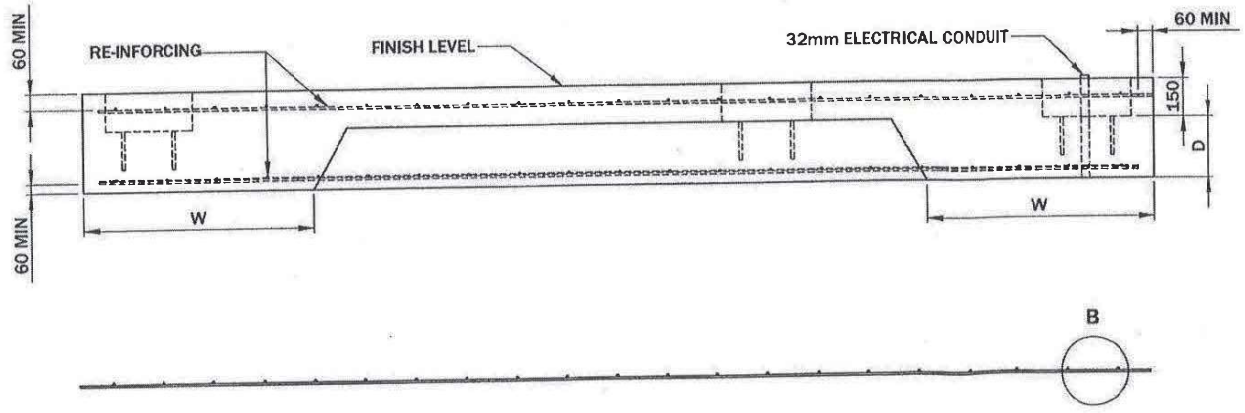
SIDE ELEVATION

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS - XX - INDICATES DIMENSION SYMMETRIC ABOUT CENTRELINE	TOLERANCES: LINEAR: ± 0.5mm ANGULAR: ± 0.5°	DRAWN: SB	DATE: 18/11/2008	ADSHEL The Forum Level 11 205 Pacific Highway St Leonards NSW 2065 t: (+612) 8425 7200 f: (+612) 8425 7222	TITLE: OPTISHEL VILLA AD-MAINS-FULL BACK		DRAWING NO: ELEVATION VIEWS 50416	
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		MANUFACTURING: -	REV DATE:					

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WARRINGAH COUNCIL
THIS PLAN TO BE READ IN CONJUNCTION WITH
Construction Certificate No CC 2011/0595





CONDUIT LOCATIONS ARE CRITICAL

CONCRETE REQUIREMENTS:

- MPA25
- SLUMP 80mm
- MAXIMUM AGGREGATE = 20mm
- MINIMUM DENSITY = 2400kg/mm3

RE-INFORCEMENT:

- MINIMUM COVER OF RE-INFORCEMENT = 60mm

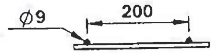
FASTENERS:

- 4 off M12 CHEM-SET FASTENERS PER UPRIGHT, MINIMUM EMBEDMENT = 150mm

DIMENSIONS BASED ON METRO MkII CERTIFIED FOOTING

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WARRINGAH COUNCIL

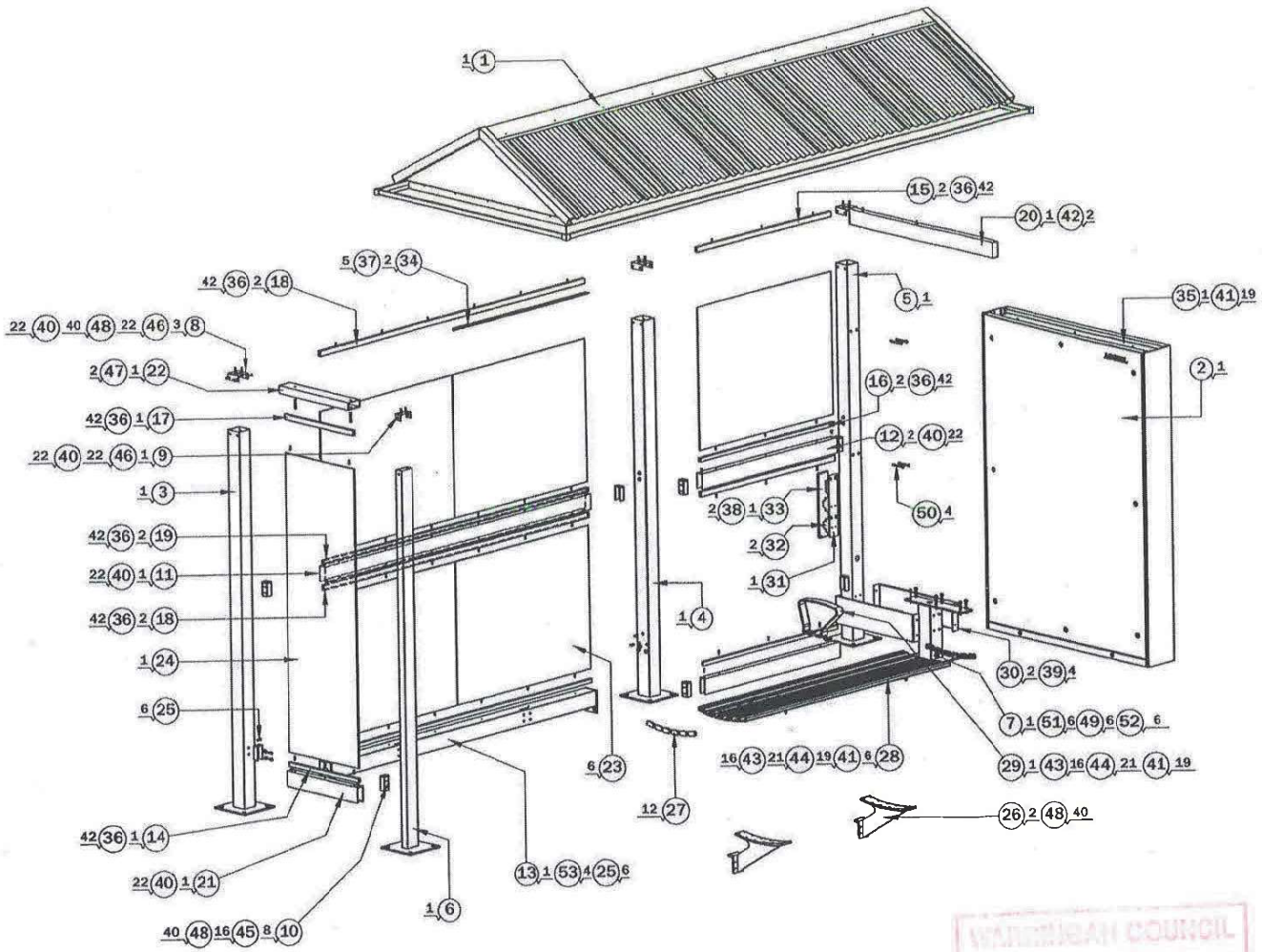
REGION	*DESCRIPTION*	*ULTIMATE WIND SPEED (m/s)*	*W (mm)*	*D (mm)*	*RE-INFORCEMENT TOP & BOTTOM*
A	NORMAL	50	910	240	RF92 MESH
B	INTERMEDIATE	60	1250	240	RF92 MESH



DETAIL B
MESH SIZE 200 x 200 x 9mm

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS - XX - INDICATES DIMENSION SYMMETRIC ABOUT CENTRELINE	TOLERANCES: LINEAR: ± 0.5mm ANGULAR: ± 0.5°	DRAWN: SB	DATE: 18/11/2008	ADSHEL The Forum, Level 11, 205 Pacific Highway St Leonards NSW 2065 t: (+612) 8425 7200 f: (+612) 8425 7222	TITLE: OPTISHEL VILLA AD-MAINS-FULL BACK	DRAWING NO: FOOTING DETAIL 50416	
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							SHEET: 3

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BOM Table

ITEM NO.	QTY.	DRAWING NUMBER	DESCRIPTION	MATERIAL
1	1	50056	VILLA ROOF ASSEMBLY - MAINS SUPPLY	ALUMINIUM
2	1	11550	UNIVERSAL SUPERLITE DSFS	VARIOUS
3	1	12234	UPRIGHT A	ALUMINIUM
4	1	50193	UPRIGHT G	ALUMINIUM
5	1	12236	UPRIGHT C	ALUMINIUM
6	1	12233	UPRIGHT D	ALUMINIUM
7	1	50005	UPRIGHT E	ALUMINIUM
8	3	12241	REAR UPRIGHT BRACKET	SS
9	1	12240	FRONT UPRIGHT BRACKET	SS
10	8	11571	MID&BOTTOM RAIL BRACKET	SS
11	1	50019	MID RAIL LONG	ALUMINIUM
12	2	11570	MID RAIL	ALUMINIUM
13	1	12230	SEAT RAIL	ALUMINIUM
14	1	11582-1	U GLASS HOLDER 1	ALUMINIUM
15	2	11584-2	U GLASS HOLDER 2	ALUMINIUM
16	2	11582-2	U GLASS HOLDER 3	ALUMINIUM
17	1	50022	U GLASS HOLDER 5	ALUMINIUM
18	2	12288	UPPER LONG U GLASS HOLDER	ALUMINIUM
19	2	50000	LOWER LONG U GLASS HOLDER	ALUMINIUM
20	1	12281	UPPER PANEL SUPPORT	ALUMINIUM
21	1	12280	LOWER WINDBREAK SUPPORT	ALUMINIUM
22	1	12279	UPPER WINDBREAK SUPPORT	ALUMINIUM
23	6	11577	BACK GLASS	TOUGHENED SAFETY GLASS
24	1	11578	WINDBREAK GLASS	TOUGHENED SAFETY GLASS
25	6	50033	DOWEL SCREW	SS
26	2	50026	SEAT SUPPORT RATIONALISED	ALUMINIUM CAST
27	12	50004	SEAT END CAP	PP WITH UV PLASTIC
28	6	11575	SEAT SLAT	ALUMINIUM EXTRUSION
29	1	11574	ARM REST	ALUMINIUM
30	2	50030	BASE CLADDING	ALUMINIUM
31	1	12297	ELECTRICAL PLATE	ALUMINIUM
32	2	-	RCD_MCB	-
33	1	50456	COVER PLATE 2	ALUMINIUM
34	1	11968	LED LIGHT SYSTEM	ALUMINIUM
35	1	10668	LIGHTBOX TOP CHANNEL	ALUMINIUM
36	42		#10 x 1" PHILLIPS SELF DRILLING SCREW	
37	5		#8 X 1/2" PHILLIPS SELF DRILLING SCREW	
38	2		M6 X 16 C'SNK SOCKET HD SCREW	
39	4		M6 X 16 BUTTON SOCKET HD SCREW	
40	22		M6 X 20 C'SNK SOCKET HD SCREW	
41	19		M6 X 25 HEX HD SCREW	
42	2		M6 X 25 SHCS	
43	16		M6 NYLOCK NUT	
44	21		M6 PLAIN WASHER	
45	16		M8 X 25 HEX HD SCREW	
46	22		M8 X 35 SHCS	
47	2		M8 X 50 SHCS	
48	40		M8 PLAIN WASHER	
49	6		M10 X 80 HEX HD SCREW	
50	4		M10 X 80 SHCS	
51	6		M10 PLAIN WASHER	
52	6		M10 FULL NUT	

WARRINGAH COUNCIL
THIS PLAN TO BE READ IN CONJUNCTION WITH
Construction Certificate No. CC2011/0595

THIS PLAN IS TO BE READ IN CONJUNCTION WITH
DA 2011 / 0388
WARRINGAH COUNCIL

QTY. 0 ITEM NO.

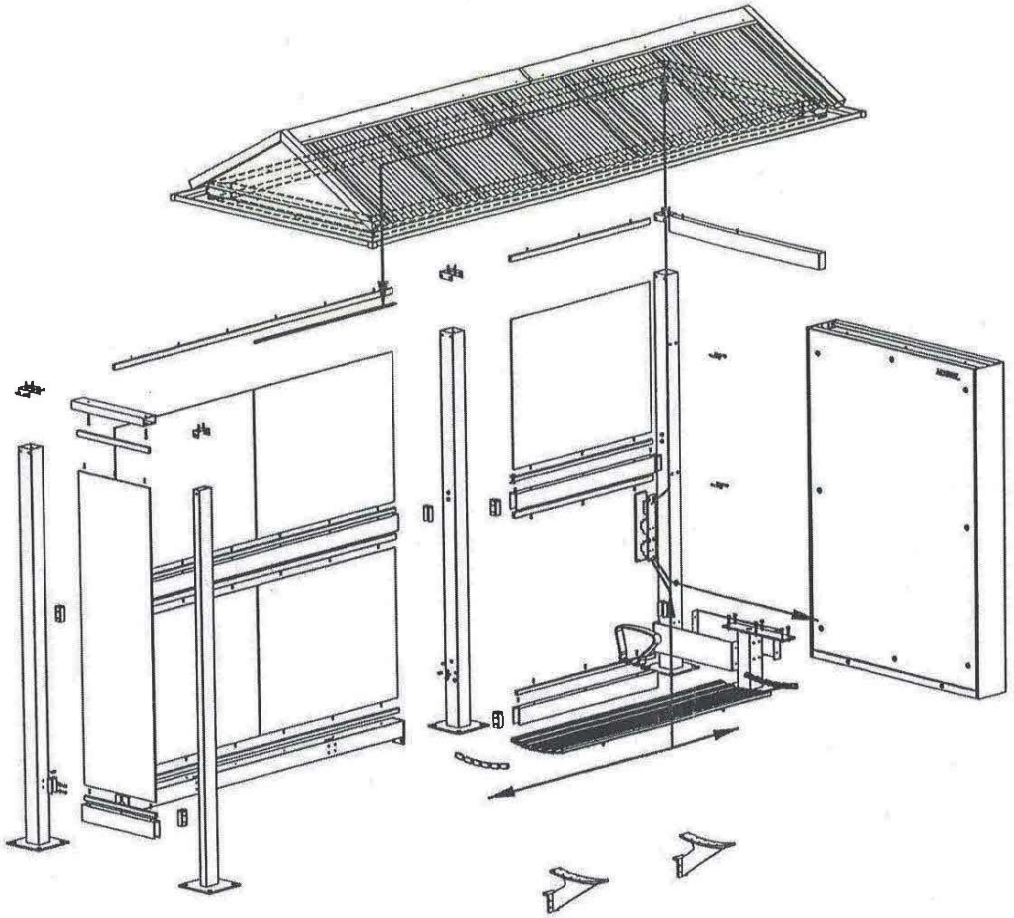
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		CHECKED: -	DATE:		DRAWING TYPE: General Assembly
		MANUFACTURING: -	REV DATE:		MATERIAL:

DRAWING NO: EXPLODED ASSEMBLY 50416

FINISH:	SIZE:	SCALE:	SHEET:
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WARRINGAH COUNCIL
THIS PLAN TO BE READ IN CONJUNCTION WITH
Construction
Certificate No. CC 2011/0595



THIS PLAN IS TO BE READ IN CONJUNCTION WITH
DA 2011 / 0388
WARRINGAH COUNCIL

KEY:

SUPPLY = 240V

LOAD / LIGHTS = 12V

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS – XX = INDICATES DIMENSION SYMMETRIC ABOUT CENTRELINE	TOLERANCES: LINEAR: ± 0.5mm ANGULAR: ± 0.5°	DRAWN: SB	DATE: 18/11/2008	ADSHEL The Forum, Level 11, 205 Pacific Highway St Leonards NSW 2065 t: (+612) 8425 7200 f: (+612) 8425 7222	TITLE: OPTISHEL VILLA AD-MAINS-FULL BACK		DRAWING NO: WIRING DETAIL 50416		
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		MANUFACTURING: -	REV DATE:						

Warringah Council

NOTICE OF DETERMINATION

Application Number:	DA2011/0388

APPLICATION DETAILS

Applicant Name and Address:	Adshel Street Furniture Pty Ltd 16 Pike St RYDALMERE NSW 2116

Land to be developed (Address):	On road reserve in front of No.168 Queenscliff Road, Queenscliff - Bus Stop number 210047

Proposed Development:	Construction of Bus Shelter with signage

DETERMINATION - APPROVED

Made on (Date):	12 July 2011

Consent to operate from (Date):	20 July 2011

Consent to lapse on (Date):	20 July 2016

Details of Conditions

The conditions, which have been applied to the consent, aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards and the Building Code of Australia.

NOTE:

If the works are to be certified by a Private Certifying Authority, then it is the certifier's responsibility to ensure all outstanding fees and bonds have been paid to Council prior to the issue of the Construction Certificate or as otherwise specified by Consent conditions.

Warringah Council

GENERAL CONDITIONS

CONDITIONS THAT IDENTIFY APPROVED PLANS

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Location Plan – Rev C	10/03/2011	Adshel
Sheet 2 – Elevation Views	18/11/2008	Adshel
Sheet 3 – Footing Detail	18/11/2008	Adshel
Sheet 4 – Exploded Assembly	18/11/2008	Adshel
Sheet 5 – Wiring Detail	18/11/2008	Adshel

No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

The development is to be undertaken generally in accordance with the following:

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

2. Compliance with External Department, Authority or Service Requirements

The development must be carried out in compliance with the following:

External Department, Authority or Service	**E-Services Reference**	**Dated**
Ausgrid	Response Ausgrid referral	12 April 2011
Roads & Traffic Authority	DA2011/0381	20 April 2011

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of External Department, Authority or Bodies. (DACPLB02)

3. Limitation of Development Consent for Signage

Pursuant to the provisions of State Environmental Planning Policy No 64-Advertising and Signage this development consent will expire 15 years after the date on which this Development Consent becomes effective and operates

Reason: Statutory requirement under State Environmental Planning Policy No 64-Advertising and Signage. (DACPLB08)

4. Prescribed Conditions

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

(c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
- (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

- (i) in the case of work for which a principal contractor is required to be appointed:
  - A. the name and licence number of the principal contractor, and
  - B. the name of the insurer by which the work is insured under Part 6 of that Act,
- (ii) in the case of work to be done by an owner-builder:
  - A. the name of the owner-builder, and
  - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

(e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- (i) protect and support the adjoining premises from possible damage from the excavation, and
- (ii) where necessary, underpin the adjoining premises to prevent any such damage.

(iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

(iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement. (DACPLB09)

5. General Requirements

(a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:
7.00 am to 5.00 pm inclusive Monday to Friday
8.00 am to 1.00 pm inclusive on Saturday,
No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:
8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

(b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.

(c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

(d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

(e) Prior to the release of the Construction Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than $25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

(f) Smoke alarms are to be installed throughout all new and existing portions of any Class 1a building in accordance with the Building Code of Australia prior to the occupation of the new works.

(g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(h) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

(i) All sound producing plant, equipment, machinery or fittings will not exceed more than 5dB(A) above the background level when measured from any property boundary and will comply with the Environment Protection Authority's NSW Industrial Noise Policy.)

(j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

6. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

(a) AS2601.2001 - Demolition of Structures**
(b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**
(c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
(d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **
(e) AS 4970 - 2009 'Protection of trees on development sites'**
(f) AS/NZS 2890.1:2004 Parking facilities - Off-street car parking**
(g) AS 2890.2 - 2002 Parking facilities - Off-street commercial vehicle facilities**
(h) AS 2890.3 - 1993 Parking facilities - Bicycle parking facilities**
(i) AS 2890.5 - 1993 Parking facilities - On-street parking**

(j) AS/NZS 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities**
(k) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**
(l) AS 1428.1 - 2009* Design for access and mobility - General requirements for access - New building work**
(m) AS 1428.2 - 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**

***Note**: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website http://www.humanrights.gov.au/disability_rights/buildings/good.htm*

****Note:** the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to.

7. Sewer / Water Quickcheck

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to works commencing to determine whether the development will affect any Sydney Water asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:

- Quick Check agents details - see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating.
- Or telephone 13 20 92.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACPLC12)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

8. Public Liability Insurance - Works on Public Land

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of $10 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Warringah Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land. (DACEND01)

Warringah Council

CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Installation and Maintenance of Sediment Control

Measures used for erosion and sediment control on building sites are to be adequately maintained at all times and must be installed in accordance with Warringah Council Specifications for Erosion and Sediment Control. All measures shall remain in proper operation until all development activities have been completed and the site fully stabilised.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites. (DACPLE02)

9. Maintenance of Road Reserve

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)

10. Traffic Control During Road Works

Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with Council's Minor Works Policy and to the satisfaction of the Principal Certifying Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works.

Reason: Public Safety. (DACENE11)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

12. Illumination Intensity and design

The level of illumination and/or lighting intensity used to illuminate the signage is to be minimised and the design is to be such to ensure that excessive light spill or nuisance is not caused to any nearby premises.

Reason: To ensure appropriate forms of signage that are consistent with Council's controls and those that are desired for the locality, and do not interfere with amenity of nearby properties. (DACPLG12)

Warringah Council

Right to Review by the Council

You may request Council review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979 if it is NOT integrated or designated development. Any request to review the application must be made and determined within 6 months from the date of determination.

NOTE: A fee will apply for any request to review the determination.

Right of Appeal
If you are dissatisfied with this decision Section 97 of the Environmental Planning & Assessment Act 1979 may give you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.

Signed on behalf of the consent authority

Signature _____
Name Phil Lane
Acting Team Leader, Development Assessments

Date 20 July 2011

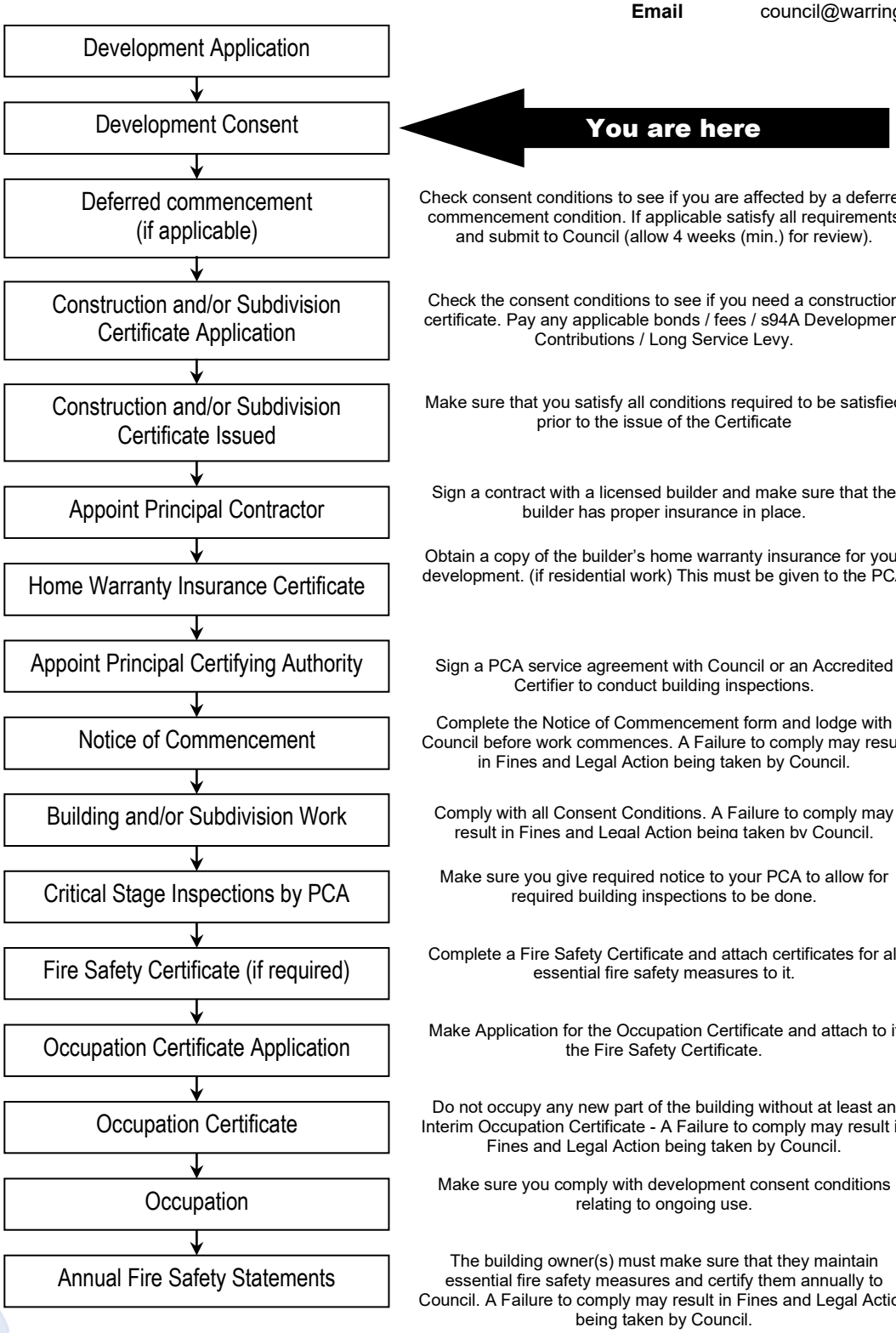
Notice of Determination

Advisory Notes (General)

Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118
Telephone (02) 9942 2111
Facsimile (02) 9971 4522

Website www.warringah.nsw.gov.au
Email council@warringah.nsw.gov.au

Where are you in the development process?



Note: *The advice within this document is provided in good faith as a guide to assist applicants understand the broad process and will not detail every step or every requirement for demolition, building construction works or subdivision required or business operating requirements under New South Wales or Commonwealth Legislation. If you require clarification or have any questions, please contact your Certifier or Council's Planning and Development Enquiries Team..*

Warringah Council

General Advice
The attached Notice of Determination includes conditions of consent which must be complied with.

(Note: A failure to comply is a serious breach of the Environmental Planning & Assessment Act 1979 which attracts penalties and may also result in legal action being taken, and orders for demolition.)

Building Certification
The Environmental Planning and Assessment Act 1979 provides that:

- Building work cannot occur unless a construction certificate has been issued;
- Occupation of building works cannot occur unless an occupation certificate has been issued
- Subdivision cannot be registered until a subdivision certificate has been issued
- Mandatory Inspection for building work must be completed

Please refer to process chart for more detail.

(Note: A failure to gain approval prior to the works being carried out is a serious breach of the Environmental Planning & Assessment Act 1979 which attracts penalties and may also result in legal action being taken, and orders for demolition.)

Certification Services
Construction Certificates / Occupation Certificate / Subdivision Certificates / Strata Certificate, can be issued by Council or an accredited private certifier (Note Council must be the Principal Certifying Authority (PCA) for subdivisions).

Council is well placed to provide Certification Services. Council can issue Construction Certificates and act as your Principle Certifying Authority at competitive rates. Please visit our web site www.warringah.nsw.gov.au or speak to our Customer Service Officers if you have any further questions about our Certification Services or if you wish to use Council as your certifier.

Charges Associated with the Development Consent
All bonds, fees, (s94A) Development Contributions, Long Service Levy detailed within the Notice of Determination are required to be paid prior to the issuing of any Construction Certificate.

Acceptable Form of Security Bonds
Council will accept bank guarantee (in a form acceptable to Council) in lieu of cash and is required prior to the issue of a construction certificate.

Modifications to the consent
If you seek to make any changes to the development (which may include internal / external configuration of the building, variation to facades, site layout or any changes to the proposed operation or use), the modifications *will* require the submission and approval of an application to modify the development consent prior to the issuing of a Construction Certificate and prior to the works being carried out.

(Note: A failure to gain approval prior to the works being carried out is a serious breach of the Environmental Planning & Assessment Act 1979 which attracts penalties and may also result in legal action being taken, and orders for demolition.)

Other Matters not detailed within the Notice of Determination
The Notice of Determination does not stipulate every requirement that must be completed to satisfy New South Wales and Commonwealth legislation.

You should check, as may be relevant, with other authorities including but not limited to:

- *Workcover NSW* for work safety and asbestos requirements
- *Sydney Water – Quick Check Agent* for the provision of water and sewer services
- Energy & Gas suppliers for utility services
- *Department of Fair Trading* for advice about builders and licensing
- *Building Professionals Board* for advice about private certifiers
- *NSW Roads and Traffic Authority* for works on state roads only
- *Human Rights and Equal Opportunity Commission* for access issues
- *NSW Land and Property Information Service* for Land Title matters

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- *Australia Post* for the positioning and dimensions of mail boxes in new commercial and residential developments;

Model
If you submitted a model with the application it must be collected from the Council offices within fourteen (14) days of the date of this determination. Models not collected will be disposed of by Council.

Trade waste agreement
A Trade Waste Agreement must be obtained from Sydney Water prior to the discharge of trade wastewater to the sewer system. Trade wastewater is defined as 'discharge water containing any substance produced through industrial or commercial activities or operation on the premises'.

Waste collection
Liquid and solid wastes generated on the site must be collected, transported and disposed of in accordance with the requirements of the *Protection of the Environment Operations Act 1997*. Records must be kept of all waste disposal from the site.

Material to be removed from the site must be source separated on site to maximise recycling, and the material disposed of to an appropriate disposal and recycling facility in accordance with the approved Waste Management Plan.

Aboriginal Heritage
If in undertaking excavation or works and any Aboriginal site or object is, or is thought to have been found, all works are to cease immediately and the applicant is to contact the Aboriginal Heritage Officer for Warringah Council, and the Cultural Heritage Division of the Department of Environment and Climate Change (DECC).

On-Site Sewage Management System
This approval does not authorise the installation or operation of a new or modification of an existing on-site wastewater management system. An On-Site Sewage Management System must not be installed or operated unless an 'Approval to Install an On Site Sewage Management System' is obtained from Warringah Council.

Cost of Works
The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

Relocation of stormwater drainage
Council is not responsible for the cost of relocating Council's stormwater drainage pipes through the subject property.

Tree preservation
Where tree work has not been approved by this Development Consent the developer is notified that a general Tree Preservation Order applies to all trees in the Warringah Local Government Area. This order prohibits the ringbarking, cutting down, topping, lopping, pruning, transplanting, injuring, or wilful destruction of such trees except without the prior written consent of Council.

Storage bins on footpath and roadway
Approval is required from Council prior to the placement of any storage bin on Council's footpath and/or roadway.

Protection of Public Places
(1) If the work involved in the erection or demolition of a building:
  (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
  (b) building involves the enclosure of a public place,

a hoarding and site fencing must be erected between the work site and the public place.

(2) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
(3) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
(4) Any such hoarding, fence or awning is to be removed when the work has been completed.

(5) No access across public reserves or parks is permitted.

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Note: Prior to the erection of any temporary fence or hoarding over property owned or managed by Council, written approval must be obtained.

Road Opening Permit
The developer/applicant is to obtain a "Road Opening Permit" from Council and pay all appropriate charges prior to commencement of any work on Council property. The developer/applicant shall be responsible for all public utilities and services in the area of the work, and as such shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.

Special Permits
Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely on the property. The applicant, owner or builder must apply for specific permits available from Council. A minimum of forty-eight (48) hours notice is required for all permits except work zones, which may require additional assessment time.

- *Permit for on-street mobile plant*
  Restrictions apply to the hours of operation and the area of operation for on street mobile plant equipment (for example cranes, concrete pumps, cherry pickers). Separate permits are required for each occasion and each piece of equipment. It is the responsibility of the applicant, owner and builder to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.

- *Hoarding Permit*
  Permits are required to erect Class A, Class B and Class C hoardings. If an 'A' Class hoarding is to alienate a section of Council's property, that section will require a permit for the occupation of Council's property.

- *Storage of building materials and building waste containers (skips) on Council's property*
  Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given.

- *Kerbside restrictions, work zones*
  Existing kerbside restrictions apply. An application must be made to Council for the alteration of existing kerbside restrictions or the provision of a construction zone.

Other permits may include out of construction hours permits.

Licensing requirements for removal of bonded asbestos
Anyone who removes, repairs or disturbs bonded asbestos must hold a bonded or a friable asbestos licence, or a demolition licence in accordance with Workcover requirements and the Occupational Health and Safety Act 2000.

Pool Access
Access to pools are required to be restricted by a child resistant barrier in accordance with the regulations prescribed in all relevant Acts, Regulations and Australian Standards including:

(i) Swimming Pools Act 1992;
(ii) Swimming Pools Amendment Act 2009;
(iii) Swimming Pools Regulation 2008
(iv) Australian Standard AS1926 Swimming Pool Safety
(v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
(vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools

It is your responsibility as a land owner to ensure any fencing is maintained.

Dewatering
Where dewatering works are required on the development site during construction, the developer/applicant must apply for and obtain a bore license from the NSW Department of Water and Energy. The bore license must be obtained prior to commencement of dewatering works.

Requirement to Notify about New Contamination Evidence
Any new information revealed during works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to Council and the Principal Certifying Authority.

Flood Evacuation Plan
If your site is on flood prone land you may wish to consider the preparation of a flood evacuation plan.

Generally a Flood Evacuation Plan would be prepared by suitably qualified Engineer (e.g. Hydraulic) with a number of years experience in flood management and who is eligible for Membership to the Australian Institute of Engineers.

Some matters that you may wish to consider (but not limited to) include:

(i) a route of evacuation to higher ground and / or point of shelter
(ii) depth of water for a Possible Maximum Flood event surrounding the building
(iii) details of 'last chance' evacuation water levels / times for evacuation prior to floodwaters surrounding the building
(iv) provide details of flood warning systems and protocols
(v) details of how this information will be distributed and people educated for users of the site.

You may seek to discuss this with the State Emergency Service of NSW.

Utility Service Requirements
Where development requires the installation of, or the relocation of utility services being (but not limited to) gas, water, electricity and telecommunications, the installation of, or the relocation of utility services shall be conducted in accordance with the requirements of the relevant service provider / authority (unless stipulated by any other condition of the consent or will result in damage to threatened or endangered species defined under the Threatened Species Conservation Act).

Plant & Equipment Kept Within Site
All plant and equipment used in the erection of the building, including concrete pumps, wagons, lifts, mobile cranes, etc, shall be situated within the boundaries of the site and so placed that all concrete slurry, water, debris and the like shall be discharged onto the building site, and is to be contained within the site boundaries. This does not prevent any requirement to comply with the Protection of the Environment Operations Act.

Lighting
Illumination of the site is to be arranged in accordance with the requirements of Australian Standard 4282 - 1997 Control of the obtrusive effects of outdoor lighting so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises.

OTHER MATTERS

Child Care Centres
A license to operate a child care centre must be obtained from the NSW Department of Community Services prior to the commencement of the use of the child care centre.

Disability Access
This decision does not ensure compliance with the Commonwealth Disability Discrimination Act 1992. Applicants are strongly advised to investigate their requirements under that Act

Food Premises
Food premises are required to comply with the requirements of the Food Act 2003, the Food Standards Code and Australian Standards.

The proprietor of a food business must notify the NSW Food Authority of the details of the business. Notification may be done either online at www.foodnotify.nsw.gov.au or by lodging a completed NSW Food Authority notification form to the NSW Food Authority or Council.

Wheel washing facility
All trucks leaving the site, having had access to unpaved or contaminated areas, shall depart via a wheel wash facility in order to prevent mud, dust or debris from being deposited on Council's roads. The wheel wash facility shall be constructed prior to any truck movements occurring. Water from the wheel wash facility must not cause pollution. Any direction of Council with regard to cleaning trucks or the clean up of road pavements adjoining the site shall be complied with immediately.

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Monitoring State of Roadways
The applicant shall monitor the state of roadways leading to and from the site and shall take all necessary steps to clean up any adversely impacted road pavements as directed by Council.

Storage of Dangerous Goods
Prior to the storage of any "dangerous goods" on the premises, a copy of a license obtained from the Chemical Safety Branch of Work Cover Authority must be submitted to Council.

Storage of Flammable and Combustible Liquids
Flammable and combustible liquids must be stored in accordance with Australian Standard 1940 The Storage and Handling of Flammable and Combustible Liquids.

Noise and Vibration
The premises, including operation of vehicles, shall be conducted so as to avoid offensive noise or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

Hairdressing/Beauty Treatment/ Skin penetration Requirements
The premises must comply with the following requirements before the commencement of business:

A hand wash basin with warm water delivered through a common spout must be provided in the treatment area. The hand wash basin must be provided with liquid soap and paper towel.

The wall behind the hand wash basin from the floor to a height of 450mm above the top of the washbasin and from the centre of the washbasin to a distance of 140mm beyond each side of the wash basin, must be finished with a material that is durable, smooth, impervious to moisture and capable of being easily cleaned (eg tiles).

The premises must be provided with washing, drainage, ventilation and lighting that are adequate for the carrying out of hairdressing/beauty treatment/skin penetration procedures.

The floor coverings must be smooth and impervious.

All furniture, shelves and fittings must be constructed of, or covered with a material that is smooth, impervious to moisture and capable of being easily cleaned.

Adequate lockers must be provided for the storage of employees clothing and personal effects.

The premises must be provided with facilities that are adequate for the purpose of storing of hairdressing/beauty treatment/skin penetration appliance and utensils.

The premises must be provided with a sink sullied with hot and cold water for washing equipment.

Food Premises Construction Requirements
The food premises must comply with the following specific construction requirements:

i. Solid walls must be provided in all food handling areas (solid includes brick, cement and foam filled preformed panels);

Walls in food preparation and wash up areas must be finished with a smooth and impervious surface to a height of at least 2 metres.

Hand wash basins must be provided with warm water delivered through a common spout with taps that are hands free operation;

Coving with a radius of 25mm must be provided between all floor and wall joints in food handling areas;

The open space between the top of the coolroom and the ceiling must be fully enclosed and kept insect and pest proof;

The coolroom must be able to be opened from the inside with out a key and fitted with an alarm that can only be operated from within the coolroom;

The doors to the toilet air lock and toilet compartment must be tight fitting and self closing;

The rear external door must be self closing or be provided with a fly screen that is self closing;

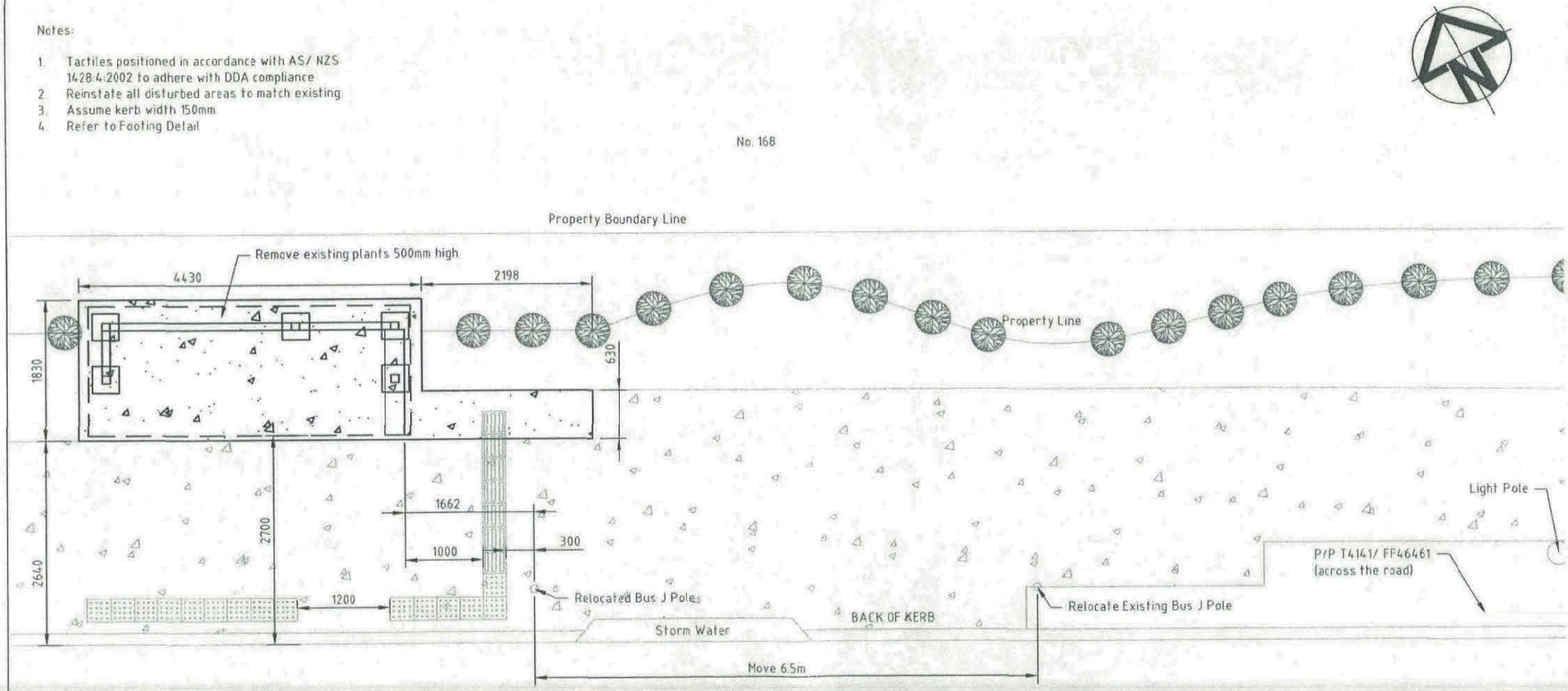
Where cooking or extensive heating processes or such other processes as may be specified are carried out in food preparation areas, an approved mechanical ventilation system shall be installed and operated in accordance with AS 1668 part 1 & 2.

Legionella Control
Cooling towers, warm water systems, water cooling systems must be registered with the Council. Details of registration are to be provided to the Council prior to operation.

SITE LOCATION: N/S Pittwater Rd W/O Aitken Ave, North Manly				REV C (10/03/11)
SITE NUMBER: 04943	BUS STOP: 210047	SCALE: 1:50	PAPER SIZE: A3	A 6/10/10 TK DRG Created B 23/02/11 NC DRG Amended C 10/03/11 NC DRG Amended

Notes:

1. Tactiles positioned in accordance with AS/ NZS 1428.4:2002 to adhere with DDA compliance
2. Reinstate all disturbed areas to match existing
3. Assume kerb width 150mm
4. Refer to Footing Detail



THIS PLAN IS TO BE READ IN CONJUNCTION WITH

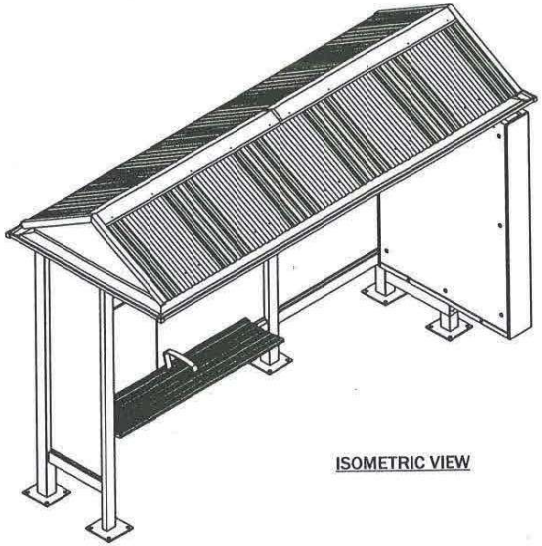
DA 2011 / 0388

WARRINGAH COUNCIL

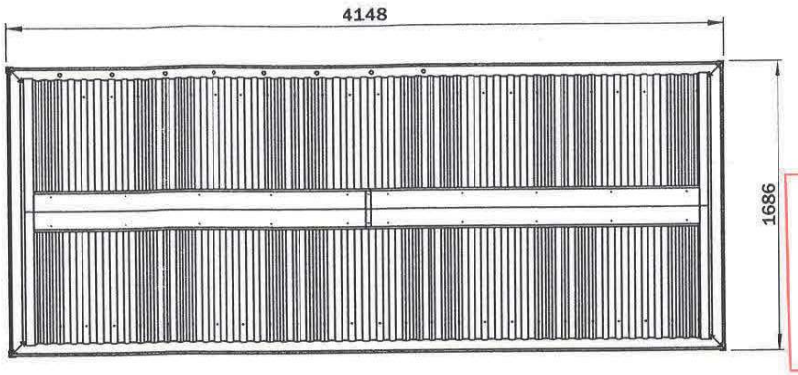
Drawing Description - Proposed

ADSHEL

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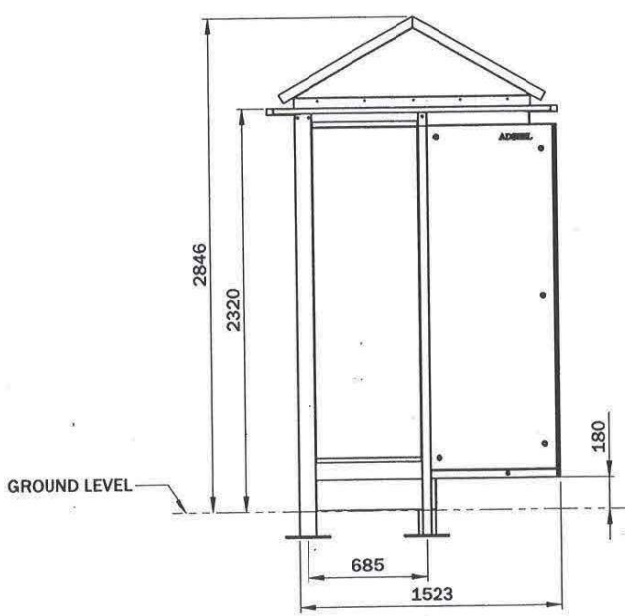


ISOMETRIC VIEW

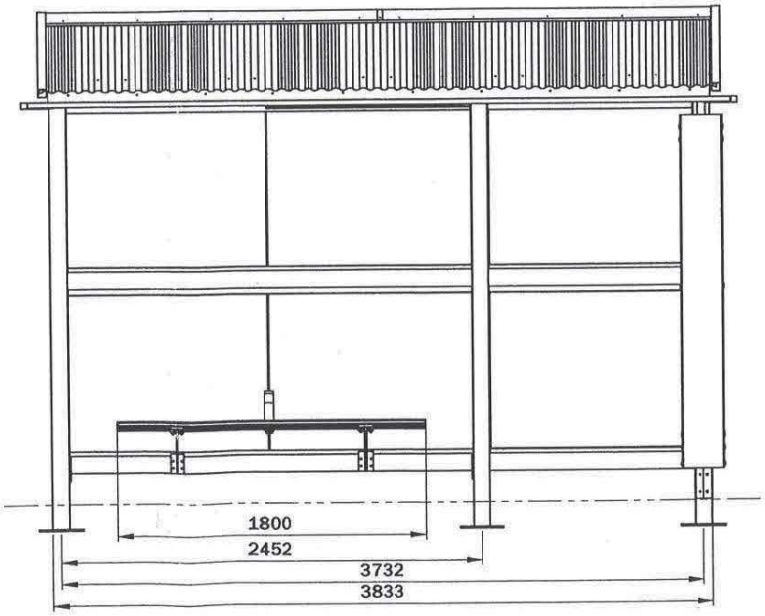


PLAN VIEW

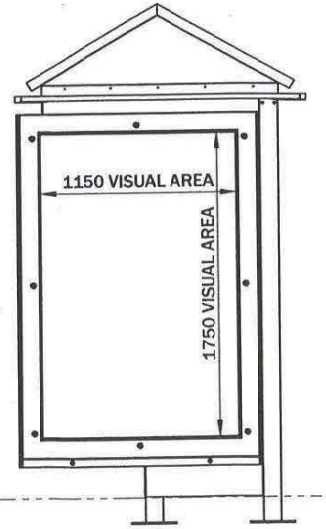
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SIDE ELEVATION



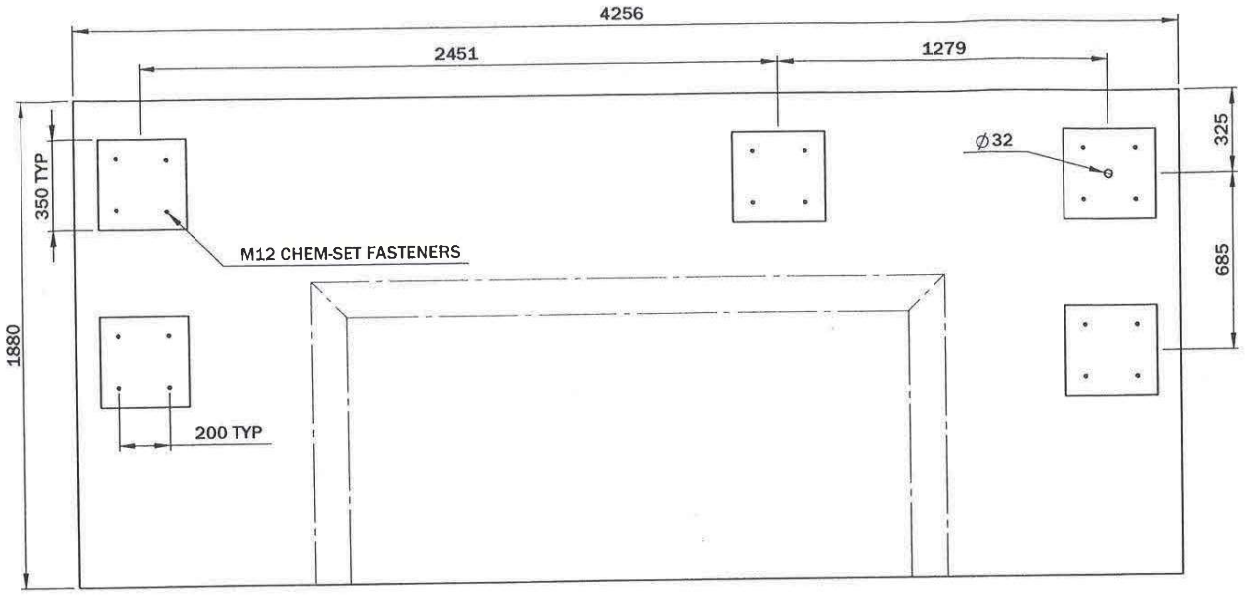
FRONT ELEVATION

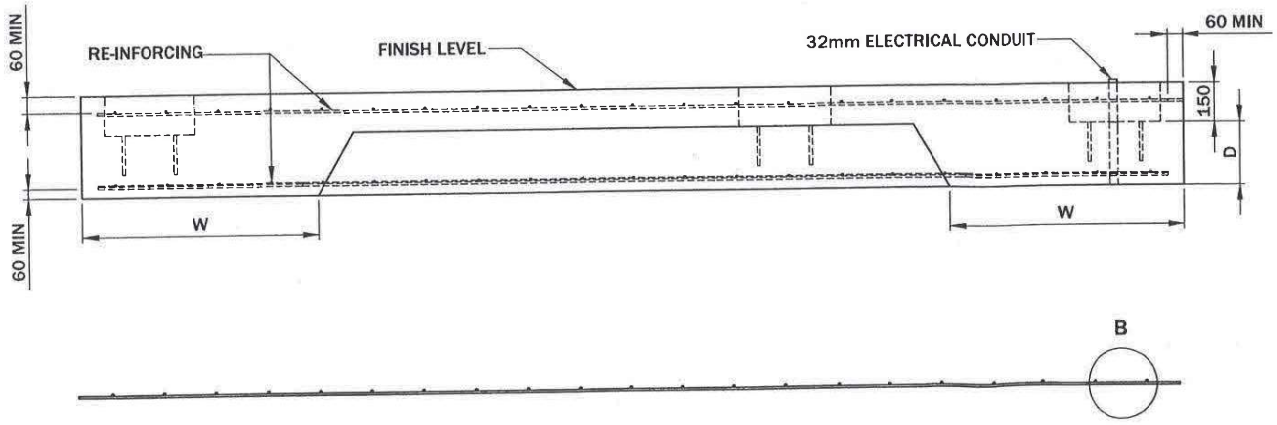


SIDE ELEVATION

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS - XX - INDICATES DIMENSION SYMMETRIC ABOUT CENTRELINE	TOLERANCES: LINEAR: ± 0.5mm ANGULAR: ± 0.5°	DRAWN: SB	DATE: 18/11/2008	ADSHEL The Forum Level 11 205 Pacific Highway St Leonards NSW 2065 t: (+612) 8425 7200 f: (+612) 8425 7222	TITLE: OPTISHEL VILLA AD-MAINS-FULL BACK	DRAWING NO: ELEVATION VIEWS 50416		
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		MANUFACTURING: -	REV DATE:					

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CONDUIT LOCATIONS ARE CRITICAL

CONCRETE REQUIREMENTS:

- MPA25
- SLUMP 80mm
- MAXIMUM AGGREGATE = 20mm
- MINIMUM DENSITY = 2400kg/mm3

RE-INFORCEMENT:

- MINIMUM COVER OF RE-INFORCEMENT = 60mm

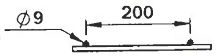
FASTENERS:

- 4 off M12 CHEM-SET FASTENERS PER UPRIGHT, MINIMUM EMBEDMENT = 150mm

DIMENSIONS BASED ON METRO MkII CERTIFIED FOOTING

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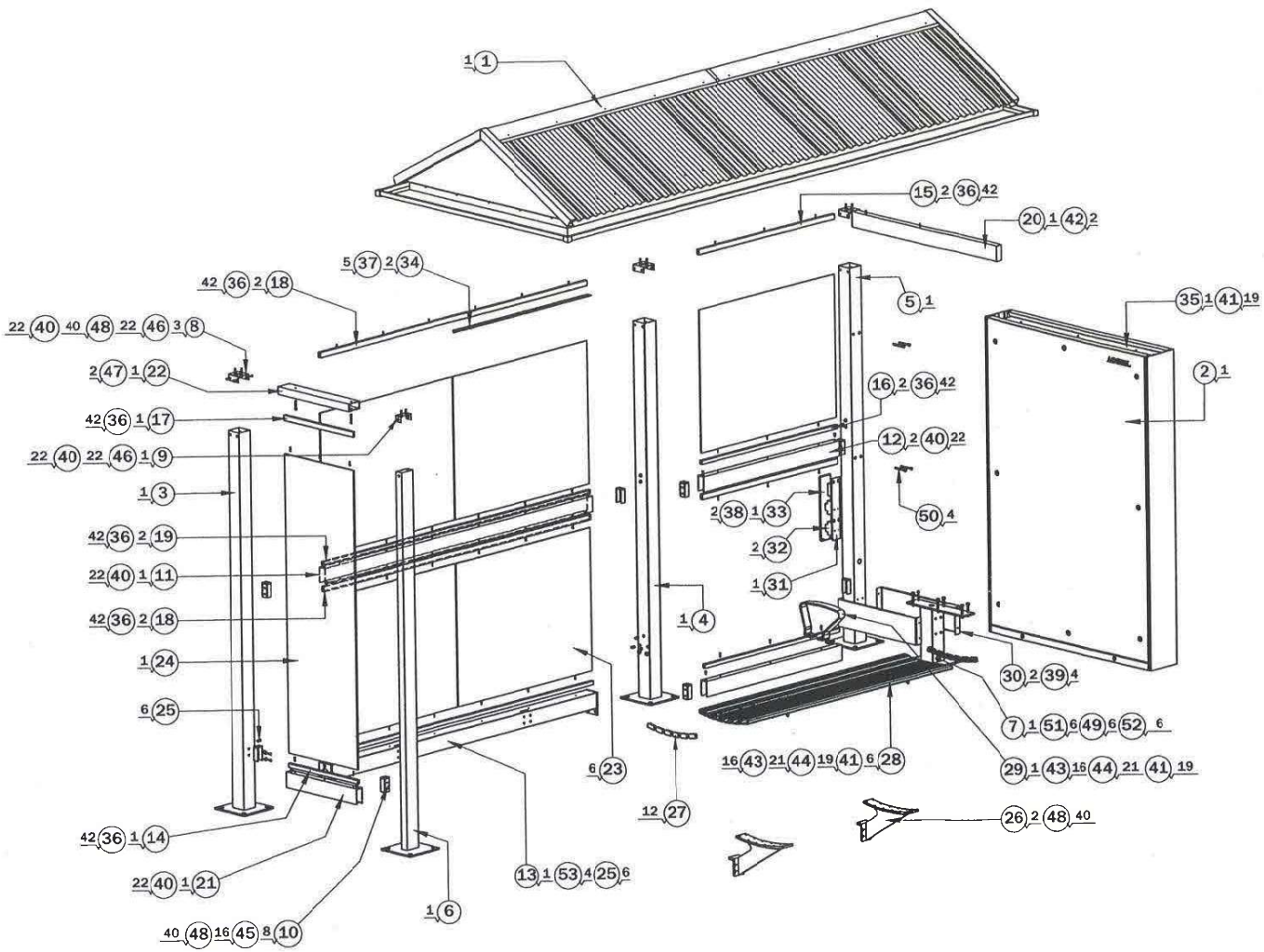
REGION	DESCRIPTION	ULTIMATE WIND SPEED (m/s)	W (mm)	D (mm)	RE-INFORCEMENT TOP & BOTTOM
A	NORMAL	50	910	240	RF92 MESH
B	INTERMEDIATE	60	1250	240	RF92 MESH



DETAIL B
MESH SIZE 200 x 200 x 9mm

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS = XX = INDICATES DIMENSION SYMMETRIC ABOUT CENTRELINE	TOLERANCES: LINEAR: ± 0.5mm ANGULAR: ± 0.5°	DRAWN: SB	DATE: 18/11/2008	ADSHEL The Forum, Level 11, 205 Pacific Highway St Leonards NSW 2065 t: (+612) 8425 7200 f: (+612) 8425 7222	TITLE: OPTISHEL VILLA AD-MAINS-FULL BACK	DRAWING NO: FOOTING DETAIL 50416		
CAD GENERATED DRAWING DO NOT MANUALLY UPDATE DO NOT SCALE DRAWING		CHECKED: -	DATE:		DRAWING TYPE: General Assembly	MATERIAL:	FINISH:	SIZE: A3 / SCALE: 1:20 / SHEET: 3
		MANUFACTURING: -	REV DATE:					

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BOM Table

ITEM NO.	QTY.	DRAWING NUMBER	DESCRIPTION	MATERIAL
1	1	50056	VILLA ROOF ASSEMBLY - MAINS SUPPLY	ALUMINIUM
2	1	11550	UNIVERSAL SUPERLITE DSFS	VARIOUS
3	1	12234	UPRIGHT A	ALUMINIUM
4	1	50193	UPRIGHT G	ALUMINIUM
5	1	12236	UPRIGHT C	ALUMINIUM
6	1	12233	UPRIGHT D	ALUMINIUM
7	1	50005	UPRIGHT E	ALUMINIUM
8	3	12241	REAR UPRIGHT BRACKET	SS
9	1	12240	FRONT UPRIGHT BRACKET	SS
10	8	11571	MID&BOTTOM RAIL BRACKET	SS
11	1	50019	MID RAIL LONG	ALUMINIUM
12	2	11570	MID RAIL	ALUMINIUM
13	1	12230	SEAT RAIL	ALUMINIUM
14	1	11582-1	U GLASS HOLDER 1	ALUMINIUM
15	2	11584-2	U GLASS HOLDER 2	ALUMINIUM
16	2	11582-2	U GLASS HOLDER 3	ALUMINIUM
17	1	50022	U GLASS HOLDER 5	ALUMINIUM
18	2	12288	UPPER LONG U GLASS HOLDER	ALUMINIUM
19	2	50000	LOWER LONG U GLASS HOLDER	ALUMINIUM
20	1	12281	UPPER PANEL SUPPORT	ALUMINIUM
21	1	12280	LOWER WINDBREAK SUPPORT	ALUMINIUM
22	1	12279	UPPER WINDBREAK SUPPORT	ALUMINIUM
23	6	11577	BACK GLASS	TOUGHENED SAFETY GLASS
24	1	11578	WINDBREAK GLASS	TOUGHENED SAFETY GLASS
25	6	50033	DOWEL SCREW	SS
26	2	50026	SEAT SUPPORT RATIONALISED	ALUMINIUM CAST
27	12	50004	SEAT END CAP	PP WITH UV PLASTIC
28	6	11575	SEAT SLAT	ALUMINIUM EXTRUSION
29	1	11574	ARM REST	ALUMINIUM
30	2	50030	BASE CLADDING	ALUMINIUM
31	1	12297	ELECTRICAL PLATE	ALUMINIUM
32	2	-	RCD_MCB	-
33	1	50456	COVER PLATE 2	ALUMINIUM
34	1	11968	LED LIGHT SYSTEM	ALUMINIUM
35	1	10668	LIGHTBOX TOP CHANNEL	ALUMINIUM
36	42		#10 x 1" PHILLIPS SELF DRILLING SCREW	
37	5		#8 X 1/2" PHILLIPS SELF DRILLING SCREW	
38	2		M6 X 16 C'SNK SOCKET HD SCREW	
39	4		M6 X 16 BUTTON SOCKET HD SCREW	
40	22		M6 X 20 C'SNK SOCKET HD SCREW	
41	19		M6 X 25 HEX HD SCREW	
42	2		M6 X 25 SHCS	
43	16		M6 NYLOCK NUT	
44	21		M6 PLAIN WASHER	
45	16		M8 X 25 HEX HD SCREW	
46	22		M8 X 35 SHCS	
47	2		M8 X 50 SHCS	
48	40		M8 PLAIN WASHER	
49	6		M10 X 80 HEX HD SCREW	
50	4		M10 X 80 SHCS	
51	6		M10 PLAIN WASHER	
52	6		M10 FULL NUT	

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QTY 0 - ITEM NO.

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= XX = INDICATES DIMENSION SYMMETRIC ABOUT CENTRELINE

TOLERANCES:
LINEAR: ± 0.5mm
ANGULAR: ± 0.5°

CAD GENERATED DRAWING
DO NOT MANUALLY UPDATE
DO NOT SCALE DRAWING

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CHECKED: - | DATE:
MANUFACTURING: - | REV DATE:

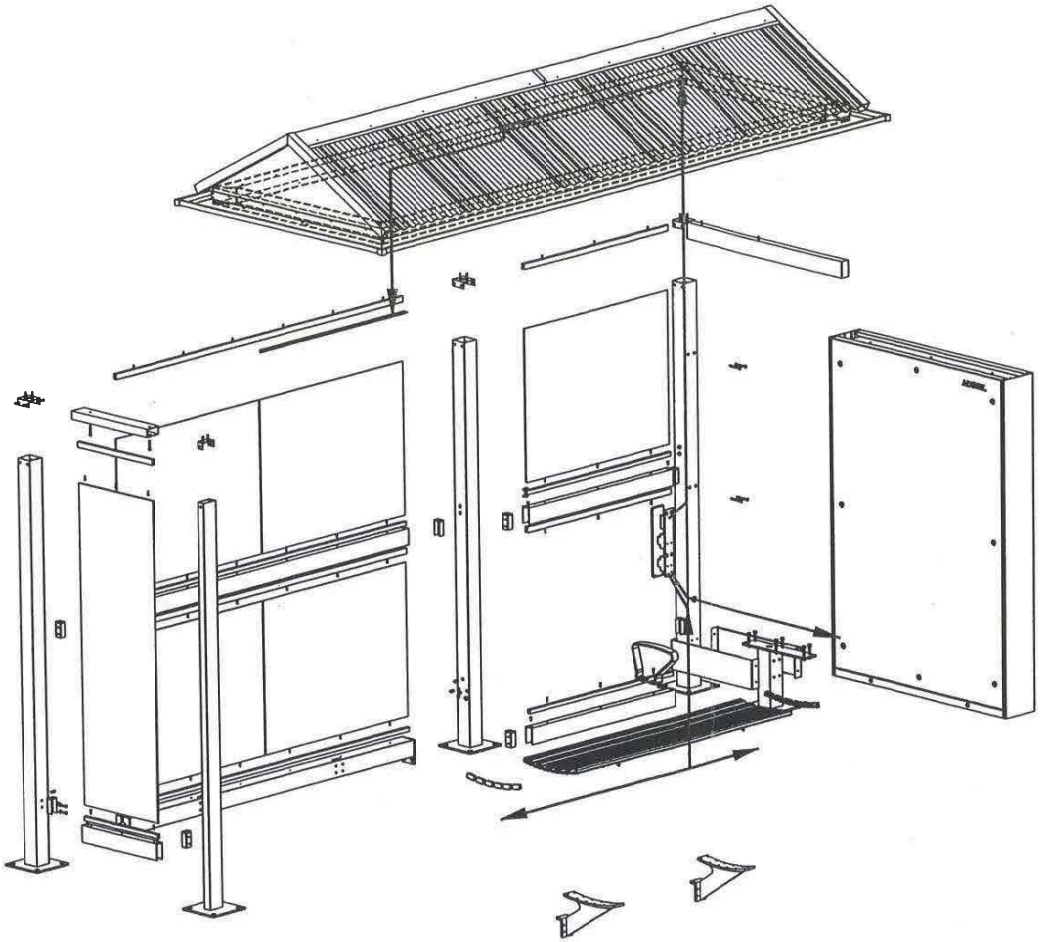
ADSHEL
The Forum, Level 11, 205 Pacific Highway
St Leonards NSW 2065
t: (+612) 8425 7200 f: (+612) 8425 7222

TITLE:
OPTISHEL VILLA
AD-MAINS-FULL BACK

DRAWING NO:
EXPLODED ASSEMBLY
50416

DRAWING TYPE: General Assembly | MATERIAL: | FINISH: | SIZE: A3 | SCALE: 1:30 | SHEET: 4

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KEY:

SUPPLY = 240V

LOAD / LIGHTS = 12V

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CAD GENERATED DRAWING DO NOT MANUALLY UPDATE DO NOT SCALE DRAWING		CHECKED: -	DATE:					
		MANUFACTURING: -	REV DATE:		DRAWING TYPE: General Assembly	MATERIAL:	FINISH:	SIZE: A3 / SCALE: 1:30 / SHEET: 5

210047

Warringah Council

Development Application

Made under the Environmental Planning and Assessment Act 1979 (Section 78A), Roads Act 1993 (Section 138) and Local Government Act 1993 (Section 68)

Address the application to:

- ☒ The General Manager Warringah Council Civic Centre, 725 Pittwater Rd Dee Why NSW 2099

Or

- ☒ Customer Service Centre Warringah Council DX 9118 Dee Why

If you need help lodging your application:

- ☒ Phone our Customer Service Centre on (02) 9942 2111 or come in and talk to us

MASTERCOPY

Office Use Only

Locality

DA2011/0388

☐ Owners Consent ☐ Flood Zone
☐ Lot and DP ☐ Riparian Zone
☐ 40m Buffer ☐ Vegetation/ Threatened
☐ Acid Sulfate ☐ Wave Impact
☐ Bushfire Zone ☐ Coastal Zone
☐ Heritage ☐ 100m MHWM
☐ Slip Zone

February 11

Warringah Council Received 21 MAR 2011 Signature

For applicable fees and charges, please refer to Council's website: www.warringah.nsw.gov.au or contact our Customer Service Centre.

Privacy and Personal Information Protection Notice

The personal information requested in this form is required by or under the Environmental Planning and Assessment Act 1979 and will only be used by Warringah Council in connection with the requirements of that Act and any other relevantly applicable legislation relating to the subject-matter of this application. The information is being collected for the following purposes, namely, to enable us to (1) process and determine your application; (2) contact you in relation to your application should that be necessary; and (3) keep the public informed by making the application publicly accessible. If you do not provide the information, Council will not be able to process your application, and your application will be rejected.

Your application will be available to Councillors and Council Officers. Members of the public have certain rights of access to information and documents held by Council under the Government Information (Public Access) Act 2009 (GIPA), and under the Privacy and Personal Information Protection Act 1998 (NSW) to the extent permitted by those Acts.

Warringah Council is to be regarded as the agency that holds the information, which will be stored on Council's records management system or in archives and may be displayed on E-Services Online (except as regards to personal particulars). You have a right to access information within the meaning of the Privacy and Personal Information Protection Act 1998 (NSW) on application to Council, and to have that information updated or corrected as necessary. Please contact Warringah Council if the information you have provided is incorrect or changes or if access is otherwise sought to the information. In addition, a person may request that any material that is available (or is to be made available) for public inspection by or under the Local Government Act 1993 (NSW) be prepared or amended so as to omit or remove any matter that would disclose or discloses the person's place of living if the person considers that the disclosure would place or places the personal safety of the person or of members of the person's family at risk. Any such request must be made to Council's General Manager: see s.739 of the Local Government Act 1993 (NSW).

Part 1 Summary Applicant(s) Details

Applicant(s) name [redacted]

Owner(s) name ADSHEL STREET FURNITURE

If any owner/applicant of this development application is a current employee or elected representative of Warringah Council.

Warringah Council employee Yes ☐ No ☑ Elected representative Yes ☐ No ☑

Full applicant details to be completed in Part 3 of the application form.

Part 2 Application Details

2.1 Location of the property

We need this to correctly identify the land. These details are shown on your rates notice, property title etc.

Unit no. [ ] House no. [ ] Street [2100 47 ~~NORTH MANLY~~ PITTWATER RD

Suburb [NORTH MANLY]

Legal property description [Lot: Sect: DP/SP:] This information must be supplied.

2.2 Description of work

Please describe briefly everything that you want approved by the Council, including signs, hours of operation, use, subdivision, demolition etc.

☐ Use of land/building ☐ Erect a building ☐ Subdivision

☐ Carrying out of works ☐ Demolition ☑ Other

Details: Installation of bus shelters as per contract

2.3 Estimated cost of work

This section must be completed and the relevant requirements supplied at lodgement.

Estimated cost of work: $ 10,000

One of the following must be supplied (for calculating development application fees section 94 development contributions and other associated fees). Please tick box:

☐ Provide builder's quote (including builder's licence number).

☐ Use average costs and m² formula below to calculate estimated cost of works.

What is the area of floor space affected by this application?

What is the area and volume of the swimming pool if one is proposed?

What is the total estimated cost of the development based upon $3000/m² of house construction, $1800/m² of swimming pool area and $1500/m² of outbuildings, cabana and decks?

☑ Have a suitably qualified person (estimator, quantity surveyor etc.) sign the form to certify the estimated cost of works.

see attached letterhead

Signature of qualified person certifying value of work.

Print name and qualifications / builder's licence number.

Estimated cost of works $100,000 or greater (for calculating section 94A development contributions):

☐ **In addition** to fulfilling one of the above requirements, for works of $100,000 or greater the **'Cost Summary Report'** form must be completed.

For further information visit Councils website at: www.warringah.nsw.gov.au, Planning and Development, Online Forms, Development Applications, Cost Summary Report - Greater Than $100,000

Part 2 Application Details

2.4. Collection of determination

Do you seek to collect the determination from Council? Yes ☐ No ☑

Note: You are advised that if you do not collect the determination from Council, it will be sent via standard post. If the determination is lost/misplaced Council will charge a fee for copying the determination in accordance with Council's adopted fees and charges schedule (this process can take up to 10 working days)

2.5 Integrated development

Is this application for integrated development?

Please tick appropriate boxes.

Yes ☐ No ☑

Integrated development is development that requires licences or approvals from other consent authorities. Most forms of development will not be 'integrated'. See Part 4, Division 5, section 91 of the Environmental Planning and Assessment Act 1979 -www.legislation.nsw.gov.au.

Fisheries Management Act 1994 ☐ s144 ☐ s201 ☐ s205 ☐ s219

Aquaculture
Does your proposal involve the cultivation of fish, shellfish, crustaceans, seaweeds, or other aquatic organisms for commercial purposes (but not including a pet shop or aquarium)?

- ☐ No
- ☐ Yes You will need a permit under section 144 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

Excavation or filling of a waterway
Does your proposal involve any excavation or filling of the bed of a natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland), with any earth, soil, rock, rubble, concrete, timber or bricks etc? This does not include works within farm dams, urban ponds, irrigation channels, stormwater ponds, sewage treatment ponds etc.

- ☐ No
- ☐ Yes You will need a permit under section 201 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

Harm to Marine Vegetation
Does your proposal involve any disturbance, damage or harm to marine vegetation including seagrasses, mangroves and seaweeds) on public water land or private land which is adjacent to public water land, including by shading them with an overhead structure (eg jetty or pontoon)?

- ☐ No
- ☐ Yes You will need a permit under section 205 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

Obstruct Fish Passage
Does your proposal involve the construction of any structure such as a weir, dam, floodgate, culvert or causeway across any natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland)?

- ☐ No
- ☐ Yes You will need a permit under section 201 or 219 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

Heritage Act 1977 ☐ s58

Mine Subsidence Compensation Act 1961 ☐ s15

Mining Act 1992 ☐ s63 ☐ s64

National Parks and Wildlife Act 1974 ☐ s90

Petroleum (Onshore) Act 1991 ☐ s9

Protection of the Environment Operations Act 1997 ☐ s43(a),(b),(d) ☐ s47 ☐ s48 ☐ s55 ☐ s122

Roads Act 1993 ☐ s138

Rural Fires Act 1997 ☐ s100B

Water Management Act 2000 ☐ s89 ☐ s90 ☐ s91

Part 2 Application Details

2.6 Staged development

Are you applying for a staged development?

Yes ☐ No ☑

If you answered Yes to this question, please attach details

2.7 Approval under s68 Local Government Act 1993

To view section 68 of the Local Government Act 1993 go to www.legislation.nsw.gov.au, or contact Council on 9942 2111

Does this application seek approval for one or more of the matters listed in section 68 of the Local Government Act 1993?

Yes ☐ No ☑

If you answered yes to this question, please attach details.

Note: Approval for matters listed in the section must be obtained from Council prior to any works commencing on site.

2.8 Approval under s138 Roads Act 1993

To view section 138 of the Roads Act 1993 go to www.legislation.nsw.gov.au, or contact Council on 9942 2111

Does this application seek approval for one or more of the matters listed in section 138 of the Roads Act 1993?

Is there any form of alteration to Council's road reserve proposed? E.g. driveway, footpath reconstruction, drainage connection.

Yes ☐ No ☑

Note: Full details of any roadworks, proposed driveway crossings, drainage connections and the like are to be provided with the development application.

2.9 Combined development application and construction certificate

A construction certificate will be required before any works can commence.

Yes ☑ No ☐

A construction certificate can be issued by Council or by a private accredited certifier. If you would like Council to issue this certificate, additional fees and documentation are required. It is not necessary to apply for a construction certificate now; however a certificate will be required prior to any works commencing.

NOTE:

- ▣ Council does not recommend submission of joint applications. Development consent may change the design detail of your proposal. If this development application is refused the construction certificate, will likewise be refused. Development consents may be subject to conditions which modify the plans. A construction certificate cannot be issued until it is in accordance with the development consent.
- ▣ Should there be an unreasonable delay in submitting updated plans following issue of consent, the construction certificate may be refused.

2.10 Number of dwelling units / gross floor area

Medium Density/Multi-Unit Development

	Existing	Proposed
Bed-sitter units, attached dwellings, etc	n/a	
1 bedroom units, attached dwellings, etc	n/a	
2 bedroom units, attached dwellings, etc	n/a	
3 bedroom units, attached dwellings, etc	n/a	
4 or more bedroom units, attached dwellings,	n/a	
Total gross floor area (commercial/retail/residential)	n/a	
Number of storeys	n/a	

Part 2 Application Details

2.11 Building materials (If applicable)

Tick more than one if necessary.

Roof	Walls	Floor
☐ 10 Tiles	☐ 11 Double Brick	☐ 40 Timber
☐ 20 Slate/Concrete	☐ 12 Brick Veneer	☑ 20 Concrete
☐ 30 Fibre Cement	☐ 20 Stone/Concrete	☐ 90 Other
☑ 60 Steel	☐ 30 Fibre Cement	
☐ 60 Aluminium	☐ 40 Timber	
☐ 90 Other	☐ 60 Steel	
	☐ 60 Aluminium	
	☑ 90 Other	

2.12 Current use

This information is imperative for a development application.

If you do not know the answers, state so clearly.

Current or last known use: currently use by public for bus stop.

Is this use still operating? Yes ☑ No ☐

If the premises are currently vacant, when did the last use cease? ☐

If you are relying on existing use rights for your approval, the onus is on you to prove that the use was lawful, and that it is still current.

2.13 Proposed use of the building if changing use

What will be the principal use of the building if this application is approved.

Tick more than one if necessary.

- ☐ Single dwelling
- ☐ Outbuildings, garages, pergolas, pools, signs
- ☐ Residential flats, serviced apartments, attached dwellings
- ☐ Hotel, motel, boarding house, hostel
- ☐ Offices (commercial)
- ☐ Retail factory, service station
- ☐ Warehouse, showroom
- ☐ Public buildings, halls, educational, laboratories
- ☑ Other (please describe) From bus stop to bus shelter

2.14 Operating details

Note: Not applicable for residential use.

	Existing	Proposed
Number of staff/employees	n/a	n/a

Operating hours:	Existing	Proposed
Mondays	n/a to	to
Tuesdays	to	to
Wednesdays	to	to
Thursdays	to	to
Fridays	to	to
Saturdays	to	to
Sundays	to	to

Parking and loading facilities:	Existing	Proposed
Number of parking spaces	0	0
Number of loading spaces	0	0

Part 2 Application Details

2.15 Heritage and conservation

If you have answered yes to any of these questions, a heritage impact statement will be required. Details are outlined in the application checklist.

If you are unsure about the heritage status of the building please contact Council on 9942 2111.

Is the building an item of environmental heritage or in a conservation area?	☐ Yes	☑ No
Are you demolishing all or any part of the building?	☐ Yes	☑ No
Are you altering or adding to any part of the building?	☐ Yes	☑ No

2.16 Trees

Drip line is the outermost edge of the canopy of the tree.

Does the proposed development involve works within the drip line of a tree? (either on your property or an adjoining site)	☐ Yes	☑ No
Does this proposal involve removal of tree(s)?	☐ Yes	☑ No

2.17 Disclosure of political donations and gifts

Note: gift means a gift within the meaning of section 84 of the Election Funding & Disclosures Act 1981. Failure to disclosure relevant information is considered an offence under Part 6 Section 96H of the Election Funding and Disclosures Act 1981.

Under section 147 of the Environmental Planning and Assessment Act 1979 any reportable political donation to an elected representative of Warringah Council (Mayor or Councillor) and/or any gift to an elected representative or Warringah Council employee within a two (2) year period commencing two (2) years before the date of this application and ending when the application is determined must be disclosed.

Are you aware of any person with a financial interest in this application who made a reportable donation or gave a gift in the last two (2) years? ☐ Yes ☑ No

If yes, complete the Political Donation Declaration and lodge it with this application. If no, in signing this application I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of its determination.

For further information visit Councils website at:
www.warringah.nsw.gov.au/plan_dev/PoliticalDonationsBill.aspx

2.18 Checklist

The details sought in the accompanying checklist must be provided. If you are planning a major development, or developing land that may be environmentally sensitive you will also need to seek advice from Council's staff as additional information may be required. On-site inspections are carried out prior to the assessment of any application. As a result of this inspection further information may be required. A Council officer will contact you soon after their initial inspection if this is the case.

A COMPLETED CHECKLIST MUST BE SUBMITTED WITH THIS APPLICATION. FAILURE TO PROVIDE ALL REQUIRED DOCUMENTATION OF AN ACCEPTABLE STANDARD WILL RESULT IN YOUR APPLICATION BEING REJECTED FOLLOWING AN INITIAL REVIEW BY PLANNING STAFF.

ADSHEL CHECKLIST.

Warringah Council

Development Application Checklist

Required	Supplied Yes	Supplied No
Contact Council if you are unsure what details will be required for your development application.		
PREPARING YOUR APPLICATION	☑	☐
☑ Four (4) copies of all documentation, including the application form are required. Only one copy of the checklist is required. Additional copies of documentation may be requested. Highlight in colour all proposed additions/amendments on the plans.		
Or		
☐ Major development: new commercial, industrial and residential flat buildings. Seven (7) copies of all documentation, including the application form are required. Only one (1) copy of the checklist is required. Additional copies of documentation may be requested. Highlight in colour all proposed additions/amendments on the plans.		
APPOINTMENT TO LODGE YOUR APPLICATION	☑	☐
☑ Please phone a quality development applications officer on 9942 2749 to make an appointment to lodge your application.		
☑ Please fold all plans to A4 size and make up complete sets. Each set is to contain one (1) copy of every document. Notification plans (A4 copies) are to be kept separate.		
☑ **FOR ALL PLANS (INCLUDING AMENDED SUBMISSIONS)**	☑	☐
▣ Highlight in colour all proposed additions/amendments on all sets of plans ▣ Building, parts of building to be demolished are to be indicated using a dotted line ▣ Plans must be drawn to scale (preferably 1:100 or 1:200).and the scale identified on each plan ▣ Illegible drawings will not be accepted		
The following information should be included on all plans and documents:		
▣ Applicant(s) name(s) ▣ Property address (block/house/shop/flat number) ▣ Lot number, section number and Deposited Plan / Strata Plan number ▣ Measurements in metric ▣ The position of true north ▣ Draftsman/architect name, date, plan name and number, plan version, and revision		
☒ **CD / DISC**		
▣ For any document containing 10 or more pages, an electronic copy of that document is also to be provided in PDF format on CD / disc. One file for each document or plan, file name to include: document name, plan type, description and number (including version) and date. eg. Architectural, North Elevation, p1/9,15/12/06.	☐	☑ NO CD — RECEIVED.

Required	Supplied	
	Yes	No

A4 PLANS FOR NOTIFICATION PURPOSES — Yes ☑ No ☐

Notification plans are to be submitted with most applications (see exceptions below).

- ▣ Provide seven (7) copies of A4 reductions of site plan and elevations (preferably 1 page), to be double- sided (excluding floorplans).
- ▣ Plans are to be legible, including dimensions and wording.
- ▣ These plans need not include interior detail that may affect your rights to privacy. However if such plans are provided, then the signature on the Development Application Form acknowledges and accepts that all relevant A4 plans submitted will be used for public notification purposes.

NON-NOTIFICATION CHECKLIST — Yes ☐ No ☑

Please note that under Warringah Development Control Plan 2008 (Schedule 3) certain applications maybe exempt from notification. If you believe that this applies to your application, please submit the appropriate non-notification checklist available from www.warringah.nsw.gov.au/Planning and Development/Online forms/Development Applications.

SURVEY PLAN — Yes ☐ No ☑

A survey plan by a registered surveyor is to be submitted with all applications (except where a change of use is proposed without any external works).

Information should include:

Plan to scale 1:100 or 1:200

- ▣ Plan to show all existing structures
- ▣ Location/position of all buildings/structures on adjoining land (showing street number and street address), floor levels, window levels and locations, and ridge heights of those buildings or structures at the boundary
- ▣ Levels – contour and spot levels drawn to Australian Height Datum (AHD)
- ▣ Existing height of buildings relative to a nominated fixed datum (AHD).
- ▣ Plans to show the exact location of all trees greater than 5m in height and/or 3m in canopy spread, the reduced level at tree base and height
- ▣ Location of all trees greater than 5m in height and/or 3m in canopy spread located on adjoining properties, within 5m of the subject property boundary
- ▣ Easements and rights of way including common or party walls

Note: An assumed datum may sometimes be sufficient for very minor development (that does not alter building height). The assumed datum point must be shown on the site plan and relative levels (RLs) on section and elevation plans.
Please check with planning staff if an assumed datum is appropriate for your development application.

SITE ANALYSIS PLAN — Yes ☑ No ☐

A site plan must be submitted with all applications.

A site plan is a birds-eye view of the existing and proposed development on the site, showing the position of the development in relation to boundaries and neighbouring developments. To be submitted with all applications.

The site plan should include:

- ▣ Plan to scale 1:100 or 1:200
- ▣ Dimensions in metric
- ▣ Highlight in colour proposed works
- ▣ Measurements including: length, width and site area of land, both existing and proposed
- ▣ Location and dimensional distances of the new and existing buildings in relation to site boundaries

Required	Supplied	
	Yes	No
▣ Location of all buildings/structures on adjoining land (showing street number and street address)		
▣ Location and dimensional distances of all impervious areas (hard surfaces e.g. driveways, paved areas etc.)		
▣ Location of any existing and proposed fences and landscaping features such as swimming pools and retaining walls		
▣ Vegetation and natural features		
▣ Location and capacity of any existing and proposed rainwater tanks		
▣ Location of car parking, pedestrian and vehicle access (indicating gradients and extent of cut and fill - engineering details may be required)		
▣ Where driveways or other alterations are proposed to Council's infrastructure, detailed sections of gradients and levels must be provided for assessment purposes. This may necessitate long sections of the footpath or sections to the centre line of the road reserve.		
▣ Location of existing and proposed stormwater drainage details including easements (Council and private)		
▣ Location of any stormwater pits or lintels in the street adjacent to the proposal		
▣ Utilities including easements services		
▣ Location of any utility manholes and power poles, street trees, cross overs and bus stops on the adjacent nature strip		
▣ Erosion controls to be implemented		
▣ Site safety and security fencing during construction		
▣ Views to and from the site		
▣ Views and solar access enjoyed by adjacent residents		
▣ Location of any adjoining owner windows facing your development, particularly those within 9m of the site abutting secluded private open space		
▣ Orientation, microclimate and noise sources		
▣ Soil and geological characteristics		
▣ Heritage and archaeological features		
▣ Locality boundaries if multiple localities apply		
▣ Contours at one (1) metre intervals		
▣ Width of road reserve		
▣ **Measurements including**		
▣ Length, width and site area of land, both existing and proposed		
▣ Width of road reserve		
▣ Distance from external walls and outermost part of proposed building to all boundaries		
▣ Approximate distance from proposed building to neighbouring buildings		
☒ **FLOOR PLAN**	☐	☑
A floor plan is a birds-eye view of your existing and/or proposed layout of rooms within the development.		
Floor plans should include:		
▣ Plan to scale 1:100 or 1:200		
▣ Dimensions in metric		
▣ Floor levels and steps in floor levels. (reduced levels)		
▣ Proposed room names, areas and dimensions		
▣ Locations and sizes of windows and doors		
▣ Wall structure type and thickness		
▣ Location of plumbing fixtures (where possible)		
▣ Access and facilities for persons with a disability		
▣ Existing floor plan, room names and use (if relevant)		

Required	Supplied	
	Yes	No
ELEVATION PLAN Elevation plans are a side-on view of your proposal. Include drawings of all affected elevations (north, south, east and west facing) of your development. Elevation plans should include: ▣ Plan to scale 1:100 or 1:200 ▣ Dimensions in metric ▣ Reduced Levels (AHD) for ridge, ceiling, floor and ground as a minimum ▣ Indicate height limit as defined in 'Locality Statement' ▣ Indication of natural ground level ▣ Outline of existing buildings/development on site (shown dotted) ▣ Window sizes and locations ▣ Chimneys, flue exhaust vents, duct inlet or outlet ▣ Rainwater tanks ▣ Stormwater drainage pipes (downpipes and guttering) ▣ Location of all buildings/structures on adjoining land (showing street number and street address)	☑	☐
SECTION PLAN A section is a plan showing a cut through the development at the most typical and critical points. Sections should include: ▣ Plan to scale 1:100 or 1:200 ▣ Dimensions in metric ▣ Outline of existing buildings/development on site (shown dotted) ▣ Section names and where they are shown on plan (i.e. A/A B/B etc.) ▣ Room names ▣ Window sizes and locations ▣ Details of chimneys, fireplaces and stoves ▣ Roof pitch and coverings ▣ Site works, finished and proposed floor and ground levels at reduced levels (indicate cut, fill and access grades) ▣ Indication of natural ground level to Australian Height Datum (AHD)	☐	☑
DEMOLITION PLAN (if applicable) ▣ To scale ▣ Clearly identify structures to be demolished ▣ Areas for storage of demolition materials prior to removal from site ▣ Site security methods ▣ Waste management	☐	☑
SIDE BOUNDARY ENVELOPE The side boundary envelope is to be shown on elevations/sections where a second storey is proposed (or alteration to second storey). Information should include: ▣ Side boundaries and relevant side boundary envelope under WLEP 2000 i.e. most cases 4m and 45 degrees (some cases 5m - check Locality Statement)	☐	☑
SHADOW DIAGRAMS Shadow diagrams must be submitted for proposals that will result in an increase in height (storey or change of roof line) ▣ Shadows cast on 21 June at 9am, 12noon and 3pm in plan form	☐	☑

Required	Supplied	
	Yes	No
▣ All shadow diagrams must be accompanied by the Certification of Shadow Diagrams form available from www.warringah.nsw.gov.au, Planning and Development /Online Forms /Development Applications		
Information should include:		
▣ Location of proposed development		
▣ Position and relationship to adjoining buildings and land (showing street number and street address)		
▣ Shadow diagrams must show existing and proposed shadows		
▣ Drawn to true north		
Note:		
▣ Additional shadow diagrams may be requested should this issue be given determinate weight during the assessment process.		
▣ Elevated shadow diagrams may be required if shadows fall upon neighbouring dwellings. Details provided in elevated shadow diagrams must include any window openings.		
▣ Hourly shadow diagrams may be required for 21 June between 9am and 3pm.		
LANDSCAPE OPEN SPACE PLAN AND CALCULATIONS	☐	☑
Landscape Open Space plan and calculations must be supplied with all applications.		
Information should include:		
▣ Plan identifying proposed 'landscape open space' in accordance with the requirements under Warringah Local Environmental Plan 2000. (If no change to existing 'landscape open space', calculations are still required).		
▣ Show associated area calculations and 'landscape open space' percentage.		
LANDSCAPE PLAN	☐	☑
A landscape plan is to be submitted for new multi-unit residential, commercial and industrial developments, new residential dwellings and swimming pool applications. A landscape plan may also be requested for other types of development.		
Information should include:		
▣ Location and type of any trees to be removed or retained		
▣ Schedule of plantings cross-referenced to site plan indicating species, massing and mature height		
▣ Description of ground preparation, arrangement and nomination of plantings, procedures for ongoing maintenance		
▣ Details of restoration and treatment of any cuts, fills, mounds, retaining walls, fencing and screen walls		
▣ Rock outcrops and soil depth above bedrock		
▣ Reduced levels for both the subject land and adjacent streets/footpaths		
SWIMMING POOL	☐	☑
▣ Pool volume is to be provided on plans and in the statement of environmental effects. (If over 40,000 litres a BASIX certificate is required)		
▣ Please show levels of the pool coping and surrounding ground surface to Australian Height Datum on Site Plan/Elevations/Sections. Pool fencing, gate and filter box position must also be shown on the plans.		
▣ Pool fencing to comply with the Swimming Pools Act 1992		
▣ Sections along and across the pool are to be provided clearly identifying existing and proposed levels.		

Required	Supplied	
	Yes	No
LAND SUBDIVISION REQUIREMENTS If you are planning to subdivide either residential or commercial land, you will need to supply (where appropriate): ▣ A plan showing proposed subdivision with land title details (including number of lots) ▣ Location and width of nearby roads ▣ Subdivision pattern with dimensions and area and all proposed and existing land uses ▣ Location of water, sewerage, electricity and telephone ▣ Proposed points of entry and exit for each proposed lot ▣ Proposed new roads (if any) including long section, cross section drawings (to AHD) ▣ Site analysis including plotting of environmental constraint area, zone boundaries and usable land area (for multiple zones only) ▣ Indicative Plan of proposed development on new lot(s) ▣ Existing and proposed levels to AHD for both the subject land and adjacent streets/footpaths ▣ Engineering drawings indicating proposed infrastructure including roads, drainage, sewer and earthworks ▣ Proposed method of stormwater disposal including hydrological and hydraulic calculations ▣ Details of on-site stormwater detention, water quality control structures and cross pollutant traps. Water and soil management plan. ▣ Construction works and traffic management plan (large lot subdivisions). ▣ Traffic study (for large lot subdivisions only) ▣ Details of consultation with public service authorities responsible for provision or amplification of utility services required by the proposed subdivision ▣ Location of all trees on adjoining properties greater than 5m in height or 3m in canopy spread that are located within 5m of the subject property boundary ▣ Design certification reports completed as required by AUSPEC 1 (for large lot subdivisions only)	☐	☑
CHANGE OF USE If the development involves a change of use of a building eg. shops, offices, commercial or industrial development, the following information is to be provided: ▣ Details of hours of operation and staff numbers ▣ Plant and machinery to be installed, including hours of plant operation ▣ Type, size and quantity of goods to be made, stored or transported ▣ Carparking, loading and unloading facilities ▣ Fire safety schedule, and report addressing clauses 93 and 94 of the Environmental Planning and Assessment Regulation 2000 ▣ Disabled access details ▣ Waste management and storage area	☐	☑
ADVERTISING STRUCTURE / SIGN ▣ Details of the advertising structure / sign, materials to be used and how it will be fixed to the building. Include dimensions of building ▣ Dimensions (including width, height and depth), colours, lettering and overall design ▣ The proposed location shown on the site plan (show distances to boundaries) ▣ Details of any existing signage on the property, including dimensions, and details if removal is proposed	☑	☐

Required	Supplied	
	Yes	No
▣ Illuminated signage – provide details of illumination including type (eg. flood light, internally illuminated), hours of illumination, amount and extent of light spill (light spill diagram may be requested).		
▣ Statement of environmental effects to address the relevant provisions of the Warringah Local Environmental Plan 2000 Clause 53, Schedule 4 - Prohibited signs, and State Environmental Planning Policy 64.		
BASIX AND NATHERS CERTIFICATE	☐	☑
▣ Applicants can generate the BASIX Certificate only on the NSW Department of Planning's BASIX website: www.basix.nsw.gov.au. For more information, phone the BASIX Help Line on 1300 650 908.		
MODEL (Must submitted at time of development application lodgement.)	☐	☑
▣ A model is required for any major development of multi-unit housing, or a major commercial proposal exceeding 500m² in floor area. The model is to be to scale, and to indicate the relationship of the proposal to adjoining development and topographical features.		
MONTAGE	☐	☑
Required for any major development of multi-unit housing, or a major commercial proposal exceeding 500m² in floor area or as requested by Council. Photomontages are to show the key contextual streetscape ,and neighbourhood settings of the proposed development and other relevant images, such as impacts on critical/sensitive views from both the public and private domain. The montages are to be generated from a survey - accurate and detailed 3-dimensional computer model of the proposed development.		
STATEMENT OF ENVIRONMENTAL EFFECTS	☑	☐
A statement of environmental effects must be submitted with all applications.		
This is a written statement which demonstrates the applicant has considered the impact of the proposed development on the natural and built environments, both during and after construction, and the proposed methods of mitigating any adverse effects.		
The statement of environmental effects must address the relevant controls in the Locality Statement and the impact on the general principles under the provisions of the Warringah Local Environmental Plan 2000, which relate to the development proposal.		
Note: Author's name is to be detailed on the statement.		
Example checklist of information to be included for buildings Class 1 and 10		

Site information and building controls:	Proposed	Compliance with controls? Y/N	Additional comments
Site area (m²)			
Housing density (dwelling/m²)			
Maximum ceiling height above natural ground level			
Maximum building height (m)			
Front building setback (m)			
Rear building setback (m)			
Minimum side boundary setback			
Building envelope			
Private open space (m)²			

Required			Supplied	
			Yes	No
% of landscape open space				
Impervious area $(m)^2$				
Maximum cut into ground (m)				
Maximum depth of fill (m)				
Number of car spaces provided				

The statement in appraising the suitability of the land for development should address, where applicable:

- ▣ Flooding, drainage, land slip, soil erosion, mine subsidence, bushfires and any other risks
- ▣ Effect on the landscape, streetscape, national park or scenic quality of the locality
- ▣ How the privacy, daylight, solar access and views of other dwellings will be affected, i.e. do they overlook or overshadow each other
- ▣ Impact on existing and future amenity of the locality
- ▣ Waste disposal arrangements. Location of garbage and storage areas
- ▣ Methods of sewerage, effluent, and stormwater disposal
- ▣ Availability of utility services, power, telephone, water, sewer
- ▣ Social effects and economic effects
- ▣ Anticipated impact of noise levels to the site locality
- ▣ Effect on historical and archaeological aspects
- ▣ Effect on flora and fauna
- ▣ Design and external appearance in relation to the site and locality, indicating how the design is appropriate to the site, including a specification of the external materials to be used
- ▣ Access for the disabled
- ▣ Any special circumstances
- ▣ A sample board of the proposed materials and colours

Clause 20 Variation ☐ ☑

- ▣ When a proposal seeks consent for development that does not comply with the built form controls within the Warringah Local Environmental Plan 2000, a Clause 20 variation must be submitted.
- ▣ Substantive reasons are to be provided justifying why the built form control(s) cannot be complied with, how the resulting development is consistent with the general principles of development control, the desired future character in the Locality Statement and any relevant State Environmental Planning Policies.

Note: Other matters may be relevant depending upon the nature of the development proposal. In the case of a 'designated' development the submission of an environmental impact statement is required in the manner outlined by the Environmental Planning and Assessment Act 1979.

If the development application relates to a residential flat development to which State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development applies the following information must be submitted with the statement of environmental effects:

- ▣ An explanation and design verification statement from a registered architect in terms of the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development
- ▣ Drawings of the proposed development in the context of surrounding development, including the streetscape
- ▣ Development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations

Required	Supplied	
	Yes	No
▣ Drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context ▣ If the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts ▣ Detailed sections of proposed facades ▣ Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate) ▣ Photomontages of the proposed development in the context of surrounding development **Locality Statement:** To find the Locality Statement containing the built form controls for your property go to www.warrigah.nsw.gov.au/Planning and Development/Development Applications/Warringah Local Environmental Plan 2000/ WLEP 2000 Maps and Locality Statements.		
[X] **ON-SITE STORMWATER DETENTION CHECKLIST / STORMWATER PLANS** An OSD checklist must be submitted with all applications for single residential dwellings, including alterations and additions and is available at www.warringah.nsw.gov.au, Planning and Development/Online Forms/Development Applications. ▣ Stormwater drainage plans are to be in accordance with Council's On-site Stormwater Detention Technical Specifications and Policy. (Available for viewing and puchase at the Customer Service Centre). ▣ Ilsax or drains model are to be supplied on CD in accordance with Council's On-site Stormwater Detention Technical Specification. ▣ Flood study (See 'Building Over or Adjacent to Constructed Drainage Systems and Easements' policy – www.warringah.nsw.gov.au, Publications, Policies, Planning and Development Services). ▣ If your property does not drain to the street, please see Council's Policy for Low Level Properties.	☐	☑
[X] **EROSION AND SEDIMENT CONTROL PLAN** An erosion and sediment control plan is to be submitted with applications for works that require excavation. Controls to be installed on site should cover: ▣ Site access, division of water, sediment basins and pump outs, sediment fences, gutter protection, stock piles and dust control.	☐	☑
[X] **WASTE MANAGEMENT PLAN** For construction works: ▣ Location of building waste storage areas and means of disposal For new multi-unit residential or commercial developments. Details of waste storage and disposal should include: ▣ Location of waste storage area (garbage and recycling), location of collection area, construction of storage room, number of bins (garbage and recycling), and hours of collection	☐	☑
[X] **INTEGRATED DEVELOPMENT** ▣ Seven (7) copies of all plans and documentation are to be submitted to Council. Additional sets of plans and documentation may be required. ▣ Fee of $250 per referral, with cheque to be made out to the appropriate authority/ies	☐	☑

Required	Supplied	
	Yes	No
BUSHFIRE HAZARD ASSESSMENT REPORT A Bushfire Hazard Assessment Report is required to be submitted with all applications on Bushfire Prone Land. The report is to be prepared by a person with appropriate qualifications in Bushfire Protection (or equivalent) and shall address how the development and the site responds to the requirements of Planning for Bushfire Protection (most recent version) including requirements for construction. See www.rfs.nsw.gov.au or further details.	☐	☑
ACID SULPHATE SOIL ▣ If the site is within an acid sulphate soils area works may require geotechnical investigations (refer to clause 49a of WLEP 2000). Subject to the recommendation of the geotechnical report an 'Acid Sulphate Management Plan' may also be required.	☐	☑
LAND SLIP AREA ▣ A geotechnical report is to be submitted where the site is identified as a land slip zone.	☐	☑
COASTAL ASSESSMENT REPORT ▣ A Coastal Assessment Report prepared in accordance with Council's Guidelines is required when development is being carried out on a property that is located in the Coastal Zone.	☐	☑
FLOOD RISK ASSESSMENT REPORT ▣ A Flood Risk Assessment Report prepared in accordance with Council's Guidelines is required for development being carried out property that is classified as Flood Affected Land.	☐	☑
FLOOD POTENTIAL STATEMENT A Flood Potential Statement prepared in accordance with Council's Guidelines is required for development being carried out property that:- ▣ is known to experience overland flows; and/or ▣ is within 40m of a watercourse, creek etc; and/or ▣ has a main stormwater infrastructure pipe located on or near the development site.	☐	☑
WATERTABLE ▣ Any development that impacts on the watertable / groundwater flows is to be supported by a geotechnical and hydrological report in accordance with the guidelines contained in the Sydney Coastal Council's Group 'Groundwater Management Handbook'. www.sydneycoastalcouncils.com.au/documents/GroundwaterManagementHandbook.pdf.	☐	☑
WATERWAY IMPACT STATEMENT A Waterway Impact Statement prepared in accordance with Council's Guidelines is required for development being carried out on property located within:- ▣ 100 metres of a wetland; and/or ▣ 40 metres of a watercourse (taken to start at the highest bank of the watercourse; for ephemeral streams without a defined channel, the start of the riparian land is the creek centre line	☐	☑

Required	Supplied	
	Yes	No
FLORA AND FAUNA ASSESSMENT Submission of a flora and fauna assessment report is required in accordance with Council's Guidelines, which includes an assessment under section 5A of the Environmental Planning and Assessment Act 1979 as amended, where development is likely to have a significant effect on threatened flora/fauna species, populations, ecological communities or their habitats for any development that impacts upon or if the property has any characteristics as follows: ▣ Contains native trees/vegetation; ▣ Is adjacent to native vegetation; ▣ Riparian areas ▣ Wetlands or swamps ▣ Rocky outcrops, woody debris, hollow bearing trees, caves, cliffs ▣ Any land where the proposal will directly or indirectly impact on vegetation or natural features of the site (eg rock outcrop, slopes), for example by clearing, soil disturbance, runoff, waste water disposal, artificial lighting and implementation of Bushfire Asset Protection Zones etc..	☐	☑
BIODIVERSITY MANAGEMENT PLAN Biodiversity Management Plan prepared in accordance with Council's Guidelines is required to be submitted for any development that impacts upon or if the property has any characteristics as follows: ▣ Contains native trees/vegetation; ▣ Is adjacent to native vegetation; ▣ Riparian areas; ▣ Wetlands or swamps; ▣ Rocky outcrops, woody debris, hollow bearing trees, caves, cliffs; ▣ Any land where the proposal will directly or indirectly impact on vegetation or natural features of the site (eg rock outcrop, slopes), for example by clearing, soil disturbance, runoff, waste water disposal, artificial lighting and implementation of Bushfire Asset Protection Zones etc	☐	☑
ARCHAEOLOGICALLY SIGNIFICANT SITE ▣ An archaeological report is required where items of archaeological significance may be impacted by development.	☐	☑
STATEMENT OF HERITAGE IMPACT For all applications involving heritage items, works to buildings in conservation areas, or any development within 50m of an item of heritage significance. ▣ This statement must be prepared by a relevantly qualified person (i.e. heritage architect/planner) and assess the impact of the proposed works on the heritage significance of the building and/or the impact on the conservation area.	☐	☑
TRAFFIC AND PARKING REPORT A traffic and parking analysis / report is required for all development applications for commercial / business / industrial / mixed use and large scale residential development. The report is to be commensurate to the scope of the proposed works / land use and is to be written in accordance with the requirements for Traffic Studies detailed under the NSW Roads and Traffic Authorities Guide to Traffic Generating Development, and shall have specific regard to the relevant Australian Standards, onsite loading and unloading for servicing or deliveries (waste collection services / emergency vehicles), pedestrian access, prevention of traffic hazards, vehicles queuing on public roads, in addition to an off street parking assessment.	☐	☑

Required	Supplied	
	Yes	No

ACCESS REPORT

☐ ☑

An access analysis / report is required for all development applications for commercial / business / industrial / mixed use and large scale residential developments. The report is to be commensurate to the scope of the proposed works / land use and is to be have specific regard to the relevant Environmental Planning Instrument provisions (e.g. Clause 69 Accessibility under WLEP 2000 or SEPP Seniors Living), the Disability Discrimination Act 1992, the relevant Australian Standards and provisions of the Building Code of Australia (BCA) . Specific detail is to be provided as to how the development will ensure equitable access (including any required building upgrade works for change of use and alteration and addition applications) for persons with a disability or less mobile persons.

ARBORIST REPORT

☐ ☑

Any proposal which requires the removal or impact on indigenous trees (including canopy or root zone of trees on adjoining properties will require an arborist's report. Reports are to be submitted in an acceptable academic format. All resource material, including calculation formulae, is to be clearly referenced using an accepted academic format (eg. Harvard). The following information is the minimum required to be contained within such a report:

- ▣ Who commissioned the report.
- ▣ The brief for undertaking the report (scope of the report).
- ▣ The address of the site to which the report relates.
- ▣ The methods or techniques used in the collecting of information used to formulate the report.
- ▣ An abstract or summary of the report.
- ▣ The date the site inspection was undertaken.
- ▣ A plan of the site showing the location of all trees referred to in the report and giving them an individual identifying reference number. This reference number is to be used to identify the tree within the text of the report.
- ▣ Each tree is to be identified by both common name and botanical name. Its height, canopy spread and diameter at breast height (DBH taken at 1.4m above ground) is to be provided.
- ▣ A discussion of the data collected. This may include detailed information regarding wounds, cavities, cracks, splits, forking, root zones, pests and diseases etc.
- ▣ A discussion of ALL options available in the circumstances, including reasons as to why they are, or are not, being recommended.
- ▣ Where removal of a tree is recommended, supporting documentary evidence, such as photographs, is to be provided to illustrate/support findings. Please note that recommendations for removal are to be based on arboricultural findings only. Removals where the reason given is to permit the proposed development will not be accepted.
- ▣ Where reports contain reference to Resistograph™ testing of trees, copies of the charts must be included. Charts are to be provided in a clear and legible form, including scale.
- ▣ Where reference is made to other Arboricultural reports or diagnostic testing, full copies of those reports are to be included.
- ▣ If required, a tree construction impact statement

TREE CONSTRUCTION IMPACT STATEMENT

☐ ☑

This document is required when any of the proposed works, including installation of stormwater systems, are to be located within the calculated Tree Protection Zone of a tree protected by the Tree Preservation Order.

As a minimum, construction impact statements must address the following issues:

- ▣ The effect of any proposed excavation on the root systems of any relevant trees.

Required	Supplied Yes	Supplied No
▣ Any potential effect on the canopy of trees. This may include a necessity to prune to accommodate the bulk and scale of a building or to provide construction access. A pruning specification detailing the works required is to be included.	☐	☑
▣ The predicted effects that any variations to overland flow patterns (water) may have on trees located on the site, or on immediately adjoining sites, where relevant. This may include assessment of the effects of sites where dewatering is proposed. In these cases, where reinjection is proposed, the location and effect of the reinjection points is to be addressed.		
☒ **BUILDING CODE OF AUSTRALIA (BCA) REPORT** A Building Code / Fire Upgrade analysis / report is required for all development applications for commercial / business / industrial / mixed use and large scale residential developments. The report is to be commensurate to the scope of the proposed works / land use and is to be have specific regard to the relevant provisions of the Environmental Planning and Assessment Regulation 2000 (e.g. clauses 93, 94 & 94A regarding Fire Upgrades of Development). Specific detail is to be provided as to how the development will be either be fire protected or upgraded to meet current Building Code and Australian Standard requirements.	☐	☑
☒ **COLOURS AND FINISHES SAMPLE BOARD** Each sample of the material and colour provided on the board must be labelled so as to: ▣ describe the composition of the material and colour ▣ describe the architectural feature that will comprise the material and colour ▣ identify the location of the material and colour on facades. To assist with interpretation the board should contain an elevation or elevations of the building, which clearly identify the location of each type of material and colour finish. The sample board may be supplemented by technical sheets or reports that provide details on the materials and colours.	☐	☑
☒ **FIRE SAFETY MEASURES SCHEDULE / REPORT** ▣ Proposed alterations to existing building (BCA Class 2 to 9) are to be accompanied by a fire safety measures schedule. This should list all existing and proposed fire safety measures (including the standards of performance) to be installed within the building as a result of the proposed works. ▣ In addition, please submit a report from an accredited certifier detailing what, if any, works are required to bring the building up to an acceptable standard of fire safety. The report is to address Clauses 93 and 94 of the Environmental Planning	☐	☑

Existing or previous activities on site

- ☐ Acid/alkali plant and formulation
- ☐ Agricultural/horticultural activities
- ☐ Airports
- ☐ Asbestos production and disposal
- ☐ Boatyards
- ☐ Chemical manufacture and formulation
- ☐ Council works depot
- ☐ Defence works
- ☐ Drum re-conditioning works
- ☐ Dry cleaning establishments
- ☐ Electrical manufacturing (transformers)
- ☐ Electroplating and heat treatment premises
- ☐ Engine works
- ☐ Explosives industry
- ☐ Funeral Parlours
- ☐ Gas works
- ☐ Iron and steel works
- ☐ Landfill sites
- ☐ Metal treatment
- ☐ Mining and extractive industries
- ☐ Oil production and storage
- ☐ Paint formulation and manufacture
- ☐ Panel beating
- ☐ Pesticide manufacture and formulation
- ☐ Power stations
- ☐ Railway yards
- ☐ Scrap yards
- ☐ Service stations
- ☐ Sheep and cattle dips
- ☐ Smelting and refining
- ☐ Spray painting substations (electrical)
- ☐ Tanning and associated trades
- ☐ Waste storage and treatment
- ☐ Water board plant or depot
- ☐ Wood preservation

Checked by: checked by [redacted] Date: 24/3/11

Comments: [redacted]

ADSHEL

Development Application for Bus Shelter

Statement of Environmental Effects

The site falls within Locality E2 Dee Why Lagoon Suburbs under WLEP 2000, and is om ;and shown on WLEP 2000 map (sheet 31) as road reserve.

The proposed development is permissible with consent as Category Two development for the purpose of a community favility.

From the statement of Desired Future Character *" future development will maintain the visual pattern and predominant scale of existing detached housing in the locailty "*, it can be seen that the proposed development is consistent with that intent, in that it is complementary to the current and future uses of the area.

The build form;

- complies with the height constraint, as it is less than 2 storeys and 8.5m high,
- front, rear and side setback requirements not applicable,
- landscaped open space requirement not applicable.

The objective of the proposed development is to satisfy a demand, from the public using bus transport, for additional shelter facilities. The consequences of not providing this facility, is that Council will continue to receive complaints and requests from the public. The proposed works involve,

- construction of a concrete foundation pad within the existing nature strip onto which the structure will be placed, so that the floor levels will match the existing footpath paving, and
- additional concrete footpath to maintain clear access around the shelter.

The structure will have no environmental impact on the locality, as it does not involve the removal or destruction of any existing natural or environmentally significant features or vegetation. There will be a minor visual impact, but this is considered to be an acceptable trade-off against the public benefit gained from the provision of the proposed facility.

Access for he works can be gained directly from the roadway. The area to be disturbed for the works will be limited to the areas shown on the drawings. Environmental impact from thr works, such as erosion and sediment runoff can easily be controlled by the use of standard methods such as diverting stormwater runoff away from the excavation, use of bunds and straw bales to filter storm water runoff from the disturbed area, removing spoil material from the site, covering stockpiles, and ensuring appropriate concrete waste disposal and equipment washdown during concrete pours, etc.

The site works are over a small area, and will be very short in duration, therefore reducing public inconvenience and safety hazards. The site of the works will also be appropriately barricaded to deter unauthorised access.

Due to relative small scale of the works, it is not expected that there will be any significant noise or traffic impacts to the neighborhood.

Sydney
The Forum
Level 11,
205 Pacific Hwy
St Leonards
NSW 2065

PO Box 431
St Leonards
NSW 1590

T 612 8425 7200
F 612 8425 7222

adshel.com.au

Melbourne
Brisbane
Adelaide
Perth
Auckland
Wellington

ADSHEL

The General Manager
Warringah Council
Civic Centre, 725 Pittwater Rd
Dee Why NSW 2099

17 March 2011

To Whom It May Concern,

Re: Details of External Finish & Materials

As per the required documentation to be submitted for the Development Application, Adshel is required to supply details on the external finishes and materials used.

- Powder Coated Aluminium – All major components are painted in a powder coated green (similar to the existing Adshel Shelters in Warringah Council)
- All glass components are tempered glass that are either 6mm thick or 10mm thick
- Please see shelter assembly details for all shelter components and the materials used

If you have any further questions, please do not hesitate to contact me on (02) 9848 2200.

Kind regards

Andrew Taylor
NSW & ACT Operations Project Manager – Adshel

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The General Manager
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Civic Centre, 725 Pittwater Rd
Dee Why NSW 2099

17 March 2011

To Whom It May Concern,

Re: Advertising Panel size & Illumination Details

As per the required documentation to be submitted for the Development Application, Adshel is required to supply details on the Advertsing panel size and Illumination details. Please see below for the required details:

Advertising Panel Size

- .All shelters will be Superlite panels – See attached pages for more information

Illumination Details

- All lightboxes are fitted with 4 x 58w Fluorescent light tubes which is diffused by a 6mm Polycarbonate Sheeting - See attached pages for more information

If you have any further questions, please do not hesitate to contact me on (02) 9848 2200.

Kind regards

Andrew Taylor
NSW & ACT Operations Project Manager – Adshel

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Warringah Council

NOTICE OF DETERMINATION

Application Number:	DA2011/0388

APPLICATION DETAILS

Applicant Name and Address:	Adshel Street Furniture Pty Ltd 16 Pike St RYDALMERE NSW 2116

Land to be developed (Address):	On road reserve in front of No.168 Queenscliff Road, Queenscliff - Bus Stop number 210047

Proposed Development:	Construction of Bus Shelter with signage

DETERMINATION - APPROVED

Made on (Date):	12 July 2011

Consent to operate from (Date):	20 July 2011

Consent to lapse on (Date):	20 July 2016

Details of Conditions

The conditions, which have been applied to the consent, aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards and the Building Code of Australia.

NOTE:

If the works are to be certified by a Private Certifying Authority, then it is the certifier's responsibility to ensure all outstanding fees and bonds have been paid to Council prior to the issue of the Construction Certificate or as otherwise specified by Consent conditions.

Warringah Council

GENERAL CONDITIONS

CONDITIONS THAT IDENTIFY APPROVED PLANS

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Location Plan – Rev C	10/03/2011	Adshel
Sheet 2 – Elevation Views	18/11/2008	Adshel
Sheet 3 – Footing Detail	18/11/2008	Adshel
Sheet 4 – Exploded Assembly	18/11/2008	Adshel
Sheet 5 – Wiring Detail	18/11/2008	Adshel

No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

The development is to be undertaken generally in accordance with the following:

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

2. Compliance with External Department, Authority or Service Requirements

The development must be carried out in compliance with the following:

External Department, Authority or Service	**E-Services Reference**	**Dated**
Ausgrid	Response Ausgrid referral	12 April 2011
Roads & Traffic Authority	DA2011/0381	20 April 2011

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of External Department, Authority or Bodies. (DACPLB02)

3. Limitation of Development Consent for Signage

Pursuant to the provisions of State Environmental Planning Policy No 64-Advertising and Signage this development consent will expire 15 years after the date on which this Development Consent becomes effective and operates

Reason: Statutory requirement under State Environmental Planning Policy No 64-Advertising and Signage. (DACPLB08)

4. Prescribed Conditions

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

(c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
- (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

- (i) in the case of work for which a principal contractor is required to be appointed:
  - A. the name and licence number of the principal contractor, and
  - B. the name of the insurer by which the work is insured under Part 6 of that Act,
- (ii) in the case of work to be done by an owner-builder:
  - A. the name of the owner-builder, and
  - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

(e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- (i) protect and support the adjoining premises from possible damage from the excavation, and
- (ii) where necessary, underpin the adjoining premises to prevent any such damage.

(iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

(iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement. (DACPLB09)

5. General Requirements

(a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:
7.00 am to 5.00 pm inclusive Monday to Friday
8.00 am to 1.00 pm inclusive on Saturday,
No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:
8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

(b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.

(c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

(d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

(e) Prior to the release of the Construction Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than $25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

(f) Smoke alarms are to be installed throughout all new and existing portions of any Class 1a building in accordance with the Building Code of Australia prior to the occupation of the new works.

(g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(h) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

(i) All sound producing plant, equipment, machinery or fittings will not exceed more than 5dB(A) above the background level when measured from any property boundary and will comply with the Environment Protection Authority's NSW Industrial Noise Policy.)

(j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

6. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

(a) AS2601.2001 - Demolition of Structures**
(b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**
(c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
(d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **
(e) AS 4970 - 2009 'Protection of trees on development sites'**
(f) AS/NZS 2890.1:2004 Parking facilities - Off-street car parking**
(g) AS 2890.2 - 2002 Parking facilities - Off-street commercial vehicle facilities**
(h) AS 2890.3 - 1993 Parking facilities - Bicycle parking facilities**
(i) AS 2890.5 - 1993 Parking facilities - On-street parking**

(j) AS/NZS 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities**
(k) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**
(l) AS 1428.1 - 2009* Design for access and mobility - General requirements for access - New building work**
(m) AS 1428.2 - 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**

***Note**: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website http://www.humanrights.gov.au/disability_rights/buildings/good.htm*

****Note:** the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to.

7. Sewer / Water Quickcheck

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to works commencing to determine whether the development will affect any Sydney Water asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:

- Quick Check agents details - see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating.
- Or telephone 13 20 92.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACPLC12)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

8. Public Liability Insurance - Works on Public Land

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of $10 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Warringah Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land. (DACEND01)

Warringah Council

CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Installation and Maintenance of Sediment Control

Measures used for erosion and sediment control on building sites are to be adequately maintained at all times and must be installed in accordance with Warringah Council Specifications for Erosion and Sediment Control. All measures shall remain in proper operation until all development activities have been completed and the site fully stabilised.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites. (DACPLE02)

9. Maintenance of Road Reserve

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)

10. Traffic Control During Road Works

Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with Council's Minor Works Policy and to the satisfaction of the Principal Certifying Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works.

Reason: Public Safety. (DACENE11)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

12. Illumination Intensity and design

The level of illumination and/or lighting intensity used to illuminate the signage is to be minimised and the design is to be such to ensure that excessive light spill or nuisance is not caused to any nearby premises.

Reason: To ensure appropriate forms of signage that are consistent with Council's controls and those that are desired for the locality, and do not interfere with amenity of nearby properties. (DACPLG12)

Warringah Council

Right to Review by the Council

You may request Council review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979 if it is NOT integrated or designated development. Any request to review the application must be made and determined within 6 months from the date of determination.

NOTE: A fee will apply for any request to review the determination.

Right of Appeal
If you are dissatisfied with this decision Section 97 of the Environmental Planning & Assessment Act 1979 may give you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.

Signed on behalf of the consent authority

Signature _____
Name Phil Lane
Acting Team Leader, Development Assessments

Date 20 July 2011

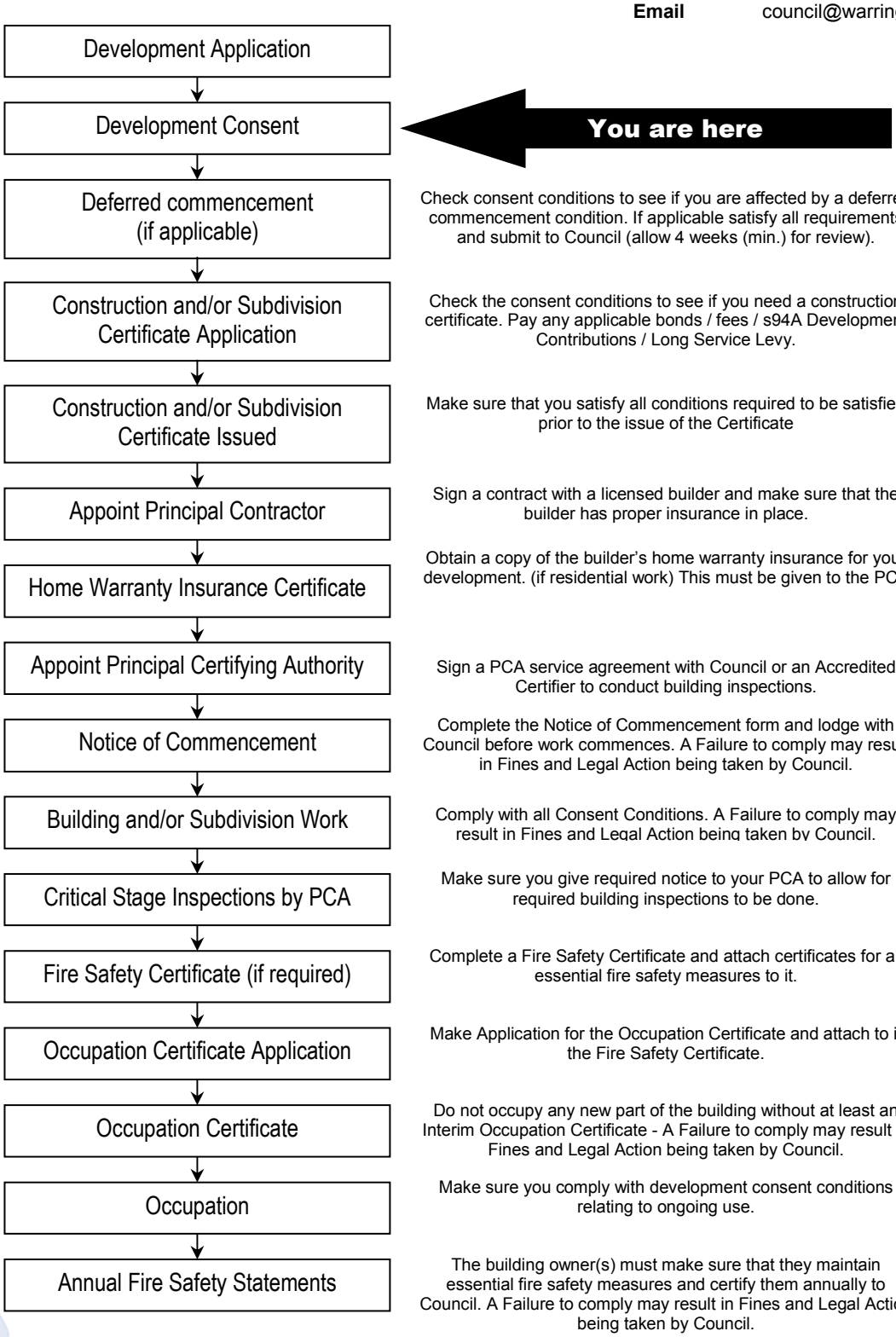
Notice of Determination

Advisory Notes (General)

Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118
Telephone (02) 9942 2111
Facsimile (02) 9971 4522

Website www.warringah.nsw.gov.au
Email council@warringah.nsw.gov.au

Where are you in the development process?



Note: *The advice within this document is provided in good faith as a guide to assist applicants understand the broad process and will not detail every step or every requirement for demolition, building construction works or subdivision required or business operating requirements under New South Wales or Commonwealth Legislation. If you require clarification or have any questions, please contact your Certifier or Council's Planning and Development Enquiries Team..*

Warringah Council

General Advice
The attached Notice of Determination includes conditions of consent which must be complied with.

(Note: A failure to comply is a serious breach of the Environmental Planning & Assessment Act 1979 which attracts penalties and may also result in legal action being taken, and orders for demolition.)

Building Certification
The Environmental Planning and Assessment Act 1979 provides that:

- Building work cannot occur unless a construction certificate has been issued;
- Occupation of building works cannot occur unless an occupation certificate has been issued
- Subdivision cannot be registered until a subdivision certificate has been issued
- Mandatory Inspection for building work must be completed

Please refer to process chart for more detail.

(Note: A failure to gain approval prior to the works being carried out is a serious breach of the Environmental Planning & Assessment Act 1979 which attracts penalties and may also result in legal action being taken, and orders for demolition.)

Certification Services
Construction Certificates / Occupation Certificate / Subdivision Certificates / Strata Certificate, can be issued by Council or an accredited private certifier (Note Council must be the Principal Certifying Authority (PCA) for subdivisions).

Council is well placed to provide Certification Services. Council can issue Construction Certificates and act as your Principle Certifying Authority at competitive rates. Please visit our web site www.warringah.nsw.gov.au or speak to our Customer Service Officers if you have any further questions about our Certification Services or if you wish to use Council as your certifier.

Charges Associated with the Development Consent
All bonds, fees, (s94A) Development Contributions, Long Service Levy detailed within the Notice of Determination are required to be paid prior to the issuing of any Construction Certificate.

Acceptable Form of Security Bonds
Council will accept bank guarantee (in a form acceptable to Council) in lieu of cash and is required prior to the issue of a construction certificate.

Modifications to the consent
If you seek to make any changes to the development (which may include internal / external configuration of the building, variation to facades, site layout or any changes to the proposed operation or use), the modifications *will* require the submission and approval of an application to modify the development consent prior to the issuing of a Construction Certificate and prior to the works being carried out.

(Note: A failure to gain approval prior to the works being carried out is a serious breach of the Environmental Planning & Assessment Act 1979 which attracts penalties and may also result in legal action being taken, and orders for demolition.)

Other Matters not detailed within the Notice of Determination
The Notice of Determination does not stipulate every requirement that must be completed to satisfy New South Wales and Commonwealth legislation.

You should check, as may be relevant, with other authorities including but not limited to:

- *Workcover NSW* for work safety and asbestos requirements
- *Sydney Water – Quick Check Agent* for the provision of water and sewer services
- Energy & Gas suppliers for utility services
- *Department of Fair Trading* for advice about builders and licensing
- *Building Professionals Board* for advice about private certifiers
- *NSW Roads and Traffic Authority* for works on state roads only
- *Human Rights and Equal Opportunity Commission* for access issues
- *NSW Land and Property Information Service* for Land Title matters

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- *Australia Post* for the positioning and dimensions of mail boxes in new commercial and residential developments;

Model
If you submitted a model with the application it must be collected from the Council offices within fourteen (14) days of the date of this determination. Models not collected will be disposed of by Council.

Trade waste agreement
A Trade Waste Agreement must be obtained from Sydney Water prior to the discharge of trade wastewater to the sewer system. Trade wastewater is defined as 'discharge water containing any substance produced through industrial or commercial activities or operation on the premises'.

Waste collection
Liquid and solid wastes generated on the site must be collected, transported and disposed of in accordance with the requirements of the *Protection of the Environment Operations Act 1997*. Records must be kept of all waste disposal from the site.

Material to be removed from the site must be source separated on site to maximise recycling, and the material disposed of to an appropriate disposal and recycling facility in accordance with the approved Waste Management Plan.

Aboriginal Heritage
If in undertaking excavation or works and any Aboriginal site or object is, or is thought to have been found, all works are to cease immediately and the applicant is to contact the Aboriginal Heritage Officer for Warringah Council, and the Cultural Heritage Division of the Department of Environment and Climate Change (DECC).

On-Site Sewage Management System
This approval does not authorise the installation or operation of a new or modification of an existing on-site wastewater management system. An On-Site Sewage Management System must not be installed or operated unless an 'Approval to Install an On Site Sewage Management System' is obtained from Warringah Council.

Cost of Works
The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

Relocation of stormwater drainage
Council is not responsible for the cost of relocating Council's stormwater drainage pipes through the subject property.

Tree preservation
Where tree work has not been approved by this Development Consent the developer is notified that a general Tree Preservation Order applies to all trees in the Warringah Local Government Area. This order prohibits the ringbarking, cutting down, topping, lopping, pruning, transplanting, injuring, or wilful destruction of such trees except without the prior written consent of Council.

Storage bins on footpath and roadway
Approval is required from Council prior to the placement of any storage bin on Council's footpath and/or roadway.

Protection of Public Places
(1) If the work involved in the erection or demolition of a building:
  (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
  (b) building involves the enclosure of a public place,

a hoarding and site fencing must be erected between the work site and the public place.

(2) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
(3) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
(4) Any such hoarding, fence or awning is to be removed when the work has been completed.

(5) No access across public reserves or parks is permitted.

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Note: Prior to the erection of any temporary fence or hoarding over property owned or managed by Council, written approval must be obtained.

Road Opening Permit
The developer/applicant is to obtain a "Road Opening Permit" from Council and pay all appropriate charges prior to commencement of any work on Council property. The developer/applicant shall be responsible for all public utilities and services in the area of the work, and as such shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.

Special Permits
Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely on the property. The applicant, owner or builder must apply for specific permits available from Council. A minimum of forty-eight (48) hours notice is required for all permits except work zones, which may require additional assessment time.

- *Permit for on-street mobile plant*
  Restrictions apply to the hours of operation and the area of operation for on street mobile plant equipment (for example cranes, concrete pumps, cherry pickers). Separate permits are required for each occasion and each piece of equipment. It is the responsibility of the applicant, owner and builder to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.

- *Hoarding Permit*
  Permits are required to erect Class A, Class B and Class C hoardings. If an 'A' Class hoarding is to alienate a section of Council's property, that section will require a permit for the occupation of Council's property.

- *Storage of building materials and building waste containers (skips) on Council's property*
  Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given.

- *Kerbside restrictions, work zones*
  Existing kerbside restrictions apply. An application must be made to Council for the alteration of existing kerbside restrictions or the provision of a construction zone.

Other permits may include out of construction hours permits.

Licensing requirements for removal of bonded asbestos
Anyone who removes, repairs or disturbs bonded asbestos must hold a bonded or a friable asbestos licence, or a demolition licence in accordance with Workcover requirements and the Occupational Health and Safety Act 2000.

Pool Access
Access to pools are required to be restricted by a child resistant barrier in accordance with the regulations prescribed in all relevant Acts, Regulations and Australian Standards including:

(i) Swimming Pools Act 1992;
(ii) Swimming Pools Amendment Act 2009;
(iii) Swimming Pools Regulation 2008
(iv) Australian Standard AS1926 Swimming Pool Safety
(v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
(vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools

It is your responsibility as a land owner to ensure any fencing is maintained.

Dewatering
Where dewatering works are required on the development site during construction, the developer/applicant must apply for and obtain a bore license from the NSW Department of Water and Energy. The bore license must be obtained prior to commencement of dewatering works.

Note: *The advice within this document is provided in good faith as a guide to assist applicants understand the broad process and will not detail every step or every requirement for demolition, building construction works or subdivision required or business operating requirements under New South Wales or Commonwealth Legislation. If you require clarification or have any questions, please contact your Certifier or Council's Planning and Development Enquiries Team.*

Requirement to Notify about New Contamination Evidence
Any new information revealed during works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to Council and the Principal Certifying Authority.

Flood Evacuation Plan
If your site is on flood prone land you may wish to consider the preparation of a flood evacuation plan.

Generally a Flood Evacuation Plan would be prepared by suitably qualified Engineer (e.g. Hydraulic) with a number of years experience in flood management and who is eligible for Membership to the Australian Institute of Engineers.

Some matters that you may wish to consider (but not limited to) include:

(i) a route of evacuation to higher ground and / or point of shelter
(ii) depth of water for a Possible Maximum Flood event surrounding the building
(iii) details of 'last chance' evacuation water levels / times for evacuation prior to floodwaters surrounding the building
(iv) provide details of flood warning systems and protocols
(v) details of how this information will be distributed and people educated for users of the site.

You may seek to discuss this with the State Emergency Service of NSW.

Utility Service Requirements
Where development requires the installation of, or the relocation of utility services being (but not limited to) gas, water, electricity and telecommunications, the installation of, or the relocation of utility services shall be conducted in accordance with the requirements of the relevant service provider / authority (unless stipulated by any other condition of the consent or will result in damage to threatened or endangered species defined under the Threatened Species Conservation Act).

Plant & Equipment Kept Within Site
All plant and equipment used in the erection of the building, including concrete pumps, wagons, lifts, mobile cranes, etc, shall be situated within the boundaries of the site and so placed that all concrete slurry, water, debris and the like shall be discharged onto the building site, and is to be contained within the site boundaries. This does not prevent any requirement to comply with the Protection of the Environment Operations Act.

Lighting
Illumination of the site is to be arranged in accordance with the requirements of Australian Standard 4282 - 1997 Control of the obtrusive effects of outdoor lighting so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises.

OTHER MATTERS

Child Care Centres
A license to operate a child care centre must be obtained from the NSW Department of Community Services prior to the commencement of the use of the child care centre.

Disability Access
This decision does not ensure compliance with the Commonwealth Disability Discrimination Act 1992. Applicants are strongly advised to investigate their requirements under that Act

Food Premises
Food premises are required to comply with the requirements of the Food Act 2003, the Food Standards Code and Australian Standards.

The proprietor of a food business must notify the NSW Food Authority of the details of the business. Notification may be done either online at www.foodnotify.nsw.gov.au or by lodging a completed NSW Food Authority notification form to the NSW Food Authority or Council.

Wheel washing facility
All trucks leaving the site, having had access to unpaved or contaminated areas, shall depart via a wheel wash facility in order to prevent mud, dust or debris from being deposited on Council's roads. The wheel wash facility shall be constructed prior to any truck movements occurring. Water from the wheel wash facility must not cause pollution. Any direction of Council with regard to cleaning trucks or the clean up of road pavements adjoining the site shall be complied with immediately.

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Monitoring State of Roadways
The applicant shall monitor the state of roadways leading to and from the site and shall take all necessary steps to clean up any adversely impacted road pavements as directed by Council.

Storage of Dangerous Goods
Prior to the storage of any "dangerous goods" on the premises, a copy of a license obtained from the Chemical Safety Branch of Work Cover Authority must be submitted to Council.

Storage of Flammable and Combustible Liquids
Flammable and combustible liquids must be stored in accordance with Australian Standard 1940 The Storage and Handling of Flammable and Combustible Liquids.

Noise and Vibration
The premises, including operation of vehicles, shall be conducted so as to avoid offensive noise or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

Hairdressing/Beauty Treatment/ Skin penetration Requirements
The premises must comply with the following requirements before the commencement of business:

A hand wash basin with warm water delivered through a common spout must be provided in the treatment area. The hand wash basin must be provided with liquid soap and paper towel.
The wall behind the hand wash basin from the floor to a height of 450mm above the top of the washbasin and from the centre of the washbasin to a distance of 140mm beyond each side of the wash basin, must be finished with a material that is durable, smooth, impervious to moisture and capable of being easily cleaned (eg tiles).
The premises must be provided with washing, drainage, ventilation and lighting that are adequate for the carrying out of hairdressing/beauty treatment/skin penetration procedures.
The floor coverings must be smooth and impervious.
All furniture, shelves and fittings must be constructed of, or covered with a material that is smooth, impervious to moisture and capable of being easily cleaned.
Adequate lockers must be provided for the storage of employees clothing and personal effects.
The premises must be provided with facilities that are adequate for the purpose of storing of hairdressing/beauty treatment/skin penetration appliance and utensils.
The premises must be provided with a sink sullied with hot and cold water for washing equipment.

Food Premises Construction Requirements
The food premises must comply with the following specific construction requirements:

i. Solid walls must be provided in all food handling areas (solid includes brick, cement and foam filled preformed panels);
Walls in food preparation and wash up areas must be finished with a smooth and impervious surface to a height of at least 2 metres.
Hand wash basins must be provided with warm water delivered through a common spout with taps that are hands free operation;
Coving with a radius of 25mm must be provided between all floor and wall joints in food handling areas;
The open space between the top of the coolroom and the ceiling must be fully enclosed and kept insect and pest proof;
The coolroom must be able to be opened from the inside with out a key and fitted with an alarm that can only be operated from within the coolroom;
The doors to the toilet air lock and toilet compartment must be tight fitting and self closing;
The rear external door must be self closing or be provided with a fly screen that is self closing;
Where cooking or extensive heating processes or such other processes as may be specified are carried out in food preparation areas, an approved mechanical ventilation system shall be installed and operated in accordance with AS 1668 part 1 & 2.

Legionella Control
Cooling towers, warm water systems, water cooling systems must be registered with the Council. Details of registration are to be provided to the Council prior to operation.

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Warringah Council

Application for an Occupation Certificate

Issued under the Environmental Planning and Assessment Act 1979 (Sections 109C (1) (c) and 109H)

Address the application to:

- ▣ The General Manager
  Warringah Council
  DX 9118 Dee Why
  Or
- ▣ Customer Service Centre
  Warringah Council
  Civic Centre, 25 Pittwater Road
  Dee Why NSW 2099

If you need help lodging your application:

- ▣ Phone our Customer Service Centre on (02) 9942 2111

  Or
- ▣ Come in and talk to us

Office Use Only

OC2011/0746

DA2011/0388

July 09

For applicable fees and charges, please refer to Council's website: www.warringah.nsw.gov.au or contact our Customer Service Centre.

Privacy and Personal Information Protection Notice

The personal information requested in this form is required by or under the Environmental Planning and Assessment Act 1979 and will only be used by Warringah Council in connection with the requirements of that Act and any other relevantly applicable legislation relating to the subject-matter of this application. The information is being collected for the following purposes, namely, to enable us to (1) process and determine your application; (2) contact you in relation to your application should that be necessary; and (3) keep the public informed by making the application publicly accessible. If you do not provide the information, Council will not be able to process your application, and your application will be rejected.

Your application will be available to Councillors and Council Officers. Members of the public have certain rights of access to information and documents held by Council under the Freedom of Information Act 1989 (NSW), s.12 of the Local Government Act 1993 (NSW), and under the Privacy and Personal Information Protection Act 1998 (NSW) to the extent permitted by those Acts.

Warringah Council is to be regarded as the agency that holds the information, which will be stored on Council's records management system or in archives and may be displayed on DAs Online (except as regards to personal particulars). You have a right to access information within the meaning of the Privacy and Personal Information Protection Act 1998 (NSW) on application to Council, and to have that information updated or corrected as necessary. Please contact Warringah Council if the information you have provided is incorrect or changes or if access is otherwise sought to the information. In addition, a person may request that any material that is available (or is to be made available) for public inspection by or under the Local Government Act 1993 (NSW) be prepared or amended so as to omit or remove any matter that would disclose or discloses the person's place of living if the person considers that the disclosure would place or places the personal safety of the person or of members of the person's family at risk. Any such request must be made to Council's General Manager: see s.739 of the Local Government Act 1993 (NSW).

PART 1 Site Details

1.1. Subject land

We need this to correctly identify the land

Unit no. | House no. | Street: PITTWATER RD W/O AITKEN AVE

Suburb: NORTH MANLY

Legal property description: Lot: | Sect: | DP/SP:
This information must be supplied.

1.2. Building Details

The building classification must be the same as that specified in the development consent or complying development certificate.

Whole/part of building: NEW BUS SHELTER.

Use: BY PUBLIC.

BCA class:

New: ☑

Existing: ☐

Gross floor area: m²

PART 2 Certificate Details

2.1. Type of certificate sought

Please tick appropriate boxes

Type: ☐ Interim certificate ☑ Final certificate

2.2. Consent or certificate number

Before an occupation certificate may be issued, the certifying authority must be satisfied that:

- ☒ A development consent or a complying development certificate is in force with respect to the building, and
- ☒ A construction certificate has been issued with respect to the plans and specifications for the building.

Development application or complying development certificate number: DA2011/0388

Construction certificate number (if applicable): CC2011/0595

PART 3 Checklist

Certificate Checklist

The following information is required for all occupation certificate applications.

Please tick appropriate box

	Yes	No
Final fire safety certificate or interim fire safety certificate (A certificate is not required for a class 1A or class 10 building)	☐	☑
Other certificates relied on Residential flat buildings - design verification from a qualified designer in which the development application was required under clause 50(1B) of the Environmental Planning and Assessment Act 1979	☐	☑

Warringah Council

Principal Certifying Authority (PCA) Form

Notice of Commencement of Building or Subdivision Works and appointment of Principal Certifying Authority. Made under the Environmental Planning and Assessment Act 1979 (Sections 109E to 109Q)

Address the application to:

- The General Manager
  Warringah Council
  Civic Centre, 725 Pittwater Rd
  Dee Why NSW 2099

Or

- Customer Service Centre
  Warringah Council
  DX 9118 Dee Why

If you need help lodging your application:

- Phone our Customer Service Centre on (02) 9942 2111

Or

- Come in and talk to us

Office Use Only

PCA2011/0746

DA2011/0388

June 09

PLEASE NOTE

This form can be used to notify Warringah Council that:

- You have appointed a Principal Certifying Authority (PCA)
- You intend to commence building or subdivision work
- Accredited persons can use any form provided it includes information required by the Environmental Planning and Assessment Act and Regulations.
- All sections must be completed (N/A if not applicable)

NOTE: Works cannot start until a form is received by Warringah Council.

Privacy and Personal Information Protection Notice

The information requested in this form is required by or under the Environmental Planning and Assessment Act 1979 if you are going to erect a building or carry out subdivision work. The information will only be used by Warringah Council in connection with the requirements of that Act and any other relevantly applicable legislation relating to the subject-matter of this form. The information is being collected for the following purposes, namely, to enable us to (1) process and determine your application; (2) contact you in relation to your application should that be necessary; and (3) keep the public informed by making the application publicly accessible. If you do not provide the information, Council will not be able to process your application, and your application will be rejected. If you do not provide the information to Council, you cannot begin the work.

Your application will be available to Councillors and Council Officers. Members of the public have certain rights of access to information and documents held by Council under the Freedom of Information Act 1989 (NSW), s.12 of the Local Government Act 1993 (NSW), and under the Privacy and Personal Information Protection Act 1998 (NSW) to the extent permitted by those Acts.

Warringah Council is to be regarded as the agency that holds the information, which will be stored on Council's records management system or in archives and may be displayed on DAs Online (except as regards to personal particulars). You have a right to access information within the meaning of the Privacy and Personal Information Protection Act 1998 (NSW) on application to Council, and to have that information updated or corrected as necessary. Please contact Warringah Council if the information you have provided is incorrect or changes or if access is otherwise sought to the information. In addition, a person may request that any material that is available (or is to be made available) for public inspection by or under the Local Government Act 1993 (NSW) be prepared or amended so as to omit or remove any matter that would disclose or discloses the person's place of living if the person considers that the disclosure would place or places the personal safety of the person or of members of the person's family at risk. Any such request must be made to Council's General Manager: see s.739 of the Local Government Act 1993 (NSW).

Part 1 Application and Site Details

1.1 Land to be developed

We need this to correctly identify the land.

Unit no. [ ] House no. [ ] Street [Pittwater Rd W/O Aitken Ave N/S]

Suburb [North Manly]

Lot no, DP etc. Area of site (m²) [ ]

These details are shown on your rate notices, property deeds, etc

1.2 Work proposed

Please tick appropriate box. Please provide a brief description of the work to be carried out.

Type Building [✓] Subdivision [ ]

[Installation of bus shelters as per council agreement with Adshel]

Part 2 Development Details

2.1 Development approvals granted

Provide specific application/approval numbers relevant to the subject development

Development application number [2011/0388]

Date consent was granted [ ]

And

Construction certificate no. [ ]

Date certificate was issued [ ]

Or

Complying development certificate number. [ ]

Date certificate was issued [ ]

2.2 Appointment of PCA

Please tick the appropriate box

I have met all the conditions in the development consent or the complying development certificate required to be satisfied before I can begin work. [ ]

I have appointed a Principal Certifying Authority. [ ]

Name of PCA [WARRINGAH COUNCIL - PCA]

Where other than Council

Address of PCA [ ]

Phone (not mobile) of PCA [ ]

Mobile of PCA [ ]

Facsimile of PCA [ ]

Where the PCA is an accredited certifier

Accreditation body of the certifier [ ]

Accreditation no. of the certifier [ ]

Part 2 Development Details cont.

2.3 Residential building work

Please tick the appropriate box.

Please Note:
Where an owner/builder engages any sub-contractor for any work component exceeding $12,000 in cost, a contract of insurance pursuant to Part 6 of the Home Building Act 1989 must be in force for each component.

Are you going to build a house or other dwelling or alter or add to a dwelling?

Yes ☐ No ☑ (Go to Part 2.4 Commencement date)

Are you an owner-builder? (The work must be carried out by a licensed builder)

Yes ☐ No ☑

If yes – What is your owner-builder permit no? ____
(A certified copy must be attached)
(go to Part 2.4 Commencement date)

If no, what is the name of the builder? ____

What is his/her phone no? ( )

What is his/her contractor licence no? ____

Have you attached evidence (a certificate of a contract of insurance pursuant to Part 6 of the Home Building Act) that the licensed builder is insured to carry out this type of work?

Yes ☐ No ☐

(If no, you must attach a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than $12,000).

2.4 Commencement date

Date the work will commence 25.7.11

Minimum notice of two full working days (48 hours) is required under the Environmental Planning and Assessment Act, 1979. Note: This notice period is to begin from the next working day and is not to include the day on which the form is submitted to Warringah Council.

Part 3 Checklist

Checklist

Please tick the appropriate box.

Have you met all relevant conditions?	Yes ☑	No ☐
Have you paid all relevant fees associated with your consent? This includes long service levy, inspections, S94 contributions and bonds (if applicable)	Yes ☑	No ☐
One of the following must be attached Current copy of owner builder permit?	Yes ☐	No ☑
Builders insurance for residential works> $12,000?	Yes ☐	No ☑
Quote from builders for costs of works< $12,000?	Yes ☐	No ☑

This page is not made electronically available on DAs Online

Part 4 PCA Declaration

Principal Certifying Authority declaration

I acknowledge that, in this case of residential building work, that I have seen evidence that a contract of insurance is in place pursuant to Part 6 of the Home Building Act 1989 and I have seen evidence that the builder is licensed or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit.

I acknowledge that I have been appointed by the applicant to carry out the role of the PCA for this development.

I acknowledge that all conditions of the development consent that are required to be satisfied prior to the work beginning, have been satisfied, including that all relevant fees, charges and contributions have been paid.

Name (please print) ~~AET~

PCA Signature Date ___/___/___

Part 5 Site and Application Details

5.1 Applicant(s)

It is important that we are able to contact you if we need more information.

Please give us as much detail as possible.

Please note the owner(s) or the person having the benefit of the development consent is to complete this form.

Your builder cannot complete this for you as per recent changes to the Act 109E.

Mr ☑ Mrs ☐ Ms ☐ Other ☐

Full family name(s) (no initials) CASSIDY

Full given names (no initials) NATHAN

Or

Company name

ACN

Postal address Level 9, 205 Pacific Hwy

We will post all correspondence to this address. ST Leonards NSW Postcode 2065

Private number Business number (02) 8425 7200

Mobile number Facsimile (02) 8425 7222

Contact person NATHAN CASSIDY.

Person who may be contacted to discuss the application during business hours

Email nathan.cassidy@adshel.com.au

I3 – Pittwater Rd S/O Western Ave E/S

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2012/1160

Responsible Officer	Renee Ezzy
Land to be developed (Address):	Part Lot 100 DP 1041823 , 725 Pittwater Road DEE WHY NSW 2099
Proposed Development:	Construction of a bus shelter adjacent to 454 Pittwater Rd North Manly
Zoning:	LEP - Land zoned B4 Mixed Use
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Warringah Council
Land and Environment Court Action:	No
Owner:	Warringah Council
Applicant:	Adshel Street Furniture Pty Ltd

Application lodged:	03/10/2012
Application Type	Local
State Reporting Category	Other
Notified:	15/10/2012 to 30/10/2012
Advertised	Not Advertised in accordance with A.7 of WDCP
Submissions	0

Estimated Cost of Works:	$ 10,000

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (upto the time of determination) by the applicant, persons who have made submissions regarding the application and any advice provided by relevant Council / Government / Authority Officers on the proposal.

SUMMARY OF ASSESSMENT ISSUES

Warringah Local Environmental Plan 2011 - Zone SP2 Infrastructure
Warringah Local Environmental Plan 2011 - 6.1 Acid sulfate soils
Warringah Local Environmental Plan 2011 - 6.3 Flood planning
Warringah Development Control Plan - E10 Landslip Risk

RECOMMENDATION

Approval

SITE DESCRIPTION

Property Description:	Part Lot 100 DP 1041823 , 725 Pittwater Road DEE WHY NSW 2099
Detailed Site Description:	The site is on the nature strip on the eastern side of Pittwater Road outside the property at No.454 Pittwater Road, North Manly. The site does not currently provide a shelter, only seating and a Bus J Pole within the identified bus zone.

Map:



SITE HISTORY

There is no relevant history for this site.

PROPOSED DEVELOPMENT IN DETAIL

The application proposes to provide a new bus seat with shelter measuring 2.846 metres high, 4.148 metres long and 1.523 metres wide. The structure will be constructed of light green aluminium with a pitched roof and glass panels to the back and northern side. An advertising panel measuring 1.15 metres x 1.75 metres will be provided at the southern end of the structure.

In consideration of the application a review of (but not limited) documents as provided by the applicant in support of the application was taken into account detail provided within Attachment A.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:

Section 79C 'Matters for Consideration'	Comments
Section 79C (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on "Environmental Planning Instruments" in this report.
Section 79C (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 79C (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 79C (1) (a)(iiia) – Provisions of any planning agreement	None applicable.
Section 79C (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	Division 8A of the EP&A Regulation 2000 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent. Clause 50(1A) of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This Clause is not relevant to this application. Clauses 54 and 109 of the EP&A Regulation 2000, Council requested additional information and has therefore considered the number of days taken in this assessment in light of this Clause within the Regulations. No additional information was requested. Clause 92 of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition of consent. Clauses 93 and/or 94 of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This Clause is not relevant to this application. Clause 98 of the EP&A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This Clause is not relevant to this application. Clause 98 of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.

Section 79C 'Matters for Consideration'	Comments
	Clause 143A of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer prior to the issue of a Construction Certificate. This Clause is not relevant to this application.
Section 79C (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	(i) The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report. (ii) The proposed development will not have a detrimental social impact in the locality considering the character of the proposal. (iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.
Section 79C (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 79C (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on "Public Exhibition" in this report.
Section 79C (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and Warringah Development Control Plan.
As a result of the public exhibition of the application Council received no submissions.

MEDIATION

No requests for mediation have been made in relation to this application.

REFERRALS

Internal Referral Body	Comments
Development Engineers	Traffic Engineers are required to comment on the sight distance of vehicles exiting 452 Pittwater Road, as the proposed bus shelter may impede sight distance for vehicles exiting 452 Pittwater Road and may pose a safety hazard to road users. Assuming Traffic Engineers raise no issues to the proposal due to sight distance and road safety, Development Engineers have no objections to the proposal subject to the following conditions.

Internal Referral Body	Comments
Traffic Engineer	The proposed bus shelter is located in a position that will not impact on pedestrian movements. No objections to this proposal.

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.
NSW Dept of Transport (Roads and Maritime Services) (Dev. On Classified Roads)	The application was referred to NSW Transport Roads & Maritime Services (RMS) as the proposed bus shelter is located within the road reserve that is vested in Council, however any works/improvements etc within the road reserve are subject to RMS concurrence in relation to any classified road. The RMS in their letter dated 8 November 2012, raised no objections in providing their concurrence to Council as the consent authority subject to a number of conditions. These conditions are included within any notice of determination for these works.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

SEPP 1 - Development Standards

The following assessment of the SEPP 1 Objection is assessed using the questions established in *Winten Property Group Limited v North Sydney Council*(2001) NSW LEC 46 (6 April 2001).

The SEPP 1 Objection submitted is assessed as follows:-

Is this *'Detailed Assessment':* • a result of an inconsistency with the control requirements?; or • to provide greater explanatory detail of the proposal?	Requirement inconsistency.

Where there is a Requirement Inconsistency:

Is the inconsistency with to the clause requirement a numerical and / or performance based variation?	Numerical
• If numerical enter a % variation to requirement • Is the variation to a Development Standard?	20% YES

With regard to the variation of development standards the NSW Land and Environment Court in *Whebe V Pittwater Council* (2007) NSW LEC 827 (21 December 2007) sets out ways of establishing that compliance with a development standard is unreasonable or unnecessary. It states that:

'An objection under SEPP 1 may be well founded and be consistent with the aims set out in clause 3 of the Policy in a variety of ways. The most commonly invoked way is to establish that compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved not withstanding non-compliance with the standard.'

It goes on to state that:

The rationale is that development standards are not ends in themselves but means of achieving ends. The ends are environmental or planning objectives. Compliance with a development is fixed as the usual means by which the relevant environmental or planning objective is able to be achieved. However, if the proposed development proffers an alternative means of achieving the objective strict compliance with the standard would be unnecessary (it is achieved anyway) and unreasonable (no purpose would be served).

The Land and Environment Court has established on numerous occasions that it is insufficient merely to point to an absence of environmental harm in order to sustain an Objection under SEPP No.1 Gergely & Pinter v Woollahra Municipal Council (1984); Hooker Corporation Pty Ltd v Hornsby Shire Council (1986,) Winten Property Group Ltd v North Sydney Council (2001) and *Memel Holdings Pty Ltd v Pittwater Council (2001)* and *Wehbe v Pittwater Council [2007]*.

Rather it is necessary to demonstrate that the strict application of the development standard in question would actually hinder the attainments of the objectives of the control. It must be demonstrated that there is a positive environmental or community outcome that arises directly out of the non-compliance.

SEPP 64 Division 3 - Particular Advertisements, regulates the nature of advertisements. The proposed advertising panel is considered to be a "Wall Advertisement" which is defined as:

"wall advertisement means an advertisement that is painted on or fixed flat to the wall of a building, but does not include a special promotional advertisement or building wrap advertisement."

Clause 22 of the SEPP restricts wall advertisements as:
(1) Only one wall advertisement may be displayed per building elevation.
(2) The consent authority may grant consent to a wall advertisement only if:
(a) the consent authority is satisfied that the advertisement is integrated with the design of the building on which it is to be displayed, and (b) for a building having:
(i) an above ground elevation of 200 square metres or more—the advertisement does not exceed 10% of the above ground elevation, and
(ii) an above ground elevation of more than 100 square metres but less than 200 square metres—the advertisement does not exceed 20 square metres, and
(iii) an above ground elevation of 100 square metres or less—the advertisement does not exceed 20% of the above ground elevation, and

(c) the advertisement does not protrude more than 300 millimetres from the wall, unless occupational health and safety standards require a greater protrusion, and
(d) the advertisement does not protrude above the parapet or eaves, and
(e) the advertisement does not extend over a window or other opening, and
(f) the advertisement does not obscure significant architectural elements of the building, and
(g) a building identification sign or business identification sign is not displayed on the building elevation.
(3) In this clause, building elevation means an elevation of a building as commonly shown on building plans.

The proposed advertising panel by being affixed to one facade of the bus shelter structure and having an area of 3.25m2, will exceed 20% of the relevant above ground building elevation of the proposed bus shelter. The proposed signage panel will occupy 61.8% of the relevant elevation, which displays an area of 2.01m2.

As such, the proposal will not comply with the maximum advertising area of Clause 22 (2)(b)(iii), which is considered to be a development standard within the provisions of SEPP 64.

The applicant has provided a SEPP 1 Objection to support the proposal. The SEPP 1 submission addresses the objectives of SEPP 64 and the Schedule One – Assessment Criteria.

The submission contends that the provisions of Clause 22 were not intended to apply to street furniture such as the proposed bus shelter. Given the restrictive nature of the 20% maximum area control for the building elevation as it will apply in this instance to a bus shelter, that area limitation is considered to be inappropriate in terms of this proposal and a variation to numerical compliance acceptable.

The non-compliance with the maximum signage area controls of Clause 22(2)(b)(iii) is not considered so significant to warrant refusal or modification of the proposal. Further, the proposal satisfies the Assessment Criteria set out within Schedule 1 of SEPP 64 and compliance with the development standard in this instance is considered unreasonable and unnecessary in this application on a bus shelter structure.

SEPP 55 - Remediation of Land

Clause 7 (1) (a) of SEPP 55 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has historically been used as a road reserve with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under Clause 7 (1) (b) and (c) of SEPP 55 and the land is considered to be suitable for the proposed bus shelter.

SEPP 64 - Advertising and Signage

Clauses 8 and 13 of SEPP 64 require Council to determine consistency with the objectives stipulated under Clause 3(1)(a) of the aforementioned SEPP and to assess the proposal against the assessment criteria of Schedule 1.

The objectives of the policy aim to ensure that the proposed signage is compatible with the desired amenity and visual character of the locality, provides effective communication and is of high quality having regards to both design and finishes.

In accordance with the provisions stipulated under Schedule 1 of SEPP 64, the following assessment is provided:

Matters for Consideration	Comment	Complies
1. Character of the area Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed shelter is public infrastructure located within the Pittwater Road, road reserve. The proposed shelter is considered to provide an appropriate element within the road corridor and is considered complementary and compatible with the surrounding area.	YES
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed advertising signage panel allows for discreet commercial advertising opportunities along this carriageway. Accordingly, the extent of signage proposed is considered acceptable in relation to the advertising theme for the type of land use prevalent in this locality. The proposed signage at the southern end of the structure is commensurate in this context and is consistent with other existing signage along this road and will not directly impact the surrounding residential properties. The works form a complementary public facility within the road reserve.	YES
2. Special areas Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed bus shelter location is not within close proximity of any environmentally sensitive areas, heritage items, waterways or rural landscapes. Further, the proposed signage will not detract from the visual quality or amenity of these areas.	YES
3. Views and vistas Does the proposal obscure or compromise important views?	The signage forms part of the bus shelter structure located at street level, which is below 2.846 metres in height and therefore does not obscure or compromise any important views.	YES
Does the proposal dominate the skyline and reduce the quality of vistas?	Due to the compact nature of the advertising panel forming part of the shelter structure, there is no reduction in the quality of the vistas in this vicinity and is not at a scale which will dominate within the skyline.	YES
Does the proposal respect the viewing rights of other advertisers?	The proposed signage location is not considered to impact on the viewing rights of other advertisers.	YES
4. Streetscape, setting or landscape Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed location is a council verge adjoining low density residential dwellings. Accordingly, the scale and form of the shelter is appropriate within this streetscape setting.	YES
Does the proposal contribute to the visual interest of the streetscape,	The proposed signage is not considered to detract from the character of this location.	YES

setting or landscape?		
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed signage, while introducing an additional advertising sign into this location is not considered to create visual clutter.	YES
Does the proposal screen unsightliness?	The proposed signage area forms part of a new bus shelter structure. There is no obvious unsightliness being obscured in this instance and in fact the structure contains toughened glass to the rear and northern end to ensure casual surveillance around the shelter is maintained.	YES
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed advertising panel sits below the pitching point of the proposed structure which is considerably lower than the adjoining dwellings and does not protrude above the structure, any tree canopies or buildings in the locality.	YES
5. Site and building Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The advertising panel forms one end of the proposed bus shelter structure and is considered commensurate in its context with the structure and adjoining built form elements.	YES
Does the proposal respect important features of the site or building, or both?	The proposed advertising panel being part of the overall structure will not compromise any important features of the site.	YES
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage is an effective use of the proposed public infrastructure and is appropriate in this context.	YES
6. Associated devices and logos with advertisements and advertising structures Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The proposed signage will include illumination within the advertising panel.	YES
7. Illumination Would illumination result in unacceptable glare, affect safety for pedestrians, vehicles or aircraft, detract from the amenity of any residence or other form of accommodation?	The level of illumination is not considered likely to result in any unacceptable levels of glare affecting safety or amenity of pedestrians, vehicles, aircraft, or other forms of accommodation.	YES
Can the intensity of the illumination be adjusted, if necessary?	According to the technical data provided, the number and wattage of the lamps used within the display unit can be varied as required.	YES
Is the illumination subject to a curfew?	The proposed illumination is not subject to a curfew.	YES
8. Safety Would the proposal reduce the safety for any public road, pedestrians or	The illumination is part of the signage panel and is fixed to the bus shelter structure ensuring that further safety issues are not created for the public	YES

bicyclists?	road, pedestrians or bicyclists.	
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed advertising structure is considered to improve the safety of pedestrians including children as it provides a more obvious structure offering protection to any persons waiting at the bus shelter increasing visual exposure to traffic. Further, the structure provides clear glass to the rear and northern sides offering visibility behind and around the shelter.	YES

Accordingly, the proposed signage is considered to be of a scale and design suitable for the locality. The proposal is therefore deemed to be consistent with the provision of the SEPP and its underlying objectives.

SEPP (Infrastructure) 2007

Ausgrid

Clause 45 of the SEPP requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).
- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.
- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity power line.

Comment:
The application is considered acceptable with regard to Clause 45 of the SEPP.

Warringah Local Environment Plan 2011

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

Principal Development Standards

Standard	Requirement	Proposed	% Variation	Complies
Minimum subdivision lot size:	N/A	N/A	N/A	N/A
Height of Buildings:	8.5m	2.846m	Nil	Yes
Rural Subdivision:	N/A	N/A	N/A	N/A
No Strata Plan or Community Title Subdivisions in certain rural and environmental zones:	N/A	N/A	N/A	N/A

Compliance Assessment

Clause	Compliance with Requirements
Part 1 Preliminary	Yes
Land Use Table	Yes
Part 4 Principal development standards	Yes
Part 6 Additional Local Provisions	Yes
6.1 Acid sulfate soils	Yes
6.3 Flood planning	Yes
Schedule 5 Environmental heritage	Yes
Dictionary	Yes

Detailed Assessment

Zone SP2 Infrastructure

Proposed Use	Permitted or Prohibited
Bus shelter with advertising	Permitted with consent

The underlying objectives of the SP2 Infrastructure zone

- *To provide for infrastructure and related uses.*

  Comment:

  The proposed bus shelter is considered development that is ancillary to a public transport facility and is therefore an infrastructure related use.

- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

  Comment:

  As the proposed bus shelter serves the public transport using the road infrastructure, the development is considered compatible in this context.

6.1 Acid sulfate soils

Clause 6.1 - 'Acid sulfate soils' requires Council to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. In this regard, development consent is required for the carrying out of works described on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

The site is located in an area identified as Acid Sulfate Soil Class 5, as indicated on Council's Acid Sulfate Soils Planning Map. While the site for the proposed works is located within 500 metres of adjacent Class 1 and 2 land, the minor excavation required in this instance will not lower the watertable below 1 metre Australian Height Datum on these adjacent Class 1 and 2 land. Accordingly the proposed development is considered acceptable in relation to Acid Sulfate Soils.

6.3 Flood planning

The site has been identified as flood affected lands according to Council's records and databases. The site is located within the low flood risk planning precinct for Manly Lagoon. The proposed structure does not reduce flood storage for this area and is constructed from flood compatible building materials and is acceptable

Warringah Development Control Plan

Built Form Controls

Built Form Control	Requirement	Proposed	% Variation*	Complies
B1 Wall height	7.2m	2.32m	N/A	Yes
B2 Number of storeys	N/A	N/A	N/A	N/A
B3 Side Boundary Envelope	N/A	N/A	N/A	N/A
B4 Site Coverage	N/A	N/A	N/A	N/A
B5 Side Boundary Setbacks	N/A	N/A	N/A	N/A
B7 Front Boundary Setbacks	N/A	N/A	N/A	N/A
B9 Rear Boundary Setbacks	N/A	N/A	N/A	N/A
B11 Foreshore Building Setback	N/A	N/A	N/A	N/A
B12 National Parks Setback	N/A	N/A	N/A	N/A
B13 Coastal Cliffs Setback	N/A	N/A	N/A	N/A
B14 Main Roads Setback	N/A	N/A	N/A	N/A
B15 Minimum Floor to Ceiling Height	N/A	N/A	N/A	N/A
D1 Landscaped Open Space (LOS) and Bushland Setting	N/A	N/A	N/A	N/A

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
Part A Introduction	Yes	Yes
A.5 Objectives	Yes	Yes
Part C Siting Factors	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
Part D Design	Yes	Yes
D3 Noise	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D18 Accessibility	Yes	Yes
D23 Signs	Yes	Yes
Part E The Natural Environment	Yes	Yes
E10 Landslip Risk	Yes	Yes

Detailed Assessment

E10 Landslip Risk

The subject site is located in the landslip risk class A. Accordingly, a geotechnical report is not required.

POLICY CONTROLS

Warringah Section 94A Development Contribution Plan

As the estimated cost of works is less than $100,001.00 the policy is not applicable to the assessment of this application.

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan;
- Warringah Development Control Plan; and
- Codes and Policies of Council.

The proposal has been assessed against the relevant matters for consideration under Section 79C of the EP&A Act 1979. This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

The site has been inspected and the application assessed having regard to the provisions of the Environmental Planning and Assessment Act 1979 (and associated regulations), the provisions relevant Environmental Planning Instruments including Warringah Local Environment Plan 2011, Warringah Development Control Plan and the relevant codes and policies of Council.

In consideration of the proposal and the merit consideration the development the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects specified in S.5(a)(i) and (ii) of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION

THAT Council as the consent authority grant Development Consent to DA2012/1160 for Construction of a bus shelter adjacent to 454 Pittwater Rd North Manly on land at Part Lot 100 DP 1041823, 725 Pittwater Road, DEE WHY, subject to the conditions printed below:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. **Approved Plans and Supporting Documentation**
The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	**Dated**	**Prepared By**
Site Location - Rev D	27/09/2012	Adshel
Sheet 2 - Elevation Views 50416	18/11/2008	Adshel
Sheet 3 - Footing Detail 50416	18/11/2008	Adshel
Sheet 4 - Exploded Assembly 50416	18/11/2008	Adshel
Sheet 5 - Wiring Detail 50416	18/11/2008	Adshel

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

2. **Compliance with Other Department, Authority or Service Requirements**
The development must be carried out in compliance with the following:

Other Department, Authority or Service	**eServices Reference**	**Dated**
Roads & Maritime Services	Response RMS Referral	8 November

(RMS)		2012

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02)

3. **Prescribed Conditions**

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

(c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

(i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and

(ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

(iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

(i) in the case of work for which a principal contractor is required to be appointed:

A. the name and licence number of the principal contractor, and

B. the name of the insurer by which the work is insured under Part 6 of that Act,

(ii) in the case of work to be done by an owner-builder:

A. the name of the owner-builder, and

B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

(e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

(i) protect and support the adjoining premises from possible damage from the excavation, and

(ii) where necessary, underpin the adjoining premises to prevent any such damage.

(iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

(iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement (DACPLB09)

4. **General Requirements**
(a) Unless authorised by Council:
Building construction and delivery of material hours are restricted to:

- 7.00 am to 5.00 pm inclusive Monday to Friday,
- 8.00 am to 1.00 pm inclusive on Saturday,
- No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

(b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.

(c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

(d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

(e) Prior to the release of the Construction Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than $25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

(f) Smoke alarms are to be installed throughout all new and existing portions of any Class 1a building in accordance with the Building Code of Australia prior to the occupation of the new works.

(g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(h) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

(i) All sound producing plant, equipment, machinery or fittings will not exceed more than 5dB(A) above the background level when measured from any property boundary and will comply with the Environment Protection Authority's NSW Industrial Noise Policy.)

(j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

(k) Prior to the commencement of any development onsite for:

i) Building/s that are to be erected
ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
iii) Building/s that are to be demolished
iv) For any work/s that is to be carried out
v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

FEES / CHARGES / CONTRIBUTIONS

5. **Bonds**

(a) Security Bond
A bond (determined from cost of works) of $500 and an inspection fee in accordance with Councils Fees and Charges paid as security to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

An inspection fee in accordance with Council adopted fees and charges (at the time of payment) is payable for each kerb inspection as determined by Council (minimum (1) one inspection)

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate protection of Councils infrastructure. (DACENZ01)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

6. **Stormwater disposal**
A drainage plan indicating all details relevant to the collection and disposal of stormwater from the proposed structure is to be provided. Stormwater shall be conveyed from the bus shelter to the kerb and gutter in Pittwater Road

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from the development.

(DACENCPC1)

7. **Compliance with Standards**
The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.
Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

(a) AS2601.2001 - Demolition of Structures**
(b) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
(c) AS 4970 - 2009 'Protection of trees on development sites'**
(d) AS 1428.1 - 2009* Design for access and mobility - General requirements for access - New building work**
(e) AS 1428.2 - 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**

*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website http://www.humanrights.gov.au/disability_rights/buildings/good.htm

**Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to. (DACPLC02)

8. **Sewer / Water Quickcheck**
The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to works commencing to determine whether the development will affect any Sydney Water asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:
- Quick Check agents details - see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating.
- Or telephone 13 20 92.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACPLC12)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

9. **Public Liability Insurance - Works on Public Land**
Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of $10 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Warringah Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land. (DACEND01)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

10. **Maintenance of Road Reserve**
The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)

11. **Traffic Control During Road Works**
Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with Council's Minor Works Policy and to the satisfaction of the Principal Certifying Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works.

Reason: Public Safety. (DACENE11)

12. **Installation and Maintenance of Sediment Control**
Measures used for erosion and sediment control on building sites are to be adequately maintained at all times and must be installed in accordance with Warringah Council Specifications for Erosion and Sediment Control. All measures shall remain in proper operation until all development activities have been completed and the site fully stabilised.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites. (DACPLE02)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

13. **Stormwater Disposal**
The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Note: The following Standards and Codes applied at the time of determination:

(a) Australian/New Zealand Standard **AS/NZS 3500.3** - 2003 - Plumbing and drainage - Stormwater drainage
(b) Australian/New Zealand Standard **AS/NZS 3500.3** - 2003/Amdt 1 - 2006 - Plumbing and drainage - Stormwater drainage
(c) National Plumbing and Drainage Code.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development. (DACENF05)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

14. **Illumination Intensity and design**
The level of illumination and/or lighting intensity used to illuminate the signage is to be minimised and the design is to be such to ensure that excessive light spill or nuisance is not caused to any nearby premises.

Reason: To ensure appropriate forms of signage that are consistent with Council's controls and those that are desired for the locality, and do not interfere with amenity of nearby properties. (DACPLG12)

I am aware of Warringah's Code of Conduct and, in signing this report, declare that I do not have a Conflict of Interest.

Signed



Renee Ezzy, Development Assessment Officer

The application is determined under the delegated authority of:



Teresa Gizzi, Acting Development Assessment Manager



ATTACHMENT A

Notification Plan	Title	Date
2012/351376	Plan Notification	04/10/2012

ATTACHMENT B

Notification Document	Title	Date
2012/359846	notification map	15/10/2012

Warringah Council

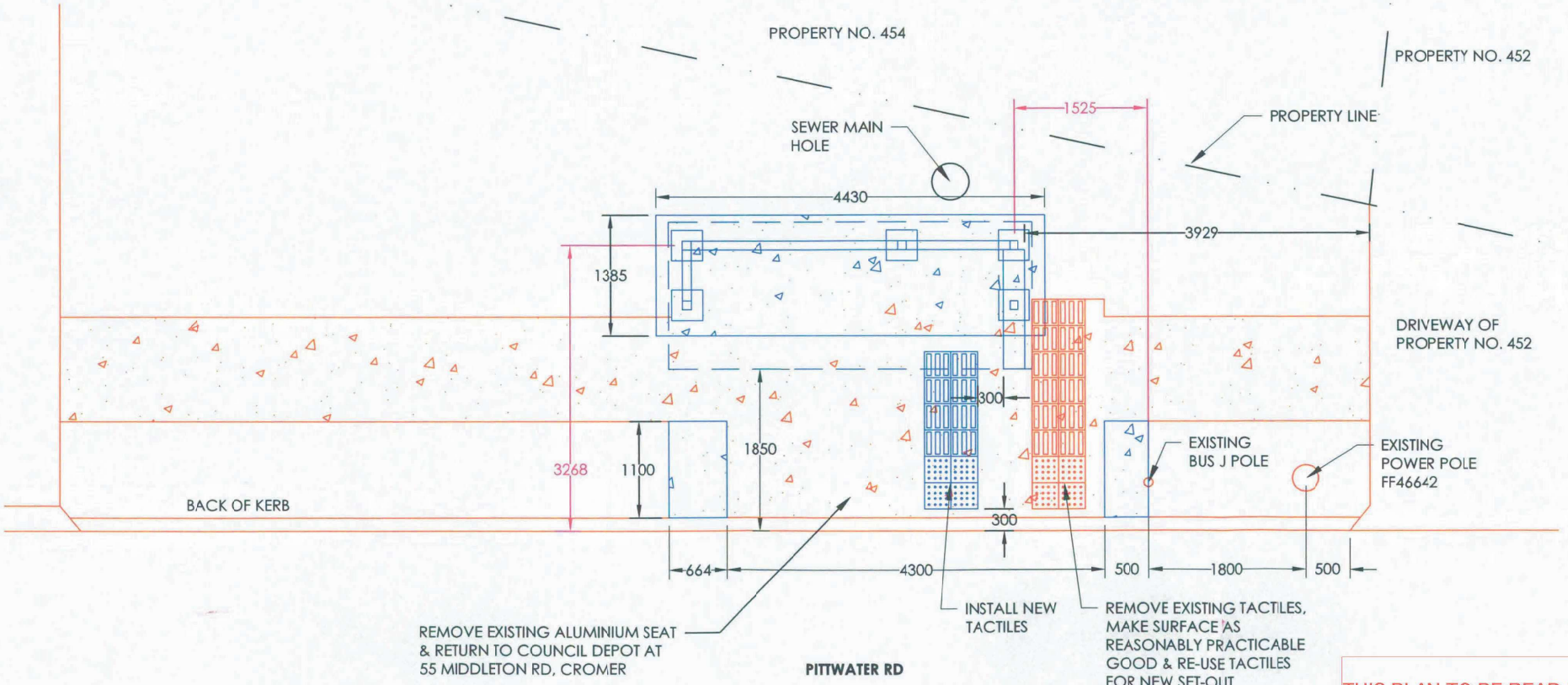
ATTACHMENT C

Reference Number	Document	Date
2012/350557	invoice for ram applications - Adshel Street Furniture Pty Ltd	03/10/2012
2012/350567	DA Acknowledgement Letter - Adshel Street Furniture Pty Ltd	03/10/2012
2012/351356	Specifications	04/10/2012
2012/351360	Details of External Finishes & Materials	04/10/2012
2012/351361	Advertising Panel size & Illumination Details	04/10/2012
2012/351364	Report Method Statement & Traffic Management plan for the Installation of Street Furniture	04/10/2012
2012/351367	Plans Master Set - bus shelter	04/10/2012
2012/351372	Report Statement of Environmental Effects	04/10/2012
2012/351376	Plan Notification	04/10/2012
2012/351379	Applicant Details & Cost summary report	04/10/2012
2012/351382	Development application form	04/10/2012
2012/359430	File Cover	15/10/2012
2012/359455	Referral to AUSGRID - SEPP - Infrastructure 2007	15/10/2012
2012/359457	RMS Referral	15/10/2012
2012/359460	State Transit Authority referral	15/10/2012
2012/359846	notification map	15/10/2012
2012/359848	notification letters - 6 letters sent	15/10/2012
2012/373398	Natural Environment Referral Response - Flood	26/10/2012
2012/374440	Development Engineering Referral Response	29/10/2012
2012/380178	Traffic Engineer Referral Response	01/11/2012
2012/403410	Additional Information Letter - Adshel Street Furniture Pty Ltd	21/11/2012

SITE LOCATION: Pittwater Rd S/O Western Ave E/S				REV D (27/09/12)
SITE NUMBER: 05711	BUS STOP No: 2100034	SCALE: 1:50	PAPER SIZE: A3	A 21/03/11 NC DRG Created B 06/09/12 NC DRG amended C 21/09/12 NC DRG amended D 27/09/12 NC DRG Amended

Notes:

1. Tactiles positioned in accordance with AS/ NZS 1428.4:2002 to adhere with DDA compliance
2. Reinstate all disturbed areas to match existing.
3. Assume kerb width 150mm.
4. Refer to Footing Detail



THIS PLAN TO BE READ IN CONJUNCTION WITH

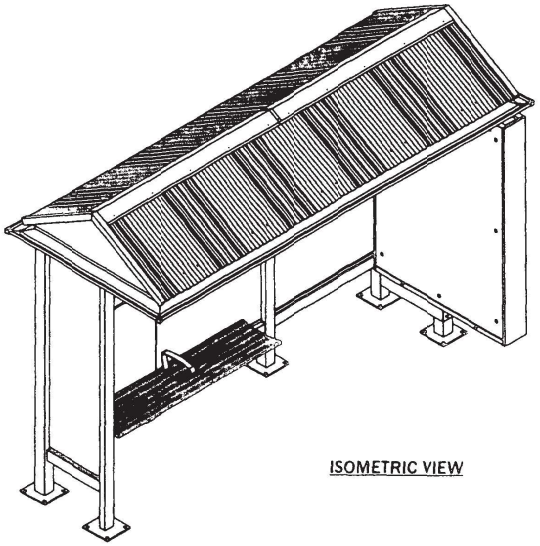
DA2012/1160

WARRINGAH COUNCIL

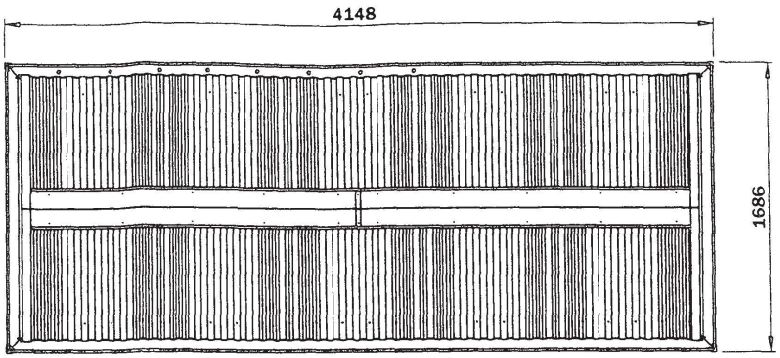
Drawing Description - Proposed

ADSHEL

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ISOMETRIC VIEW

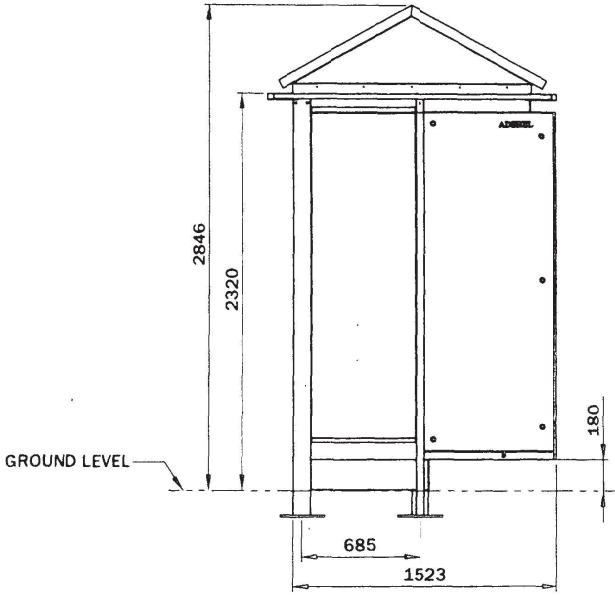


PLAN VIEW

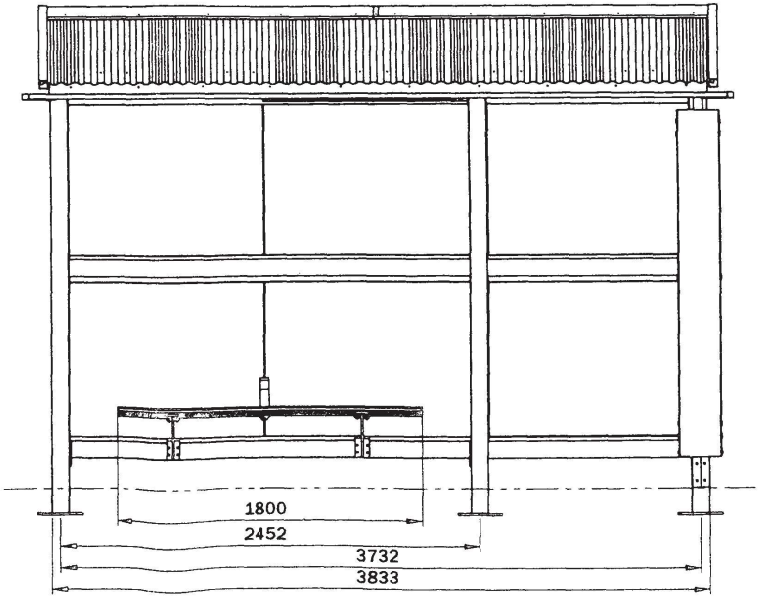
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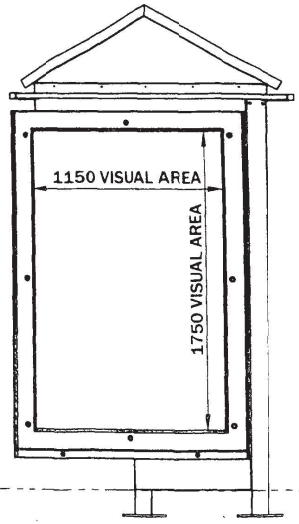
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SIDE ELEVATION



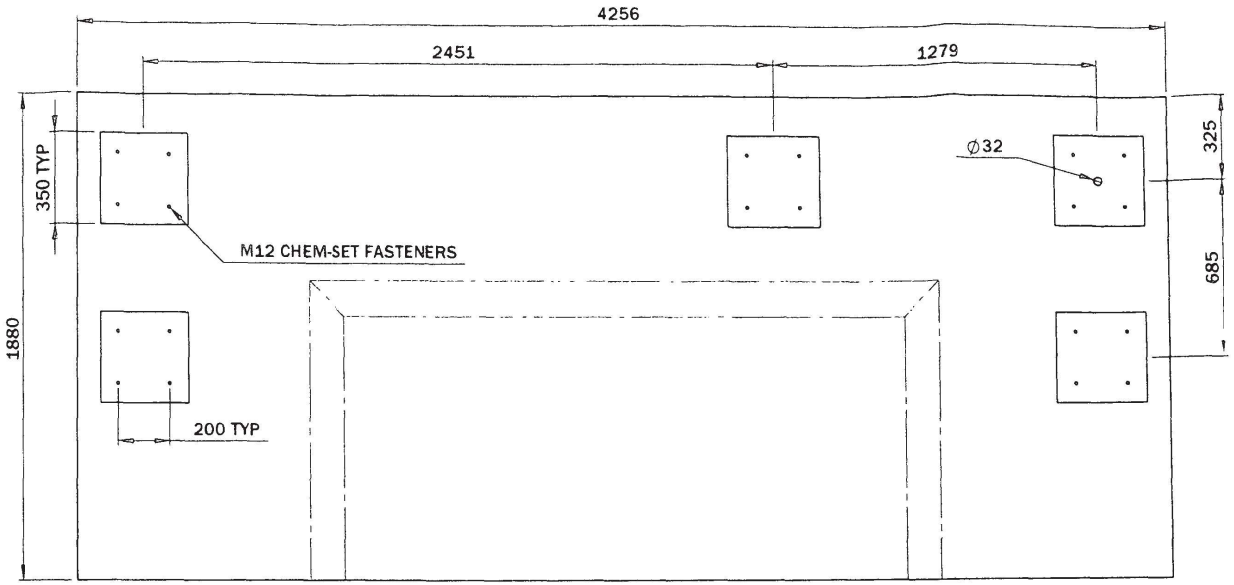
FRONT ELEVATION

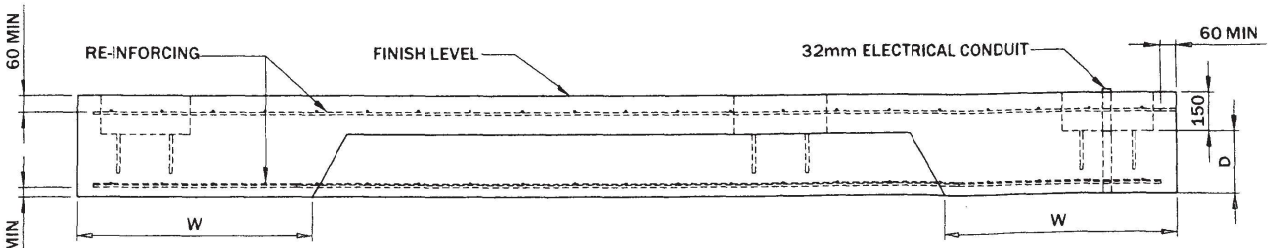


SIDE ELEVATION

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS • XX • INDICATES DIMENSION SYMMETRIC ABOUT CENTRELINE	TOLERANCES: LINEAR: ± 0.5mm ANGULAR: ± 0.5°	DRAWN: SB	DATE: 18/11/2008	ADSHEL The Forum Level 11 205 Pacific Highway St Leonards NSW 2065 t: (+612) 8425 7200 f: (+612) 8425 7222	TITLE: OPTISHEL VILLA AD-MAINS-FULL BACK		DRAWING NO: ELEVATION VIEWS 50416			
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		MANUFACTURING: -	REV DATE:							

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CONDUIT LOCATIONS ARE CRITICAL

CONCRETE REQUIREMENTS:

- MPA25
- SLUMP 80mm
- MAXIMUM AGGREGATE = 20mm
- MINIMUM DENSITY = 2400kg/mm3

RE-INFORCEMENT:

- MINIMUM COVER OF RE-INFORCEMENT = 60mm

FASTENERS:

- 4 off M12 CHEM-SET FASTENERS PER UPRIGHT, MINIMUM EMBEDMENT = 150mm

DIMENSIONS BASED ON METRO MkII CERTIFIED FOOTING

THIS PLAN TO BE READ IN CONJUNCTION WITH

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WARRINGAH COUNCIL

REGION	*DESCRIPTION*	*ULTIMATE WIND SPEED (m/s)*	*W (mm)*	*D (mm)*	*RE-INFORCEMENT TOP & BOTTOM*
A	NORMAL	50	910	240	RF92 MESH
B	INTERMEDIATE	60	1250	240	RF92 MESH



DETAIL B
MESH SIZE 200 x 200 x 9mm

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN MILLIMETERS
- XX = INDICATES DIMENSION SYMMETRIC ABOUT CENTRELINE

CAD GENERATED DRAWING
DO NOT MANUALLY UPDATE
DO NOT SCALE DRAWING

TOLERANCES:
LINEAR: ± 0.5mm
ANGULAR: ± 0.5°

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CHECKED: -	DATE:		
MANUFACTURING: -	REV DATE:		

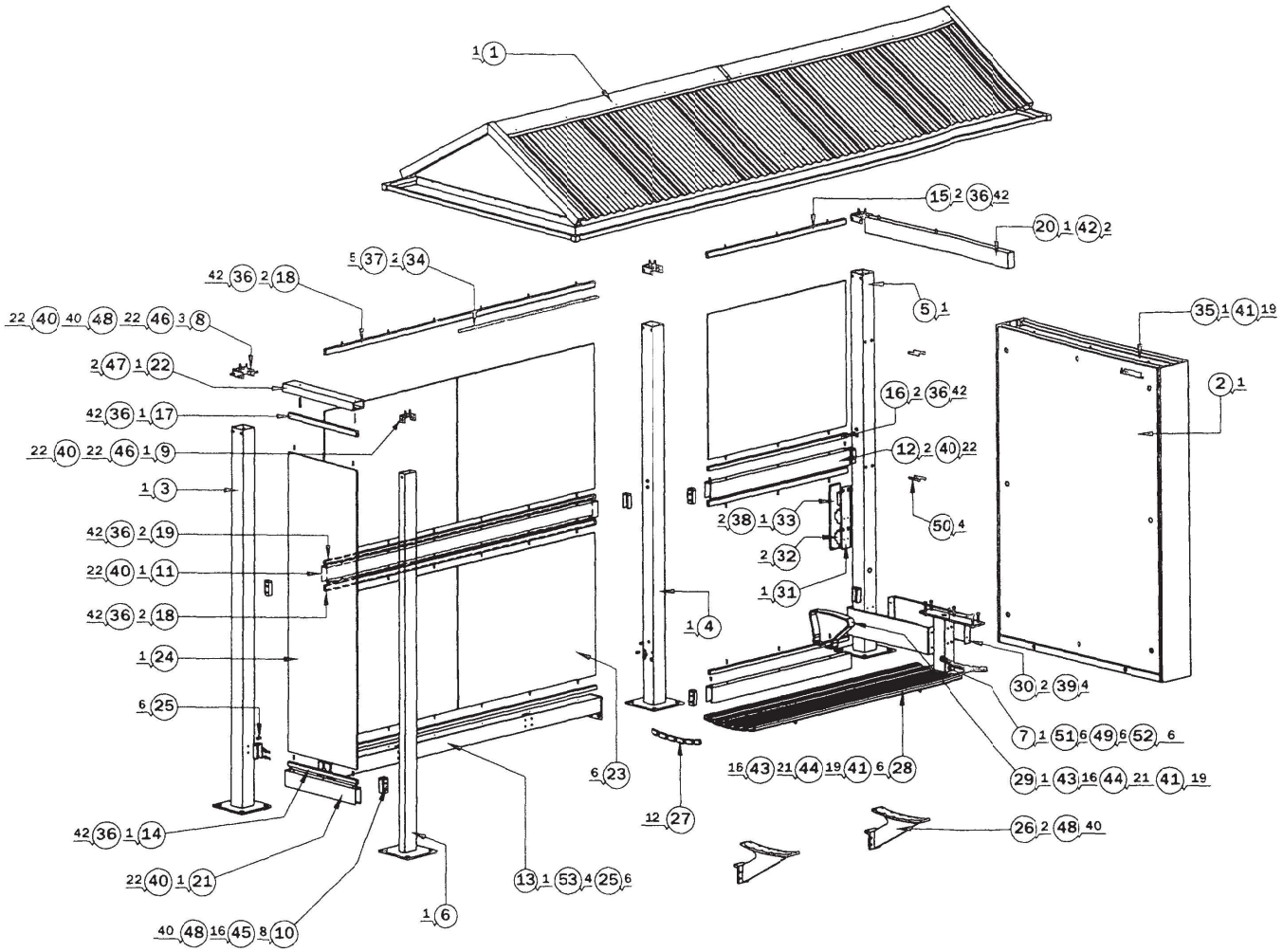
ADSHEL
The Forum, Level 11, 205 Pacific Highway
St Leonards NSW 2065
t: (+612) 8425 7200 f: (+612) 8425 7222

TITLE:
OPTISHEL VILLA
AD-MAINS-FULL BACK

DRAWING NO:
FOOTING DETAIL
50416

DRAWING TYPE:	MATERIAL:	FINISH:	SIZE:	SCALE:	SHEET:
General Assembly			A3	1:20	3

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BOM Table

ITEM NO.	QTY.	DRAWING NUMBER	DESCRIPTION	MATERIAL
1	1	50056	VILLA ROOF ASSEMBLY - NAINS SUPPLY	ALUMINIUM
2	1	11550	UNIVERSAL SUPERLITE DSFS	VARIOUS
3	1	12234	UPRIGHT A	ALUMINIUM
4	1	50193	UPRIGHT G	ALUMINIUM
5	1	12236	UPRIGHT C	ALUMINIUM
6	1	12233	UPRIGHT D	ALUMINIUM
7	1	50005	UPRIGHT E	ALUMINIUM
8	3	12241	REAR UPRIGHT BRACKET	SS
9	1	12240	FRONT UPRIGHT BRACKET	SS
10	8	11571	MID&BOTTOM RAIL BRACKET	SS
11	1	50019	MID RAIL LONG	ALUMINIUM
12	2	11570	MID RAIL	ALUMINIUM
13	1	12230	SEAT RAIL	ALUMINIUM
14	1	11582-1	U GLASS HOLDER 1	ALUMINIUM
15	2	11584-2	U GLASS HOLDER 2	ALUMINIUM
16	2	11582-2	U GLASS HOLDER 3	ALUMINIUM
17	1	50022	U GLASS HOLDER 5	ALUMINIUM
18	2	12288	UPPER LONG U GLASS HOLDER	ALUMINIUM
19	2	50000	LOWER LONG U GLASS HOLDER	ALUMINIUM
20	1	12281	UPPER PANEL SUPPORT	ALUMINIUM
21	1	12280	LOWER WINDBREAK SUPPORT	ALUMINIUM
22	1	12279	UPPER WINDBREAK SUPPORT	ALUMINIUM
23	6	11577	BACK GLASS	TOUGHENED SAFETY GLASS
24	1	11578	WINDBREAK GLASS	TOUGHENED SAFETY GLASS
25	6	50033	DOWEL SCREW	SS
26	2	50026	SEAT SUPPORT RATIONALISED	ALUMINIUM CAST
27	12	50004	SEAT END CAP	PP WITH UV PLASTIC
28	6	11575	SEAT SLAT	ALUMINIUM EXTRUSION
29	1	11574	ARM REST	ALUMINIUM
30	2	50030	BASE CLADDING	ALUMINIUM
31	1	12297	ELECTRICAL PLATE	ALUMINIUM
32	2	-	RCD_MCB	-
33	1	50456	COVER PLATE 2	ALUMINIUM
34	1	11968	LED LIGHT SYSTEM	ALUMINIUM
35	1	10668	LIGHTBOX TOP CHANNEL	ALUMINIUM
36	42		#10 x 1" PHILLIPS SELF DRILLING SCREW	
37	5		#8 X 1/2" PHILLIPS SELF DRILLING SCREW	
38	2		M6 X 16 C'SNK SOCKET HD SCREW	
39	4		M6 X 16 BUTTON SOCKET HD SCREW	
40	22		M6 X 20 C'SNK SOCKET HD SCREW	
41	19		M5 X 25 HEX HD SCREW	
42	2		M6 X 25 SHCS	
43	16		M6 NYLOCK NUT	
44	21		M6 PLAIN WASHER	
45	16		M8 X 25 HEX HD SCREW	
46	22		M8 X 35 SHCS	
47	2		M8 X 50 SHCS	
48	40		M8 PLAIN WASHER	
49	6		M10 X 80 HEX HD SCREW	
50	4		M10 X 80 SHCS	
51	6		M10 PLAIN WASHER	
52	6		M10 FULL NUT	

THIS PLAN TO BE READ IN CONJUNCTION WITH

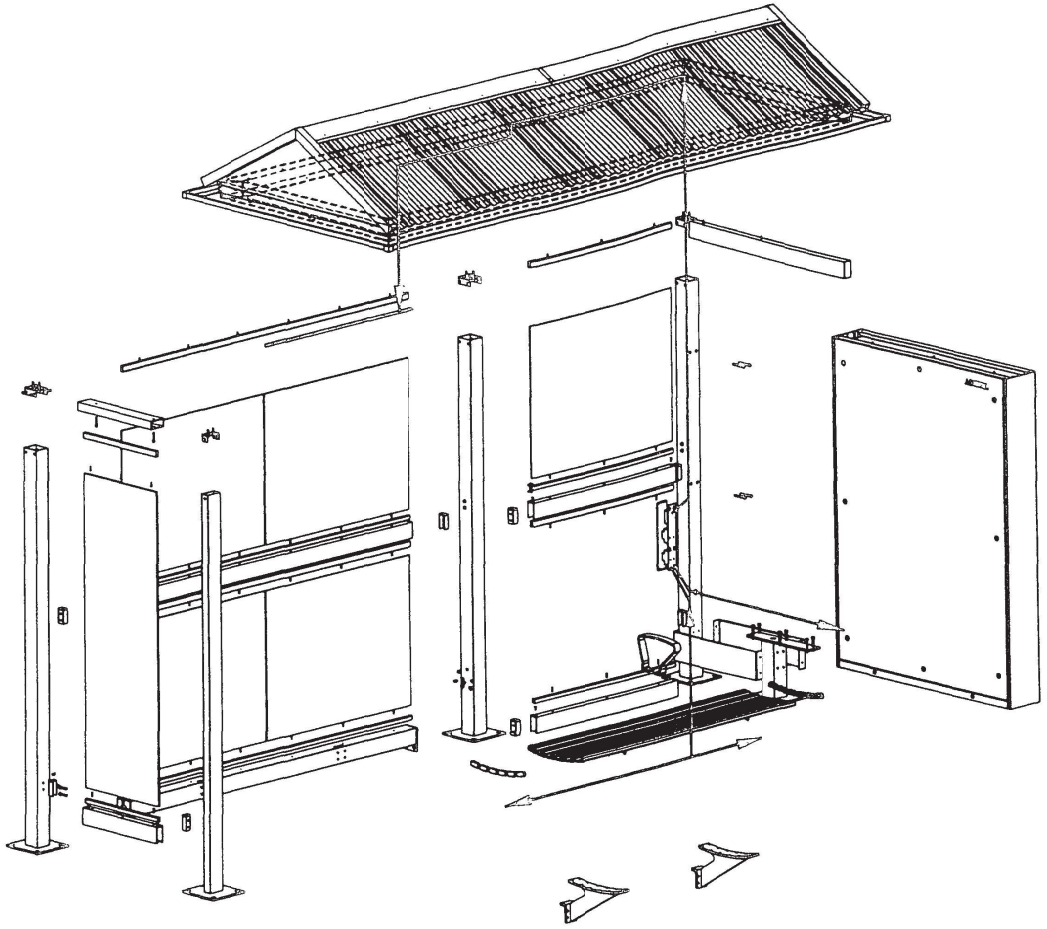
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QTY 0 - ITEM NO.

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WARRINGAH COUNCIL

KEY:

SUPPLY = 240V

LOAD / LIGHTS = 12V

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS - XX - INDICATES DIMENSION SYMMETRIC ABOUT CENTRELINE	TOLERANCES: LINEAR: ± 0.5mm ANGULAR: ± 0.5°	DRAWN: SB	DATE: 18/11/2008	ADSHEL The Forum, Level 11, 205 Pacific Highway St Leonards NSW 2065 t: (+612) 8425 7200 f: (+612) 8425 7222	TITLE: OPTISHEL VILLA AD-MAINS-FULL BACK		DRAWING NO: WIRING DETAIL 50416		
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		MANUFACTURING: -	REV DATE:						


Pittwater Rd
Wakefield St
Nenagh St
Bookkeeper
Marlborough Ave
Waiwera Ave
Western Ave
Hillcrest Pl
Waine St
LOT 2
LOT 3
LOT 4
LOT 7
LOT 9
LOT 12
LOT 13
LOT 15
490
486
480
478
474
470
466
456
454
450
446
444
442
436
434
432
114
112A
110
110A
108
104
102
52-54
40A
38
32-34
26-30
Nolan

Warringah Council

Development Application

Made under the Environmental Planning and Assessment Act 1979 (Section 78A), Roads Act 1993 (Section 138) and Local Government Act 1993 (Section 68)

Address the application to:

- ☒ The General Manager
  Warringah Council
  Civic Centre, 725 Pittwater Rd
  Dee Why NSW 2099
  Or
- ☒ Customer Service Centre
  Warringah Council
  DX 9118
  Dee Why

If you need help lodging your application:

- ☒ Phone our Customer Service Centre on (02) 9942 2111 or come in and talk to us

Office Use Only

☐ WLEP 2000 Locality:
☐ WLEP 2011 Zone:

DA2012/1160

☐ Owners Consent	☐ Flood Zone
☐ Lot and DP	☐ Riparian Zone
☐ 40m Buffer	☐ Vegetation/ Threatened
☐ Acid Sulfate	☐ Wave Impact
☐ Bushfire Zone	☐ Coastal Zone
☐ Heritage	☐ 100m MHWM
☐ Slip Zone	

June 2012

For applicable fees and charges, please refer to Council's website: www.warringah.nsw.gov.au or contact our Customer Service Centre.

Privacy and Personal Information Protection Notice

The personal information requested in this form is required by or under the Environmental Planning and Assessment Act 1979 and will only be used by Warringah Council in connection with the requirements of that Act and any other relevantly applicable legislation relating to the subject-matter of this application. The information is being collected for the following purposes, namely, to enable us to (1) process and determine your application; (2) contact you in relation to your application should that be necessary; and (3) keep the public informed by making the application publicly accessible. If you do not provide the information, Council will not be able to process your application, and your application will be rejected.

Your application will be available to Councillors and Council Officers. Members of the public have certain rights of access to information and documents held by Council under the Government Information (Public Access) Act 2009 (GIPA), and under the Privacy and Personal Information Protection Act 1998 (NSW) to the extent permitted by those Acts.

Warringah Council is to be regarded as the agency that holds the information, which will be stored on Council's records management system or in archives and may be displayed on E-Services Online (except as regards to personal particulars). You have a right to access information within the meaning of the Privacy and Personal Information Protection Act 1998 (NSW) on application to Council, and to have that information updated or corrected as necessary. Please contact Warringah Council if the information you have provided is incorrect or changes or if access is otherwise sought to the information. In addition, a person may request that any material that is available (or is to be made available) for public inspection by or under the Local Government Act 1993 (NSW) be prepared or amended so as to omit or remove any matter that would disclose or discloses the person's place of living if the person considers that the disclosure would place or places the personal safety of the person or of members of the person's family at risk. Any such request must be made to Council's General Manager (see s.12 of the Local Government Act 1993 (NSW).

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RECORDS

Part 1 Summary Applicant(s) Details

Applicant(s) name [redacted]

Owner(s) name ADSHEL STREET FURNITURE

If any owner/applicant of this development application is a current employee or elected representative of Warringah Council.

Warringah Council employee Yes ☐ No ☑ Elected representative Yes ☐ No ☑

Full applicant details to be completed in Part 3 of the application form.

Part 2 Application Details

2.1 Location of the property

We need this to correctly identify the land. These details are shown on your rates notice, property title etc.

Unit no. [ ] House no. [ ] Street PITTWATER RD S/O WESTERN AVE E/S

Suburb FAIRLIGHT NORTH MANLY

Legal property description Lot: Sect: DP/SP:
This information must be supplied.

2.2 Description of work

Please describe briefly everything that you want approved by the Council, including signs, hours of operation, use, subdivision, demolition etc.

Did you have a Prelodgement Meeting? Yes [ ] No [✓]

[ ] Use of land/building [ ] Erect a building [ ] Subdivision
[✓] Carrying out of works [ ] Demolition [ ] Other

Details: Installation of advertising bus shelter as per contract with council.

Number of new dwellings [ ] Number of existing dwellings [ ] Number of dwellings to be demolished [ ]

2.3 Estimated cost of work

This section must be completed and the relevant requirements supplied at lodgement.

Estimated cost of work: $10,000

One of the following must be supplied (for calculating development application fees section 94 development contributions and other associated fees).
Please tick box:

[✓] Provide builder's quote (including builder's licence number).

[ ] Use average costs and m² formula below to calculate estimated cost of works.

What is the area of floor space affected by this application?

What is the area and volume of the swimming pool if one is proposed?

What is the total estimated cost of the development based upon $3000/m² of house construction, $1800/m² of swimming pool area and $1500/m² of outbuildings, cabana and decks?

[ ] Have a suitably qualified person (estimator, quantity surveyor etc.) sign the form to certify the estimated cost of works.

Signature of qualified person certifying value of work.

Print name and qualifications / builder's licence number.

Estimated cost of works $100,000 or greater (for calculating section 94A development contributions):

[ ] **In addition** to fulfilling one of the above requirements, for works of $100,000 or greater the **'Cost Summary Report'** form must be completed.

For further information visit Councils website at: www.warringah.nsw.gov.au, Planning and Development, Online Forms, Development Applications, Cost Summary Report - Greater Than $100,000

Part 2 Application Details

2.4 Integrated development

Is this application for integrated development?

Please tick appropriate boxes.

Yes ☐ No ☑

Integrated development is development that requires licences or approvals from other consent authorities. Most forms of development will not be 'integrated'. See Part 4, Division 5, section 91 of the Environmental Planning and Assessment Act 1979 -www.legislation.nsw.gov.au.

Fisheries Management Act 1994 ☐ s144 ☐ s201 ☐ s205 ☐ s219

Aquaculture
Does your proposal involve the cultivation of fish, shellfish, crustaceans, seaweeds, or other aquatic organisms for commercial purposes (but not including a pet shop or aquarium)?

- ☐ No
- ☐ Yes You will need a permit under section 144 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

Excavation or filling of a waterway
Does your proposal involve any excavation or filling of the bed of a natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland), with any earth, soil, rock, rubble, concrete, timber or bricks etc? This does not include works within farm dams, urban ponds, irrigation channels, stormwater ponds, sewage treatment ponds etc.

- ☐ No
- ☐ Yes You will need a permit under section 201 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

Harm to Marine Vegetation
Does your proposal involve any disturbance, damage or harm to marine vegetation including seagrasses, mangroves and seaweeds) on public water land or private land which is adjacent to public water land, including by shading them with an overhead structure (eg jetty or pontoon)?

- ☐ No
- ☐ Yes You will need a permit under section 205 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

Obstruct Fish Passage
Does your proposal involve the construction of any structure such as a weir, dam, floodgate, culvert or causeway across any natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including a bay, estuary, lake, river, creek, lagoon or wetland)?

- ☐ No
- ☐ Yes You will need a permit under section 201 or 219 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

Heritage Act 1977 ☐ s58

Mine Subsidence Compensation Act 1961 ☐ s15

Mining Act 1992 ☐ s63 ☐ s64

National Parks and Wildlife Act 1974 ☐ s90

Petroleum (Onshore) Act 1991 ☐ s9

Protection of the Environment Operations Act 1997 ☐ s43(a),(b),(d) ☐ s47 ☐ s48 ☐ s55 ☐ s122

Roads Act 1993 ☐ s138

Rural Fires Act 1997 ☐ s100B

Water Management Act 2000 ☐ s89 ☐ s90 ☐ s91

Part 2 Application Details

2.5 Staged development

Are you applying for a staged development?

Yes ☐ No ☑

If you answered Yes to this question, please attach details

2.6 Approval under s68 Local Government Act 1993

To view section 68 of the Local Government Act 1993 go to www.legislation.nsw.gov.au, or contact Council on 9942 2111

Does this application seek approval for one or more of the matters listed in section 68 of the Local Government Act 1993?

Yes ☐ No ☑

If you answered yes to this question, please attach details.

Note: Approval for matters listed in the section must be obtained from Council prior to any works commencing on site.

2.7 Approval under s138 Roads Act 1993

To view section 138 of the Roads Act 1993 go to www.legislation.nsw.gov.au, or contact Council on 9942 2111

Does this application seek approval for one or more of the matters listed in section 138 of the Roads Act 1993?

Is there any form of alteration to Council's road reserve proposed? E.g. driveway, footpath reconstruction, drainage connection.

Yes ☐ No ☑

Note: Full details of any roadworks, proposed driveway crossings, drainage connections and the like are to be provided with the development application.

2.8 Combined development application and construction certificate

A construction certificate will be required before any works can commence. .

Yes ☑ No ☐

A construction certificate can be issued by Council or by a private accredited certifier. If you would like Council to issue this certificate, additional fees and documentation are required. It is not necessary to apply for a construction certificate now; however a certificate will be required prior to any works commencing.

NOTE:

- ▣ Council does not recommend submission of joint applications. Development consent may change the design detail of your proposal. If this development application is refused the construction certificate, will likewise be refused. Development consents may be subject to conditions which modify the plans. A construction certificate cannot be issued until it is in accordance with the development consent.
- ▣ Should there be an unreasonable delay in submitting updated plans following issue of consent, the construction certificate may be refused.

2.9 Number of dwelling units / gross floor area

Medium Density/Multi-Unit Development

	Existing	Proposed
Bed-sitter units, attached dwellings, etc		
1 bedroom units, attached dwellings, etc		
2 bedroom units, attached dwellings, etc		
3 bedroom units, attached dwellings, etc		
4 or more bedroom units, attached dwellings,		
Total gross floor area (commercial/retail/residential)		
Number of storeys		

Part 2 Application Details

2.10 Building materials (If applicable)

Tick more than one if necessary.

Roof	Walls	Floor
☐ 10 Tiles	☐ 11 Double Brick	☐ 40 Timber
☐ 20 Slate/Concrete	☐ 12 Brick Veneer	☐ 20 Concrete
☐ 30 Fibre Cement	☐ 20 Stone/Concrete	☐ 90 Other
☐ 60 Steel	☐ 30 Fibre Cement	
☐ 60 Aluminium	☐ 40 Timber	
☐ 90 Other	☐ 60 Steel	
	☐ 60 Aluminium	
	☐ 90 Other	

2.11 Current use

This information is imperative for a development application.

If you do not know the answers, state so clearly.

Current or last known use: bus stop

Is this use still operating? Yes ☑ No ☐

If the premises are currently vacant, when did the last use cease? ____

If you are relying on existing use rights for your approval, the onus is on you to prove that the use was lawful, and that it is still current.

2.12 Proposed use of the building if changing use

What will be the principal use of the building if this application is approved.

Tick more than one if necessary.

- ☐ Single dwelling
- ☐ Outbuildings, garages, pergolas, pools, signs
- ☐ Residential flats, serviced apartments, attached dwellings
- ☐ Hotel, motel, boarding house, hostel
- ☐ Offices (commercial)
- ☐ Retail factory, service station
- ☐ Warehouse, showroom
- ☐ Public buildings, halls, educational, laboratories
- ☑ Other (please describe) Installation of bus shelter as per contract with council.

2.13 Operating details

Note: Not applicable for residential use.

	Existing	Proposed
Number of staff/employees	—	—

Operating hours:	Existing	Proposed
Mondays	____ to ____	____ to ____
Tuesdays	____ to ____	____ to ____
Wednesdays	____ to ____	____ to ____
Thursdays	____ to ____	____ to ____
Fridays	____ to ____	____ to ____
Saturdays	____ to ____	____ to ____
Sundays	____ to ____	____ to ____

Parking and loading facilities:	Existing	Proposed
Number of parking spaces		
Number of loading spaces		

Part 2 Application Details

2.14 Heritage and conservation

If you have answered yes to any of these questions, a heritage impact statement will be required. Details are outlined in the application checklist.

If you are unsure about the heritage status of the building please contact Council on 9942 2111.

Is the building an item of environmental heritage or in a conservation area?	☐ Yes	☑ No
Are you demolishing all or any part of the building?	☐ Yes	☑ No
Are you altering or adding to any part of the building?	☐ Yes	☑ No

2.15 Trees

Drip line is the outermost edge of the canopy of the tree.

Does the proposed development involve works within the drip line of a tree? (either on your property or an adjoining site)	☐ Yes	☑ No
Does this proposal involve removal of tree(s)?	☐ Yes	☑ No

2.16 Disclosure of political donations and gifts

Note: gift means a gift within the meaning of section 84 of the Election Funding & Disclosures Act 1981. Failure to disclosure relevant information is considered an offence under Part 6 Section 96H of the Election Funding and Disclosures Act 1981.

Under section 147 of the Environmental Planning and Assessment Act 1979 any reportable political donation to an elected representative of Warringah Council (Mayor or Councillor) and/or any gift to an elected representative or Warringah Council employee within a two (2) year period commencing two (2) years before the date of this application and ending when the application is determined must be disclosed.

Are you aware of any person with a financial interest in this application who made a reportable donation or gave a gift in the last two (2) years? ☐ Yes ☑ No

If yes, complete the Political Donation Declaration and lodge it with this application. If no, in signing this application I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of its determination.

For further information visit Councils website at:
www.warringah.nsw.gov.au/plan_dev/PoliticalDonationsBill.aspx

2.17 Checklist

The details sought in the accompanying checklist must be provided. If you are planning a major development, or developing land that may be environmentally sensitive you will also need to seek advice from Council's staff as additional information may be required. On-site inspections are carried out prior to the assessment of any application. As a result of this inspection further information may be required. A Council officer will contact you soon after their initial inspection if this is the case.

A COMPLETED CHECKLIST MUST BE SUBMITTED WITH THIS APPLICATION. FAILURE TO PROVIDE ALL REQUIRED DOCUMENTATION OF AN ACCEPTABLE STANDARD WILL RESULT IN YOUR APPLICATION BEING REJECTED FOLLOWING AN INITIAL REVIEW BY PLANNING STAFF.

Warringah Council

Development Application Checklist

Required	Supplied Yes	Supplied No
Contact Council if you are unsure what details will be required for your development application.		
PREPARING YOUR APPLICATION	☑	☐
☑ Three (3) copies of all documentation, including the application form are required. Only one copy of the checklist is required. Additional copies of documentation may be requested. Highlight in colour all proposed additions/amendments on the plans.		
Or		
☐ Major development: new commercial, industrial and residential flat buildings. Seven (7) copies of all documentation, including the application form are required. Only one (1) copy of the checklist is required. Additional copies of documentation may be requested. Highlight in colour all proposed additions/amendments on the plans.		
APPOINTMENT TO LODGE YOUR APPLICATION	☐	☑
☒ Please phone a quality development applications officer on 9942 2749 to make an appointment to lodge your application.		
☑ Please fold all plans to A4 size and make up complete sets. Each set is to contain one (1) copy of every document. Notification plans (A4 copies) are to be kept separate.		
☑ **FOR ALL PLANS (INCLUDING AMENDED SUBMISSIONS)**	☑	☐
▣ Highlight in colour all proposed additions/amendments on all sets of plans ▣ Building, parts of building to be demolished are to be indicated using a dotted line ▣ Plans must be drawn to scale (preferably 1:100 or 1:200) and the scale identified on each plan ▣ Illegible drawings will not be accepted		
The following information should be included on all plans and documents:		
▣ Applicant(s) name(s) ▣ Property address (block/house/shop/flat number) ▣ Lot number, section number and Deposited Plan / Strata Plan number ▣ Measurements in metric ▣ The position of true north ▣ Draftsman/architect name, date, plan name and number, plan version, and revision		
☑ **CD / DISC**		
▣ For any document containing 10 or more pages, an electronic copy of that document is also to be provided in PDF format on CD / disc. One file for each document or plan, file name to include: document name, plan type, description and number (including version) and date. eg. Architectural, North Elevation, p1/9,15/12/06.	☐	☑

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Required	Supplied	
	Yes	No

☑ **A4 PLANS FOR NOTIFICATION PURPOSES** — ☑ ☐

Notification plans are to be submitted with most applications (see exceptions below).

- ▣ Provide seven (7) copies of A4 reductions of site plan and elevations (preferably 1 page), to be double- sided (excluding floorplans).
- ▣ Plans are to be legible, including dimensions and wording.
- ▣ These plans need not include interior detail that may affect your rights to privacy. However if such plans are provided, then the signature on the Development Application Form acknowledges and accepts that all relevant A4 plans submitted will be used for public notification purposes.

☐ **NON-NOTIFICATION CHECKLIST** — ☐ ☑

Please note that under Warringah Development Control Plan certain applications maybe exempt from notification. If you believe that this applies to your application, please submit the appropriate non-notification checklist available from http://www.warringah.nsw.gov.au/plan_dev/online_forms.aspx#Development.

☑ **SURVEY PLAN** — ☑ ☐

A survey plan by a registered surveyor is to be submitted with all applications (except where a change of use is proposed without any external works).

Information should include:
Plan to scale 1:100 or 1:200

- ▣ Plan to show all existing structures
- ▣ Location/position of all buildings/structures on adjoining land (showing street number and street address), floor levels, window levels and locations, and ridge heights of those buildings or structures at the boundary
- ▣ Levels – contour and spot levels drawn to Australian Height Datum (AHD)
- ▣ Existing height of buildings relative to a nominated fixed datum (AHD).
- ▣ Plans to show the exact location of all trees greater than 5m in height and/or 3m in canopy spread, the reduced level at tree base and height
- ▣ Location of all trees greater than 5m in height and/or 3m in canopy spread located on adjoining properties, within 5m of the subject property boundary
- ▣ Easements and rights of way including common or party walls

Note: An assumed datum may sometimes be sufficient for very minor development (that does not alter building height). The assumed datum point must be shown on the site plan and relative levels (RLs) on section and elevation plans.
Please check with planning staff if an assumed datum is appropriate for your development application.

☑ **SITE ANALYSIS PLAN** — ☑ ☐

A site plan must be submitted with all applications.

A site plan is a birds-eye view of the existing and proposed development on the site, showing the position of the development in relation to boundaries and neighbouring developments. To be submitted with all applications.

The site plan should include:

- ▣ Plan to scale 1:100 or 1:200
- ▣ Dimensions in metric
- ▣ Highlight in colour proposed works
- ▣ Measurements including: length, width and site area of land, both existing and proposed
- ▣ Location and dimensional distances of the new and existing buildings in relation to site boundaries
- ▣ Location of all buildings/structures on adjoining land (showing street number and street address)

Required	Supplied	
	Yes	No
▣ Location and dimensional distances of all impervious areas (hard surfaces e.g. driveways, paved areas etc.)		
▣ Location of any existing and proposed fences and landscaping features such as swimming pools and retaining walls		
▣ Vegetation and natural features		
▣ Location and capacity of any existing and proposed rainwater tanks		
▣ Location of car parking, pedestrian and vehicle access (indicating gradients and extent of cut and fill - engineering details may be required)		
▣ Where driveways or other alterations are proposed to Council's infrastructure, detailed sections of gradients and levels must be provided for assessment purposes. This may necessitate long sections of the footpath or sections to the centre line of the road reserve.		
▣ Location of existing and proposed stormwater drainage details including easements (Council and private)		
▣ Location of any stormwater pits or lintels in the street adjacent to the proposal		
▣ Utilities including easements services		
▣ Location of any utility manholes and power poles, street trees, cross overs and bus stops on the adjacent nature strip		
▣ Erosion controls to be implemented		
▣ Site safety and security fencing during construction		
▣ Views to and from the site		
▣ Views and solar access enjoyed by adjacent residents		
▣ Location of any adjoining owner windows facing your development, particularly those within 9m of the site abutting secluded private open space		
▣ Orientation, microclimate and noise sources		
▣ Soil and geological characteristics		
▣ Heritage and archaeological features		
▣ Locality boundaries if multiple localities apply		
▣ Contours at one (1) metre intervals		
▣ Width of road reserve		
▣ **Measurements including**		
▣ Length, width and site area of land, both existing and proposed		
▣ Width of road reserve		
▣ Distance from external walls and outermost part of proposed building to all boundaries		
▣ Approximate distance from proposed building to neighbouring buildings		
☐ **FLOOR PLAN**		
A floor plan is a birds-eye view of your existing and/or proposed layout of rooms within the development.	☐	☑
Floor plans should include:		
▣ Plan to scale 1:100 or 1:200		
▣ Dimensions in metric		
▣ Floor levels and steps in floor levels. (reduced levels)		
▣ Proposed room names, areas and dimensions		
▣ Locations and sizes of windows and doors		
▣ Wall structure type and thickness		
▣ Location of plumbing fixtures (where possible)		
▣ Access and facilities for persons with a disability		
▣ Existing floor plan, room names and use (if relevant)		

Required	Supplied	
	Yes	No
ELEVATION PLAN Elevation plans are a side-on view of your proposal. Include drawings of all affected elevations (north, south, east and west facing) of your development. Elevation plans should include: ▣ Plan to scale 1:100 or 1:200 ▣ Dimensions in metric ▣ Reduced Levels (AHD) for ridge, ceiling, floor and ground as a minimum ▣ Indicate height limit as defined in 'Locality Statement' ▣ Indication of natural ground level ▣ Outline of existing buildings/development on site (shown dotted) ▣ Window sizes and locations ▣ Chimneys, flue exhaust vents, duct inlet or outlet ▣ Rainwater tanks ▣ Stormwater drainage pipes (downpipes and guttering) ▣ Location of all buildings/structures on adjoining land (showing street number and street address)	☑	☐
SECTION PLAN A section is a plan showing a cut through the development at the most typical and critical points. Sections should include: ▣ Plan to scale 1:100 or 1:200 ▣ Dimensions in metric ▣ Outline of existing buildings/development on site (shown dotted) ▣ Section names and where they are shown on plan (i.e. A/A B/B etc.) ▣ Room names ▣ Window sizes and locations ▣ Details of chimneys, fireplaces and stoves ▣ Roof pitch and coverings ▣ Site works, finished and proposed floor and ground levels at reduced levels (indicate cut, fill and access grades) ▣ Indication of natural ground level to Australian Height Datum (AHD)	☑	☐
DEMOLITION PLAN (if applicable) ▣ To scale ▣ Clearly identify structures to be demolished ▣ Areas for storage of demolition materials prior to removal from site ▣ Site security methods ▣ Waste management	☐	☑
SIDE BOUNDARY ENVELOPE The side boundary envelope is to be shown on elevations/sections where a second storey is proposed (or alteration to second storey). Information should include: ▣ Side boundaries and relevant side boundary envelope i.e. most cases 4m and 45 degrees (some cases 5m - check Locality Statement).	☐	☑
SHADOW DIAGRAMS Shadow diagrams must be submitted for proposals that will result in an increase in height (storey or change of roof line) ▣ Shadows cast on 21 June at 9am, 12noon and 3pm in plan form	☐	☑

Required	Supplied	
	Yes	No
▣ All shadow diagrams must be accompanied by the Certification of Shadow Diagrams form available from www.warringah.nsw.gov.au, Planning and Development /Online Forms /Development Applications Information should include: ▣ Location of proposed development ▣ Position and relationship to adjoining buildings and land (showing street number and street address) ▣ Shadow diagrams must show existing and proposed shadows ▣ Drawn to true north Note: ▣ Additional shadow diagrams may be requested should this issue be given determinate weight during the assessment process. ▣ Elevated shadow diagrams are required for all residential housing which will be over shadowed. This is to include extent of windows to be over shadowed and the use of those rooms. ▣ Hourly shadow diagrams may be required for 21 June between 9am and 3pm.		
☑ **LANDSCAPE OPEN SPACE PLAN AND CALCULATIONS** Landscape Open Space plan and calculations must be supplied with all applications. Information should include: ▣ Plan identifying proposed 'landscape open space' in accordance with the requirements. (If no change to existing 'landscape open space', calculations are still required). ▣ Show associated area calculations and 'landscape open space' percentage.	☐	☑
☑ **LANDSCAPE PLAN** A landscape plan is to be submitted for new multi-unit residential, commercial and industrial developments, new residential dwellings and swimming pool applications. A landscape plan may also be requested for other types of development. Information should include: ▣ Location and type of any trees to be removed or retained ▣ Schedule of plantings cross-referenced to site plan indicating species, massing and mature height ▣ Description of ground preparation, arrangement and nomination of plantings, procedures for ongoing maintenance ▣ Details of restoration and treatment of any cuts, fills, mounds, retaining walls, fencing and screen walls ▣ Rock outcrops and soil depth above bedrock ▣ Reduced levels for both the subject land and adjacent streets/footpaths	☐	☑
☑ **SWIMMING POOL** ▣ Pool volume is to be provided on plans and in the statement of environmental effects. (If over 40,000 litres a BASIX certificate is required) ▣ Please show levels of the pool coping and surrounding ground surface to Australian Height Datum on Site Plan/Elevations/Sections. Pool fencing, gate and filter box position must also be shown on the plans. ▣ Pool fencing to comply with the Swimming Pools Act 1992 ▣ Sections along and across the pool are to be provided clearly identifying existing and proposed levels.	☐	☑

Required	Supplied	
	Yes	No

☐ **LAND SUBDIVISION REQUIREMENTS** — ☐ Yes ☑ No

If you are planning to subdivide either residential or commercial land, you will need to supply (where appropriate):

- ▣ A plan showing proposed subdivision with land title details (including number of lots)
- ▣ Location and width of nearby roads
- ▣ Subdivision pattern with dimensions and area and all proposed and existing land uses
- ▣ Location of water, sewerage, electricity and telephone
- ▣ Proposed points of entry and exit for each proposed lot
- ▣ Proposed new roads (if any) including long section, cross section drawings (to AHD)
- ▣ Site analysis including plotting of environmental constraint area, zone boundaries and usable land area (for multiple zones only)
- ▣ Indicative Plan of proposed development on new lot(s)
- ▣ Existing and proposed levels to AHD for both the subject land and adjacent streets/footpaths
- ▣ Engineering drawings indicating proposed infrastructure including roads, drainage, sewer and earthworks
- ▣ Proposed method of stormwater disposal including hydrological and hydraulic calculations
- ▣ Details of on-site stormwater detention, water quality control structures and cross pollutant traps. Water and soil management plan.
- ▣ Construction works and traffic management plan (large lot subdivisions).
- ▣ Traffic study (for large lot subdivisions only)
- ▣ Details of consultation with public service authorities responsible for provision or amplification of utility services required by the proposed subdivision
- ▣ Location of all trees on adjoining properties greater than 5m in height or 3m in canopy spread that are located within 5m of the subject property boundary
- ▣ Design certification reports completed as required by AUSPEC 1 (for large lot subdivisions only)

☐ **CHANGE OF USE** — ☐ ☑

If the development involves a change of use of a building eg. shops, offices, commercial or industrial development, the following information is to be provided:

- ▣ Details of hours of operation and staff numbers
- ▣ Plant and machinery to be installed, including hours of plant operation
- ▣ Type, size and quantity of goods to be made, stored or transported
- ▣ Carparking, loading and unloading facilities
- ▣ Fire safety schedule, and report addressing clauses 93 and 94 of the Environmental Planning and Assessment Regulation 2000
- ▣ Disabled access details
- ▣ Waste management and storage area

☑ **ADVERTISING STRUCTURE / SIGN** — ☑ ☐

- ▣ Details of the advertising structure / sign, materials to be used and how it will be fixed to the building. Include dimensions of building
- ▣ Dimensions (including width, height and depth), colours, lettering and overall design
- ▣ The proposed location shown on the site plan (show distances to boundaries)
- ▣ Details of any existing signage on the property, including dimensions, and details if removal is proposed

Required	Supplied	
	Yes	No
▣ Illuminated signage – provide details of illumination including type (eg. flood light, internally illuminated), hours of illumination, amount and extent of light spill (light spill diagram may be requested).		
▣ Statement of environmental effects to address the relevant provisions of the Warringah Local Environmental Plan 2011and Warringah DCP and State Environmental Planning Policy 64.		
☑ **BASIX AND NATHERS CERTIFICATE**	☐	☑
▣ Applicants can generate the BASIX Certificate only on the NSW Department of Planning's BASIX website: www.basix.nsw.gov.au. For more information, phone the BASIX Help Line on 1300 650 908.		
☑ **MODEL (Must submitted at time of development application lodgement.)**	☐	☑
▣ A model is required for any major development of multi-unit housing, or a major commercial proposal exceeding 500m² in floor area. The model is to be to scale, and to indicate the relationship of the proposal to adjoining development and topographical features.		
☑ **MONTAGE**	☐	☑
Required for any major development of multi-unit housing, or a major commercial proposal exceeding 500m² in floor area or as requested by Council. Photomontages are to show the key contextual streetscape ,and neighbourhood settings of the proposed development and other relevant images, such as impacts on critical/sensitive views from both the public and private domain. The montages are to be generated from a survey - accurate and detailed 3-dimensional computer model of the proposed development.		
☑ **STATEMENT OF ENVIRONMENTAL EFFECTS**	☑	☐
A statement of environmental effects must be submitted with all applications. This is a written statement which demonstrates the applicant has considered the impact of the proposed development on the natural and built environments, both during and after construction, and the proposed methods of mitigating any adverse effects.		
The Statement of Environmental Effects must address how the development responds to the relevant provisions of applicable State Environmental Planning Policies, the applicable Warringah Local Environmental Plan and Warringah Development Control Plan.		
Note: Author's name is to be detailed on the statement.		
Example checklist of information to be included for buildings Class 1 and 10		

Site information and building controls:	Proposed	Compliance with controls? Y/N	Additional comments
Site area (m²)			
Housing density (dwelling/m²)			
Maximum ceiling height above natural ground level			
Maximum building height (m)			
Front building setback (m)			
Rear building setback (m)			
Minimum side boundary setback			
Building envelope			
Private open space (m)²			

Required		Supplied	
		Yes	No

% of landscape open space			
Impervious area $(m)^2$			
Maximum cut into ground (m)			
Maximum depth of fill (m)			
Number of car spaces provided			

The statement in appraising the suitability of the land for development should address, where applicable:

- ▣ Flooding, drainage, land slip, soil erosion, mine subsidence, bushfires and any other risks
- ▣ Effect on the landscape, streetscape, national park or scenic quality of the locality
- ▣ How the privacy, daylight, solar access and views of other dwellings will be affected, i.e. do they overlook or overshadow each other
- ▣ Impact on existing and future amenity of the locality
- ▣ Waste disposal arrangements. Location of garbage and storage areas
- ▣ Methods of sewerage, effluent, and stormwater disposal
- ▣ Availability of utility services, power, telephone, water, sewer
- ▣ Social effects and economic effects
- ▣ Anticipated impact of noise levels to the site locality
- ▣ Effect on historical and archaeological aspects
- ▣ Effect on flora and fauna
- ▣ Design and external appearance in relation to the site and locality, indicating how the design is appropriate to the site, including a specification of the external materials to be used
- ▣ Access for the disabled
- ▣ Any special circumstances
- ▣ A sample board of the proposed materials and colours

Variations to Development Standards ☐ ☑

- ▣ When a proposal seeks consent for development that does not comply with the built form controls within the Warringah Local Environmental Plan 2011, a Clause 4.6 variation must be submitted. (Note: Council is not premitted to vary a control under EPI without a written submisstion by the applicant seeking a variation.
- ▣ Substantive reasons are to be provided justifying why the development standards cannot be complied with and why the Development Standard is unreasonable or unnecessary to apply in the circumstance of this case and that there is sufficient environmental planning grounds to justify contravening teh standard.

Note: Other matters may be relevant depending upon the nature of the development proposal. In the case of a 'designated' development the submission of an environmental impact statement is required in the manner outlined by the Environmental Planning and Assessment Act 1979.

If the development application relates to a residential flat development to which State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development applies the following information must be submitted with the statement of environmental effects:

- ▣ An explanation and design verification statement from a registered architect in terms of the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development
- ▣ Drawings of the proposed development in the context of surrounding development, including the streetscape

Required	Supplied	
	Yes	No
▣ Development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations ▣ Drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context ▣ If the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts ▣ Detailed sections of proposed facades ▣ Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate) ▣ Photomontages of the proposed development in the context of surrounding development		
☑ **ON-SITE STORMWATER DETENTION CHECKLIST / STORMWATER PLANS** An OSD checklist must be submitted with all applications for single residential dwellings, including alterations and additions and is available at http://www.warringah.nsw.gov.au/plan_dev/online_forms.aspx#Development. ▣ Stormwater drainage plans are to be in accordance with Council's On-site Stormwater Detention Technical Specifications and Policy. (Available for viewing and puchase at the Customer Service Centre). ▣ Ilsax or drains model are to be supplied on CD in accordance with Council's On-site Stormwater Detention Technical Specification. ▣ Flood study (See 'Building Over or Adjacent to Constructed Drainage Systems and Easements' policy – http://www.warringah.nsw.gov.au/home/index.aspx# Publications, Policies, Planning and Development Services). ▣ If your property does not drain to the street, please see Council's Policy for Low Level Properties.	☐	☑
☑ **EROSION AND SEDIMENT CONTROL PLAN** An erosion and sediment control plan is to be submitted with applications for works that require excavation. Controls to be installed on site should cover: ▣ Site access, division of water, sediment basins and pump outs, sediment fences, gutter protection, stock piles and dust control.	☐	☑
☑ **WASTE MANAGEMENT PLAN** For construction works: ▣ Location of building waste storage areas and means of disposal For new multi-unit residential or commercial developments. Details of waste storage and disposal should include: ▣ Location of waste storage area (garbage and recycling), location of collection area, construction of storage room, number of bins (garbage and recycling), and hours of collection	☐	☑
☑ **INTEGRATED DEVELOPMENT** ▣ Seven (7) copies of all plans and documentation are to be submitted to Council. Additional sets of plans and documentation may be required. ▣ Fee of $320 per referral, with cheque to be made out to the appropriate authority/ies	☐	☑

Required	Supplied	
	Yes	No
BUSHFIRE HAZARD ASSESSMENT REPORT A Bushfire Hazard Assessment Report is required to be submitted with all applications on Bushfire Prone Land. The report is to be prepared by a person with appropriate qualifications in Bushfire Protection (or equivalent) and shall address how the development and the site responds to the requirements of Planning for Bushfire Protection (most recent version) including requirements for construction. See www.rfs.nsw.gov.au or further details.	☐	☑
ACID SULPHATE SOIL ▣ If the site is within an acid sulphate soils area works may require geotechnical investigations (refer to clause WLEP 2011). Subject to the recommendation of the geotechnical report an 'Acid Sulphate Management Plan' may also be required.	☐	☑
COASTAL ASSESSMENT REPORT ▣ A Coastal Assessment Report prepared in accordance with Council's Guidelines is required when development is being carried out on a property that is located in the Coastal Zone.	☐	☑
FLOOD RISK ASSESSMENT REPORT ▣ A Flood Risk Assessment Report prepared in accordance with Council's Guidelines is required for development being carried out property that is classified as Flood Affected Land.	☐	☑
FLOOD POTENTIAL STATEMENT A Flood Potential Statement prepared in accordance with Council's Guidelines is required for development being carried out property that:- ▣ is known to experience overland flows; and/or ▣ is within 40m of a watercourse, creek etc; and/or ▣ has a main stormwater infrastructure pipe located on or near the development site.	☐	☑
WATERTABLE ▣ Any development that impacts on the watertable / groundwater flows is to be supported by a geotechnical and hydrological report in accordance with the guidelines contained in the Sydney Coastal Council's Group 'Groundwater Management Handbook'. www.sydneycoastalcouncils.com.au/documents/roundwaterManagementHandbook.pdf.	☐	☑
WATERWAY IMPACT STATEMENT A Waterway Impact Statement prepared in accordance with Council's Guidelines is required for development being carried out on property located within:- ▣ 100 metres of a wetland; and/or ▣ 40 metres of a watercourse (taken to start at the highest bank of the watercourse; for ephemeral streams without a defined channel, the start of the riparian land is the creek centre line	☐	☑
FLORA AND FAUNA ASSESSMENT Submission of a flora and fauna assessment report is required in accordance with Council's Guidelines, which includes an assessment under section 5A of the Environmental Planning and Assessment Act 1979 as amended, where development is likely to have a significant effect on threatened flora/fauna species, populations, ecological communities or their habitats for any development that impacts upon or if the property has any characteristics as follows:	☐	☑

Required	Supplied	
	Yes	No
▣ Contains native trees/vegetation; ▣ Is adjacent to native vegetation; ▣ Riparian areas ▣ Wetlands or swamps ▣ Rocky outcrops, woody debris, hollow bearing trees, caves, cliffs ▣ Any land where the proposal will directly or indirectly impact on vegetation or natural features of the site (eg rock outcrop, slopes), for example by clearing, soil disturbance, runoff, waste water disposal, artificial lighting and implementation of Bushfire Asset Protection Zones etc..	☐	☑
☑ **BIODIVERSITY MANAGEMENT PLAN** Biodiversity Management Plan prepared in accordance with Council's Guidelines is required to be submitted for any development that impacts upon or if the property has any characteristics as follows: ▣ Contains native trees/vegetation; ▣ Is adjacent to native vegetation; ▣ Riparian areas; ▣ Wetlands or swamps; ▣ Rocky outcrops, woody debris, hollow bearing trees, caves, cliffs; ▣ Any land where the proposal will directly or indirectly impact on vegetation or natural features of the site (eg rock outcrop, slopes), for example by clearing, soil disturbance, runoff, waste water disposal, artificial lighting and implementation of Bushfire Asset Protection Zones etc	☐	☑
☑ **ARCHAEOLOGICALLY SIGNIFICANT SITE** ▣ An archaeological report is required where items of archaeological significance may be impacted by development.	☐	☑
☑ **STATEMENT OF HERITAGE IMPACT** For all applications involving heritage items, works to buildings in conservation areas, or any development within 50m of an item of heritage significance. ▣ This statement must be prepared by a relevantly qualified person (i.e. heritage architect/planner) and assess the impact of the proposed works on the heritage significance of the building and/or the impact on the conservation area.	☐	☑
☑ **TRAFFIC AND PARKING REPORT** A traffic and parking analysis / report is required for all development applications for commercial / business / industrial / mixed use and large scale residential development. The report is to be commensurate to the scope of the proposed works / land use and is to be written in accordance with the requirements for Traffic Studies detailed under the NSW Roads and Traffic Authorities Guide to Traffic Generating Development, and shall have specific regard to the relevant Australian Standards, onsite loading and unloading for servicing or deliveries (waste collection services / emergency vehicles), pedestrian access, prevention of traffic hazards, vehicles queuing on public roads, in addition to an off street parking assessment.	☐	☑
☑ **ACCESS REPORT** An access analysis / report is required for all development applications for commercial / business / industrial / mixed use and large scale residential developments. The report is to be commensurate to the scope of the proposed works / land use and is to be have specific regard to the relevant Environmental Planning Instrument provisions, the Disability Discrimination Act 1992, the relevant Australian Standards and provisions of the Building Code of Australia (BCA) . Specific detail is to be provided as to how the development will	☐	☑

Required	Supplied	
	Yes	No
ensure equitable access (including any required building upgrade works for change of use and alteration and addition applications) for persons with a disability or less mobile persons.	☐	☑
ARBORIST REPORT Any proposal which requires the removal or impact on indigenous trees (including canopy or root zone of trees on adjoining properties will require an arborist's report. Reports are to be submitted in an acceptable academic format. All resource material, including calculation formulae, is to be clearly referenced using an accepted academic format (eg. Harvard). The following information is the minimum required to be contained within such a report: ▣ Who commissioned the report. ▣ The brief for undertaking the report (scope of the report). ▣ The address of the site to which the report relates. ▣ The methods or techniques used in the collecting of information used to formulate the report. ▣ An abstract or summary of the report. ▣ The date the site inspection was undertaken. ▣ A plan of the site showing the location of all trees referred to in the report and giving them an individual identifying reference number. This reference number is to be used to identify the tree within the text of the report. ▣ Each tree is to be identified by both common name and botanical name. Its height, canopy spread and diameter at breast height (DBH taken at 1.4m above ground) is to be provided. ▣ A discussion of the data collected. This may include detailed information regarding wounds, cavities, cracks, splits, forking, root zones, pests and diseases etc. ▣ A discussion of ALL options available in the circumstances, including reasons as to why they are, or are not, being recommended. ▣ Where removal of a tree is recommended, supporting documentary evidence, such as photographs, is to be provided to illustrate/support findings. Please note that recommendations for removal are to be based on arboricultural findings only. Removals where the reason given is to permit the proposed development will not be accepted. ▣ Where reports contain reference to Resistograph™ testing of trees, copies of the charts must be included. Charts are to be provided in a clear and legible form, including scale. ▣ Where reference is made to other Arboricultural reports or diagnostic testing, full copies of those reports are to be included. ▣ If required, a tree construction impact statement	☐	☑
TREE CONSTRUCTION IMPACT STATEMENT This document is required when any of the proposed works, including installation of stormwater systems, are to be located within the calculated Tree Protection Zone of a tree protected by the Tree Preservation Order. As a minimum, construction impact statements must address the following issues: ▣ The effect of any proposed excavation on the root systems of any relevant trees. ▣ Any potential effect on the canopy of trees. This may include a necessity to prune to accommodate the bulk and scale of a building or to provide construction access. A pruning specification detailing the works required is to be included. ▣ The predicted effects that any variations to overland flow patterns (water) may have on trees located on the site, or on immediately adjoining sites, where relevant. This may include assessment of the effects of sites where dewatering is proposed. In these cases, where reinjection is proposed, the location and effect of the reinjection points is to be addressed.	☐	☑

Required	Supplied	
	Yes	No

BUILDING CODE OF AUSTRALIA (BCA) REPORT

A Building Code / Fire Upgrade analysis / report is required for all development applications for commercial / business / industrial / mixed use and large scale residential developments. The report is to be commensurate to the scope of the proposed works / land use and is to be have specific regard to the relevant provisions of the Environmental Planning and Assessment Regulation 2000 (e.g. clauses 93, 94 & 94A regarding Fire Upgrades of Development). Specific detail is to be provided as to how the development will be either be fire protected or upgraded to meet current Building Code and Australian Standard requirements.

COLOURS AND FINISHES SAMPLE BOARD

Each sample of the material and colour provided on the board must be labelled so as to:

- describe the composition of the material and colour
- describe the architectural feature that will comprise the material and colour
- identify the location of the material and colour on facades.

To assist with interpretation the board should contain an elevation or elevations of the building, which clearly identify the location of each type of material and colour finish. The sample board may be supplemented by technical sheets or reports that provide details on the materials and colours.

FIRE SAFETY MEASURES SCHEDULE / REPORT

- Proposed alterations to existing building (BCA Class 2 to 9) are to be accompanied by a fire safety measures schedule. This should list all existing and proposed fire safety measures (including the standards of performance) to be installed within the building as a result of the proposed works.
- In addition, please submit a report from an accredited certifier detailing what, if any, works are required to bring the building up to an acceptable standard of fire safety. The report is to address Clauses 93 and 94 of the Environmental Planning and Assessment Regulations.

CONTAMINATED LAND REPORT

Contamination is a concentration of any substance that may present a risk to human health or the environment. If yes to any of the following, a contamination report is required:

- Has the site ever been used for any activity which may have resulted in the contamination of the site, or land near the site?

  ☐ Yes ☐ No

- Has the site or land near to a site been used for any of the activities listed below at any time?

  ☐ Yes ☐ No

- Has the site or land near the site has ever been remediated or investigated for contamination?

  ☐ Yes ☐ No

- Are you aware of any contamination of the site, or land near the site, no matter when and no matter who caused that contamination?

  ☐ Yes ☐ No

Existing or previous activities on site

- ☐ Acid/alkali plant and formulation
- ☐ Agricultural/horticultural activities
- ☐ Airports
- ☐ Asbestos production and disposal
- ☐ Boatyards
- ☐ Chemical manufacture and formulation
- ☐ Council works depot
- ☐ Defence works
- ☐ Drum re-conditioning works
- ☐ Dry cleaning establishments
- ☐ Electrical manufacturing (transformers)
- ☐ Electroplating and heat treatment premises
- ☐ Engine works
- ☐ Explosives industry
- ☐ Funeral Parlours
- ☐ Gas works
- ☐ Iron and steel works
- ☐ Landfill sites
- ☐ Metal treatment
- ☐ Mining and extractive industries
- ☐ Oil production and storage
- ☐ Paint formulation and manufacture
- ☐ Panel heating
- ☐ Pesticide manufacture and formulation
- ☐ Power stations
- ☐ Railway yards
- ☐ Scrap yards
- ☐ Service stations
- ☐ Sheep and cattle dips
- ☐ Smelting and refining
- ☐ Spray painting substations (electrical)
- ☐ Tanning and associated trades
- ☐ Waste storage and treatment
- ☐ Water board plant or depot
- ☐ Wood preservation

Required	Supplied	
	Yes	No

☑ **DEVELOPMENT ON SLOPING LAND**

Development on Land within Area"B" and "D"

A preliminary assessment of site conditions is to be prepared in accordance with the requirements (and checklist) contained within Clause E10 of Warringah Development Control Plan and the Warringah Local Environmental Plan 2011 to determine if the preparation of a geotechnical report is required. The preliminary assessment is to be prepared by a suitably qualified, practicing and experienced geoechnical engineer with corporate membership of the Institute of Engineers Australia. This preliminary assessment is to be submitted with all applications located within Area "B" and "D". .

Development on Land within Area "C" and "E" and as determined necessary by a preliminary assessment of lands within Area "B" and "D" .

A geotechnical report is to be prepared by a suitably qualified, practicing and experienced geotechnical engineer with corporate membership of the Institute of Engineers Australia in accordance with the guidelines published by the Australian Geomechanics Society and in accordance with the requirements contained within Clause E10 of Warringah Development Control Plan and the Warringah Local Environmental Plan 2011.

The geotechnical engineer shall develop and prepare a report stipulating site specific requirements to ensure that the site is:

1) geotechnically stable;

2) suitable for the proposed development;

3) both property and life will be protected; and

4) the development complies with Clause E10 of Warringah DCP and the WLEP

The report shall also include:

a) Recommendations to ensure that the existing rock formations and substrate on the site are capable of withstanding:

   i) the proposed loads to be imposed;

   ii) the extent of the proposed excavation, including any recommendations for shoring works that may be required to ensure the stability of the excavation;

   iii) protection of adjoining properties;

   iv) the provision of appropriate subsoil drainage to prevent impact on the existing subsurface flow conditions

b) Details demonstrating the development will conform to relevant Australian Standards and best Engineering Practice

Checked by: [redacted] Date: 2/10/12

Comments:

19 December 2012

Adshel Street Furniture Pty Ltd
Level 9 - 205 Pacific Highway St Leonards NSW 2065
NSW

Dear Sir/Madam

Application Number:	**DA2012/1160**
Address:	**Part Lot 100 DP 1041823** **725 Pittwater Road** **DEE WHY NSW 2099**
Proposed Development:	**Construction of a bus shelter adjacent to 454 Pittwater Rd North Manly**

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

Please be advised that a copy of the Assessment Report associated with the application is available on Council's eServices website at www.warringah.nsw.gov.au

Please read your Notice of Determination carefully and the assessment report in the first instance.

If you have any further questions regarding this matter please contact the undersigned on (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Renee Ezzy
Development Assessment Officer

Warringah Council

NOTICE OF DETERMINATION

Application Number:	DA2012/1160
Determination Type:	Development Application

APPLICATION DETAILS

Applicant:	Adshel Street Furniture Pty Ltd
Land to be developed (Address):	Part Lot 100 DP 1041823 , 725 Pittwater Road DEE WHY NSW 2099
Proposed Development:	Construction of a bus shelter adjacent to 454 Pittwater Rd North Manly

DETERMINATION - APPROVED

Made on (Date)	19/12/2012
Consent to operate from (Date):	19/12/2012
Consent to lapse on (Date):	19/12/2017

Detail of Conditions

The conditions, which have been applied to the consent, aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards and the Building Code of Australia.

Note:

If the works are to be certified by a Private Certifying Authority, then it is the certifier's responsibility to ensure all outstanding fees and bonds have been paid to Council prior to the issue of the Construction Certificate or as otherwise specified by Consent conditions.

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. **Approved Plans and Supporting Documentation**
The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	**Dated**	**Prepared By**
Site Location - Rev D	27/09/2012	Adshel
Sheet 2 - Elevation Views 50416	18/11/2008	Adshel
Sheet 3 - Footing Detail 50416	18/11/2008	Adshel
Sheet 4 - Exploded Assembly 50416	18/11/2008	Adshel
Sheet 5 - Wiring Detail 50416	18/11/2008	Adshel

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

2. **Compliance with Other Department, Authority or Service Requirements**
The development must be carried out in compliance with the following:

Other Department, Authority or Service	**eServices Reference**	**Dated**
Roads & Maritime Services (RMS)	Response RMS Referral	8 November 2012

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02)

3. **Prescribed Conditions**
(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

(c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
(i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
(ii) showing the name of the principal contractor (if any) for any building work and a

telephone number on which that person may be contacted outside working hours, and
(iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
(i) in the case of work for which a principal contractor is required to be appointed:
A. the name and licence number of the principal contractor, and
B. the name of the insurer by which the work is insured under Part 6 of that Act,
(ii) in the case of work to be done by an owner-builder:
A. the name of the owner-builder, and
B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

(e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
(i) protect and support the adjoining premises from possible damage from the excavation, and
(ii) where necessary, underpin the adjoining premises to prevent any such damage.
(iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
(iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement (DACPLB09)

4. **General Requirements**
(a) Unless authorised by Council:
Building construction and delivery of material hours are restricted to:

- 7.00 am to 5.00 pm inclusive Monday to Friday,
- 8.00 am to 1.00 pm inclusive on Saturday,
- No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers,

rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

(b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.

(c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

(d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

(e) Prior to the release of the Construction Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than $25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

(f) Smoke alarms are to be installed throughout all new and existing portions of any Class 1a building in accordance with the Building Code of Australia prior to the occupation of the new works.

(g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(h) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

(i) All sound producing plant, equipment, machinery or fittings will not exceed more than 5dB(A) above the background level when measured from any property boundary and will comply with the Environment Protection Authority's NSW Industrial Noise Policy.)

(j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

(k) Prior to the commencement of any development onsite for:

i) Building/s that are to be erected
ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
iii) Building/s that are to be demolished
iv) For any work/s that is to be carried out
v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the

development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

FEES / CHARGES / CONTRIBUTIONS

5. **Bonds**

(a) Security Bond
A bond (determined from cost of works) of $500 and an inspection fee in accordance with Councils Fees and Charges paid as security to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

An inspection fee in accordance with Council adopted fees and charges (at the time of payment) is payable for each kerb inspection as determined by Council (minimum (1) one inspection)

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate protection of Councils infrastructure. (DACENZ01)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

6. **Stormwater disposal**

A drainage plan indicating all details relevant to the collection and disposal of stormwater from the proposed structure is to be provided. Stormwater shall be conveyed from the bus shelter to the kerb and gutter in Pittwater Road

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from the development.

(DACENCPC1)

7. **Compliance with Standards**

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.
Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

(a) AS2601.2001 - Demolition of Structures**
(b) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
(c) AS 4970 - 2009 'Protection of trees on development sites'**
(d) AS 1428.1 - 2009* Design for access and mobility - General requirements for access - New building work**
(e) AS 1428.2 - 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**

*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website http://www.humanrights.gov.au/disability_rights/buildings/good.htm

**Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to. (DACPLC02)

8. **Sewer / Water Quickcheck**
The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to works commencing to determine whether the development will affect any Sydney Water asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:
- Quick Check agents details - see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating.
- Or telephone 13 20 92.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACPLC12)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

9. **Public Liability Insurance - Works on Public Land**
Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of $10 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Warringah Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land. (DACEND01)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

10. **Maintenance of Road Reserve**
The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)

11. **Traffic Control During Road Works**
Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with Council's Minor Works Policy and to the satisfaction of the Principal Certifying Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works.

Reason: Public Safety. (DACENE11)

12. **Installation and Maintenance of Sediment Control**
Measures used for erosion and sediment control on building sites are to be adequately maintained at all times and must be installed in accordance with Warringah Council Specifications for Erosion and Sediment Control. All measures shall remain in proper operation until all development activities have been completed and the site fully stabilised.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites. (DACPLE02)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

13. **Stormwater Disposal**
The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Note: The following Standards and Codes applied at the time of determination:

(a) Australian/New Zealand Standard **AS/NZS 3500.3** - 2003 - Plumbing and drainage - Stormwater drainage
(b) Australian/New Zealand Standard **AS/NZS 3500.3** - 2003/Amdt 1 - 2006 - Plumbing and drainage - Stormwater drainage
(c) National Plumbing and Drainage Code.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development. (DACENF05)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

14. **Illumination Intensity and design**
The level of illumination and/or lighting intensity used to illuminate the signage is to be minimised and the design is to be such to ensure that excessive light spill or nuisance is not caused to any nearby premises.

Reason: To ensure appropriate forms of signage that are consistent with Council's controls and

those that are desired for the locality, and do not interfere with amenity of nearby properties. (DACPLG12)

Right to Review by the Council

You may request Council review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979 if it is NOT integrated or designated development. Any request to review the application must be made and determined within 6 months from the date of determination.

NOTE: A fee will apply for any request to review the determination.

Right of Appeal

If you are dissatisfied with this decision Section 97 of the Environmental Planning & Assessment Act 1979 may give you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.

Signed On behalf of the Consent Authority

Signature _____

Name Renee Ezzy, Development Assessment Officer

Date 19/12/2012

Warringah Council

GENERAL ADVICE

Advisory Notes (General)

Where are you in the development process?

Development Application	
Development Consent	**You are here**
Deferred commencement (if applicable)	Check consent conditions to see if you are affected by a deferred commencement condition. If applicable satisfy all requirements and submit to Council (allow 4 weeks (min.) for review).
Construction and/or Subdivision Certificate Application	Check the consent conditions to see if you need a construction certificate. Pay any applicable bonds / fees / s94A Development Contributions / Long Service Levy.
Construction and/or Subdivision Certificate Issued	Make sure that you satisfy all conditions required to be satisfied prior to the issue of the Certificate
Appoint Principal Contractor	Sign a contract with a licensed builder and make sure that the builder has proper insurance in place.
Home Warranty Insurance Certificate	Obtain a copy of the builder's home warranty insurance for your development. (if residential work) This must be given to the PCA
Appoint Principal Certifying Authority	Sign a PCA service agreement with Council or an Accredited Certifier to conduct building inspections.
Notice of Commencement	Complete the Notice of Commencement form and lodge with Council before work commences. A Failure to comply may result in Fines and Legal Action being taken by Council.
Building and/or Subdivision Work	Comply with all Consent Conditions. A Failure to comply may result in Fines and Legal Action being taken by Council.
Critical Stage Inspections by PCA	Make sure you give required notice to your PCA to allow for required building inspections to be done.
Fire Safety Certificate (if required)	Complete a Fire Safety Certificate and attach certificates for all essential fire safety measures to it.
Occupation Certificate Application	Make Application for the Occupation Certificate and attach to it the Fire Safety Certificate.
Occupation Certificate	Do not occupy any new part of the building without at least an Interim Occupation Certificate - A Failure to comply may result in Fines and Legal Action being taken by Council.
Occupation	Make sure you comply with development consent conditions relating to ongoing use.
Annual Fire Safety Statements	The building owner(s) must make sure that they maintain essential fire safety measures and certify them annually to Council. A Failure to comply may result in Fines and Legal Action being taken by Council.

Note: *The advice within this document is provided in good faith as a guide to assist applicants understand the broad process and will not detail every step or every requirement for demolition, building construction works or subdivision required or business operating requirements under New South Wales or Commonwealth Legislation. If you require clarification or have any questions, please contact your Certifier or Council's Planning and Development Enquiries Team.*

The attached Notice of Determination includes conditions of consent which must be complied with.

(Note: A failure to comply is a serious breach of the Environmental Planning & Assessment Act 1979 which attracts penalties and may also result in legal action being taken, and orders for demolition.)

Building Certification
The Environmental Planning and Assessment Act 1979 provides that:

- Building work cannot occur unless a construction certificate has been issued;
- Occupation of building works cannot occur unless an occupation certificate has been issued
- Subdivision cannot be registered until a subdivision certificate has been issued
- Mandatory Inspection for building work must be completed

Please refer to process chart for more detail.

(Note: A failure to gain approval prior to the works being carried out is a serious breach of the Environmental Planning & Assessment Act 1979 which attracts penalties and may also result in legal action being taken, and orders for demolition.)

Certification Services
Construction Certificates / Occupation Certificate / Subdivision Certificates / Strata Certificate, can be issued by Council or an accredited private certifier (Note Council must be the Principal Certifying Authority (PCA) for subdivisions).

Council is well placed to provide Certification Services. Council can issue Construction Certificates and act as your Principle Certifying Authority at competitive rates. Please visit our web site www.warringah.nsw.gov.au or speak to our Customer Service Officers if you have any further questions about our Certification Services or if you wish to use Council as your certifier.

Charges Associated with the Development Consent
All bonds, fees, (s94A) Development Contributions, Long Service Levy detailed within the Notice of Determination are required to be paid prior to the issuing of any Construction Certificate.

Acceptable Form of Security Bonds
Council will accept bank guarantee (in a form acceptable to Council) in lieu of cash and is required prior to the issue of a construction certificate.

Modifications to the consent
If you seek to make any changes to the development (which may include internal / external configuration of the building, variation to facades, site layout or any changes to the proposed operation or use), the modifications will require the submission and approval of an application to modify the development consent prior to the issuing of a Construction Certificate and prior to the works being carried out.

(Note: A failure to gain approval prior to the works being carried out is a serious breach of the Environmental Planning & Assessment Act 1979 which attracts penalties and may also result in legal action being taken, and orders for demolition.)

Other Matters not detailed within the Notice of Determination
The Notice of Determination does not stipulate every requirement that must be completed to satisfy New South Wales and Commonwealth legislation.

You should check, as may be relevant, with other authorities including but not limited to:

- Workcover NSW for work safety and asbestos requirements
- Sydney Water – Quick Check Agent for the provision of water and sewer services
- Energy & Gas suppliers for utility services
- Department of Fair Trading for advice about builders and licensing
- Building Professionals Board for advice about private certifiers
- NSW Roads and Traffic Authority for works on state roads only
- Human Rights and Equal Opportunity Commission for access issues
- NSW Land and Property Information Service for Land Title matters
- Australia Post for the positioning and dimensions of mail boxes in new commercial and residential developments;

Model
If you submitted a model with the application it must be collected from the Council offices within fourteen (14) days of the date of this determination. Models not collected will be disposed of by Council.

Trade waste agreement
A Trade Waste Agreement must be obtained from Sydney Water prior to the discharge of trade wastewater to the sewer system. Trade wastewater is defined as 'discharge water containing any substance produced through industrial or commercial activities or operation on the premises'.

Waste collection
Liquid and solid wastes generated on the site must be collected, transported and disposed of in accordance with the requirements of the Protection of the Environment Operations Act 1997. Records must be kept of all waste disposal from the site.

Material to be removed from the site must be source separated on site to maximise recycling, and the material disposed of to an appropriate disposal and recycling facility in accordance with the approved Waste Management Plan.

Aboriginal Heritage
If in undertaking excavation or works and any Aboriginal site or object is, or is thought to have been found, all works are to cease immediately and the applicant is to contact the Aboriginal Heritage Officer for Warringah Council, and the Cultural Heritage Division of the Department of Environment and Climate Change (DECC).

On-Site Sewage Management System
This approval does not authorise the installation or operation of a new or modification of an existing on-

site wastewater management system. An On-Site Sewage Management System must not be installed or operated unless an 'Approval to Install an On Site Sewage Management System' is obtained from Warringah Council.

Cost of Works
The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

Relocation of stormwater drainage
Council is not responsible for the cost of relocating Council's stormwater drainage pipes through the subject property.

Tree preservation
Where tree work has not been approved by this Development Consent the developer is notified that a general Tree Preservation Order applies to all trees in the Warringah Local Government Area. This order prohibits the ringbarking, cutting down, topping, lopping, pruning, transplanting, injuring, or wilful destruction of such trees except without the prior written consent of Council.

Storage bins on footpath and roadway
Approval is required from Council prior to the placement of any storage bin on Council's footpath and/or roadway.

Protection of Public Places
(1) If the work involved in the erection or demolition of a building:
(a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
(b) building involves the enclosure of a public place,

a hoarding and site fencing must be erected between the work site and the public place.

(2) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
(3) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
(4) Any such hoarding, fence or awning is to be removed when the work has been completed.
(5) No access across public reserves or parks is permitted.
Note: Prior to the erection of any temporary fence or hoarding over property owned or managed by Council, written approval must be obtained.

Road Opening Permit
The developer/applicant is to obtain a "Road Opening Permit" from Council and pay all appropriate charges prior to commencement of any work on Council property. The developer/applicant shall be responsible for all public utilities and services in the area of the work, and as such shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.

Special Permits
Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely on the property. The applicant, owner or builder must apply for specific permits available from Council. A minimum of forty-eight (48) hours notice is required for all permits except work zones, which may require additional assessment time.

- Permit for on-street mobile plant

Restrictions apply to the hours of operation and the area of operation for on street mobile plant equipment (for example cranes, concrete pumps, cherry pickers). Separate permits are required for each occasion and each piece of equipment. It is the responsibility of the applicant, owner and builder to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.

- Hoarding Permit

Permits are required to erect Class A, Class B and Class C hoardings. If an 'A' Class hoarding is to alienate a section of Council's property, that section will require a permit for the occupation of Council's property.

- Storage of building materials and building waste containers (skips) on Council's property

Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given.

- Kerbside restrictions, work zones

Existing kerbside restrictions apply. An application must be made to Council for the alteration of existing kerbside restrictions or the provision of a construction zone.
Other permits may include out of construction hours permits.

Licensing requirements for removal of bonded asbestos
Anyone who removes, repairs or disturbs bonded asbestos must hold a bonded or a friable asbestos licence, or a demolition licence in accordance with Workcover requirements and the Occupational Health and Safety Act 2000.

Pool Access
Access to pools are required to be restricted by a child resistant barrier in accordance with the regulations prescribed in all relevant Acts, Regulations and Australian Standards including:

(i) Swimming Pools Act 1992;
(ii) Swimming Pools Amendment Act 2009;
(iii) Swimming Pools Regulation 2008
(iv) Australian Standard AS1926 Swimming Pool Safety
(v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
(vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools

It is your responsibility as a land owner to ensure any fencing is maintained.

Dewatering
Where dewatering works are required on the development site during construction, the developer/applicant must apply for and obtain a bore license from the NSW Department of Water and Energy. The bore license must be obtained prior to commencement of dewatering works.

Requirement to Notify about New Contamination Evidence
Any new information revealed during works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to Council and the Principal

Certifying Authority.

Flood Evacuation Plan
If your site is on flood prone land you may wish to consider the preparation of a flood evacuation plan.

Generally a Flood Evacuation Plan would be prepared by suitably qualified Engineer (e.g. Hydraulic) with a number of years experience in flood management and who is eligible for Membership to the Australian Institute of Engineers.

Some matters that you may wish to consider (but not limited to) include:

(i) a route of evacuation to higher ground and / or point of shelter
(ii) depth of water for a Possible Maximum Flood event surrounding the building
(iii) details of 'last chance' evacuation water levels / times for evacuation prior to floodwaters surrounding the building
(iv) provide details of flood warning systems and protocols
(v) details of how this information will be distributed and people educated for users of the site.

You may seek to discuss this with the State Emergency Service of NSW.

Utility Service Requirements
Where development requires the installation of, or the relocation of utility services being (but not limited to) gas, water, electricity and telecommunications, the installation of, or the relocation of utility services shall be conducted in accordance with the requirements of the relevant service provider / authority (unless stipulated by any other condition of the consent or will result in damage to threatened or endangered species defined under the Threatened Species Conservation Act).

Plant & Equipment Kept Within Site
All plant and equipment used in the erection of the building, including concrete pumps, wagons, lifts, mobile cranes, etc, shall be situated within the boundaries of the site and so placed that all concrete slurry, water, debris and the like shall be discharged onto the building site, and is to be contained within the site boundaries. This does not prevent any requirement to comply with the Protection of the Environment Operations Act.

Lighting
Illumination of the site is to be arranged in accordance with the requirements of Australian Standard 4282 - 1997 Control of the obtrusive effects of outdoor lighting so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises.

Silt and Sediment Control
During any onsite demolition, excavation and construction works, the site should be maintained in accordance with "The Blue Book - Managing Urban Stormwater (MUS): Soils and Construction".

In managing the site provision shall be made throughout the period of works to prevent transmission of soil to the public road, drainage system, any riparian lands or off site in any manner. Upon completion of the development, any measures to prevent the transition of soil off site to remain in place until the site is stabilised.

A failure to prevent the transmission of silt and sediment and / or causing, water pollution, air pollution, noise pollution or land pollution may result in a breach of the Protection of the Environment Operations Act and orders, penalties and prosecutions may occur.

OTHER MATTERS

Child Care Centres
A license to operate a child care centre must be obtained from the NSW Department of Community Services prior to the commencement of the use of the child care centre.

Disability Access
This decision does not ensure compliance with the Commonwealth Disability Discrimination Act 1992. Applicants are strongly advised to investigate their requirements under that Act

Food Premises
Food premises are required to comply with the requirements of the Food Act 2003, the Food Standards Code and Australian Standards.

The proprietor of a food business must notify the NSW Food Authority of the details of the business. Notification may be done either online at www.foodnotify.nsw.gov.au or by lodging a completed NSW Food Authority notification form to the NSW Food Authority or Council.

Wheel washing facility
All trucks leaving the site, having had access to unpaved or contaminated areas, shall depart via a wheel wash facility in order to prevent mud, dust or debris from being deposited on Council's roads. The wheel wash facility shall be constructed prior to any truck movements occurring. Water from the wheel wash facility must not cause pollution. Any direction of Council with regard to cleaning trucks or the clean up of road pavements adjoining the site shall be complied with immediately.

Monitoring State of Roadways
The applicant shall monitor the state of roadways leading to and from the site and shall take all necessary steps to clean up any adversely impacted road pavements as directed by Council.

Storage of Dangerous Goods
Prior to the storage of any "dangerous goods" on the premises, a copy of a license obtained from the Chemical Safety Branch of Work Cover Authority must be submitted to Council.

Storage of Flammable and Combustible Liquids
Flammable and combustible liquids must be stored in accordance with Australian Standard 1940 The Storage and Handling of Flammable and Combustible Liquids.

Noise and Vibration
The premises, including operation of vehicles, shall be conducted so as to avoid offensive noise or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

Hairdressing/Beauty Treatment/ Skin penetration Requirements
The premises must comply with the following requirements before the commencement of business:
i) A hand wash basin with warm water delivered through a common spout must be provided in the treatment area. The hand wash basin must be provided with liquid soap and paper towel.
ii) The wall behind the hand wash basin from the floor to a height of 450mm above the top of the washbasin and from the centre of the washbasin to a distance of 140mm beyond each side of the wash basin, must be finished with a material that is durable, smooth, impervious to moisture and capable of being easily cleaned (eg tiles).
iii) The premises must be provided with washing, drainage, ventilation and lighting that are adequate for the carrying out of hairdressing/beauty treatment/skin penetration procedures.
iv) The floor coverings must be smooth and impervious.

v) All furniture, shelves and fittings must be constructed of, or covered with a material that is smooth, impervious to moisture and capable of being easily cleaned.
vi) Adequate lockers must be provided for the storage of employees clothing and personal effects.
vii) The premises must be provided with facilities that are adequate for the purpose of storing of hairdressing/beauty treatment/skin penetration appliance and utensils.
viii) The premises must be provided with a sink sullied with hot and cold water for washing equipment.

Food Premises Construction Requirements
The food premises must comply with the following specific construction requirements:
Solid walls must be provided in all food handling areas (solid includes brick, cement and foam filled preformed panels);
ix) Walls in food preparation and wash up areas must be finished with a smooth and impervious surface to a height of at least 2 metres.
x) Hand wash basins must be provided with warm water delivered through a common spout with taps that are hands free operation;
xi) Coving with a radius of 25mm must be provided between all floor and wall joints in food handling areas;
xii) The open space between the top of the coolroom and the ceiling must be fully enclosed and kept insect and pest proof;
xiii) The coolroom must be able to be opened from the inside with out a key and fitted with an alarm that can only be operated from within the coolroom;
xiv) The doors to the toilet air lock and toilet compartment must be tight fitting and self closing;
xv) The rear external door must be self closing or be provided with a fly screen that is self closing;
xvi) Where cooking or extensive heating processes or such other processes as may be specified are carried out in food preparation areas, an approved mechanical ventilation system shall be installed and operated in accordance with AS 1668 part 1 & 2.

Legionella Control
Cooling towers, warm water systems, water cooling systems must be registered with the Council. Details of registration are to be provided to the Council prior to operation.

ADSHEL

Development Application for Bus Shelter

Statement of Environmental Effects

The site falls within Locality E2 Dee Why Lagoon Suburbs under WLEP 2000, and is om ;and shown on WLEP 2000 map (sheet 31) as road reserve.

The proposed development is permissible with consent as Category Two development for the purpose of a community favility.

From the statement of Desired Future Character *" future development will maintain the visual pattern and predominant scale of existing detached housing in the locailty "*, it can be seen that the proposed development is consistent with that intent, in that it is complementary to the current and future uses of the area.

The build form;

- complies with the height constraint, as it is less than 2 storeys and 8.5m high,
- front, rear and side setback requirements not applicable,
- landscaped open space requirement not applicable.

The objective of the proposed development is to satisfy a demand, from the public using bus transport, for additional shelter facilities. The consequences of not providing this facility, is that Council will continue to receive complaints and requests from the public. The proposed works involve,

- construction of a concrete foundation pad within the existing nature strip onto which the structure will be placed, so that the floor levels will match the existing footpath paving, and
- additional concrete footpath to maintain clear access around the shelter.

The structure will have no environmental impact on the locality, as it does not involve the removal or destruction of any existing natural or environmentally significant features or vegetation. There will be a minor visual impact, but this is considered to be an acceptable trade-off against the public benefit gained from the provision of the proposed facility.

Access for he works can be gained directly from the roadway. The area to be disturbed for the works will be limited to the areas shown on the drawings. Environmental impact from thr works, such as erosion and sediment runoff can easily be controlled by the use of standard methods such as diverting stormwater runoff away from the excavation, use of bunds and straw bales to filter storm water runoff from the disturbed area, removing spoil material from the site, covering stockpiles, and ensuring appropriate concrete waste disposal and equipment washdown during concrete pours, etc.

The site works are over a small area, and will be very short in duration, therefore reducing public inconvenience and safety hazards. The site of the works will also be appropriately barricaded to deter unauthorised access.

Due to relative small scale of the works, it is not expected that there will be any significant noise or traffic impacts to the neighborhood.

Sydney
adshel.com.au

Melbourne
Brisbane
Adelaide
Perth
Auckland
Wellington

I4 – Pittwater Road S/O Western Ave W/S

Post Completion Building Checklist 'D'

This checklist must be completed prior to payment being made

Site Number: OS721

Address: Pittwater rd s/o Western Ave w/s

Shelter Type: Rationalised Federation

Contractor: Subground

Date Issued: 21.9.12

Date Completed: 15.1.12

Item	Satisfactory	Comments
	(Tick or cross)	
Ground Cover: -		
Concrete:	☑	
Paving:	☐	
Other:	☐	
* Broom finish to slab:	☑	
* Trowel finish to edge of slab:	☑	
* Concrete infill around legs:	☑	
* Ground backfilled around new concrete or pavers	☑	

Other:

Post Completion Building Checklist (Con't) **'D'**

Power: -

Underground ☐

Overhead ☑

* Excavation to power pole properly backfilled and ground reinstated ☐ _____

* P.E Cell and cable to power supply installed ☐ _____

* Fuse pit installed for underground connections ☐ _____

* Consumer box installed for overhead connections ☐ _____

*Steel mechanical protection installed for overhead connections ☐ _____

* Illumination completed and inspected ☐ _____

* All tubes, globes and starters are operational ☐ _____

Other: _____

Post Completion Building Checklist (Con't) **'D'**

Seat:

* Caps fitted on seat ends ☑ _____

* Nuts tightened ☑ _____

* Paint chips and scratching ☑ _____

Other: _____

Glass:

* Installed and cleaned ☑ _____

* Correct colour silicon installed and excess cleaned off ☑ _____

* Beading installed ☑ _____

Other: _____

Post Completion Building Checklist (Con't) **'D'**

Advertising Panel:

* Set at correct height ☑ _____

* Locks and doors operating correctly ☑ _____

* Paint chips or scratching ☑ _____

* Plastic protection removed from glass ☑ _____

* Level and square to shelter ☑ _____

Other: _____

Powder Coated Finishes:

* Paint chips or scratching ☑ _____

* Correct colour ☑ _____

Other: _____

Roof:

* Paint chips or scratching ☑ _____

* Roof correctly fitted ☐ _____

* Gutter section correctly fitted ☑ _____

Other: _____

Post Completion Building Checklist (Con't) **'D'**

General:

* All redundant holes have been plugged ☑ _____

* Shelter installed as per position on building plan ☑ _____

* Structures relocated as per building plan ☒ _____

* Shelter washed and cleaned ☑ _____

* Logos attached and in the correct position (Adshel stickers/council logos) ☑ _____

General cont

* Missing nuts and bolts ☑ _____

* Loose nuts and bolts ☑ _____

* Shelter is square ☑ _____

* Rubbish removed around site ☑ _____

Other: _____

Post Completion Building Checklist (Con't) **'D'**

First Inspection

Inspected by:_____
(Adshel)

Date: _____

Defects Rectified by:_____
(Contractor)

Date:_____

Final Inspection

Inspected by: NATHAN CASSIDY
(Adshel)

Date: 21.9.12.

CONTRACTORS CONFIRMATION OF BUILDING COMPLETION FORM 'C'

Fax or email to Adshel Street Furniture:

Fax: (02) 9848 2222

Email: new.assets@adshel.com.au

NEW BUILD / RESITING / CONVERSION / REMOVAL / OTHER (Circle applicable)

Site No 05711

Address PITTWATER RD W/S
S/O WESTERN AVE
NORTH MANLY

I confirm that:

1) The shelter has been built in the agreed location — (Yes/No)

2) The shelter has been built to the full Adshel specification with photographic evidence attached. — (Yes/No)

3) All shelter components have been installed in the required position and are correctly fitted. — (Yes/No)

4) Shelter washed upon completion — (Yes/No)

5) Removed and returned to yard/depot — N (Yes/No)

NB: If the answer for any of the above points is "No" please list the reasons below (include in your answer the name of the authorising manager).

SHAT RETURNED TO COUNCIL DEPOT

Technical Problems / Other Comments

Contractors Name SUBGROUND TECH P/L

Contractors Signature _____ Date 15/1/12

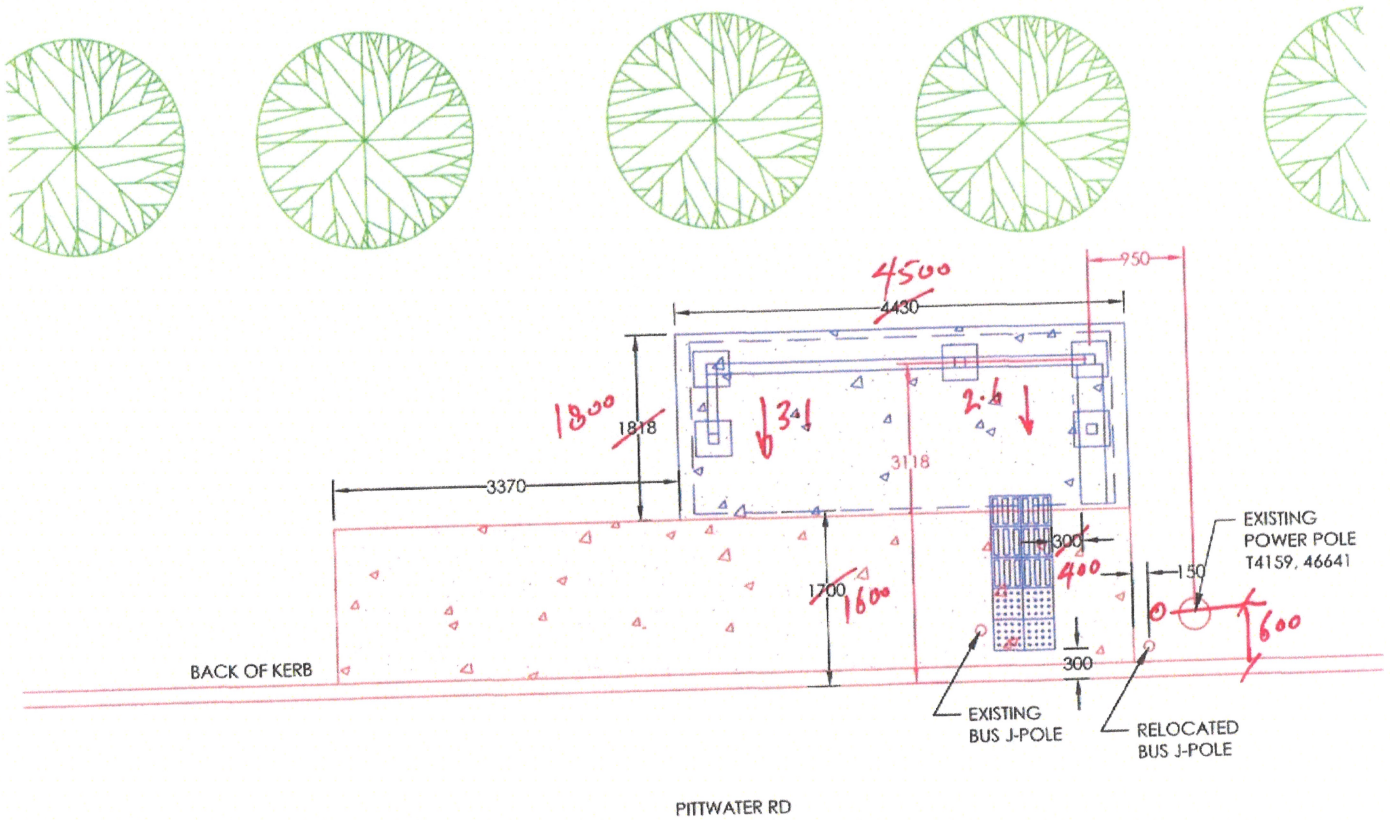
SITE LOCATION: Pittwater Rd S/O Western Ave W/S				REV B (09/11/11)
SITE NUMBER: 05711	BUS STOP No: 2100034	SCALE: 1:50	PAPER SIZE: A3	A 03/05/11 NC DRG Created B 09/11/11 NC DRG Tactiles amended

As Built 15/1/12

Seat Height 530 mm

Notes:

1. Tactiles positioned in accordance with AS/ NZS 1428:4:2002 to adhere with DDA compliance
2. Reinstate all disturbed areas to match existing.
3. Assume kerb width 150mm.
4. Refer to Footing Detail



Drawing Description - Proposed

ADSHEL


FF
46641
T
13


Structure No:
Enquiries & Reports
24 Hour Free Hotline
1800 501 402


ADSHEL
This is
Just Right
and this is
just a bit of coral



Ausgrid

Facsimile

To: THE ELECTRICAL GROUP	**From:** Installations Data Operations - Sydney
Fax: 02 47218779	**Date:** 7.6.11
No. of pages to follow:	**Phone:** 02 8001 3460
	Fax: 02 8001 3440 or 1300 662 089

This facsimile is solely for the use of the intended recipient and may contain information, which is confidential or privileged. Unauthorised use of its contents is prohibited. If you have received this facsimile in error, please notify the sender immediately via return facsimile and then destroy the original facsimile

Dear Sir/Madam,

ADDRESS: VARIOUS ADDRESS, SEE below for details

Please find the job numbers for your SSS application.

The issuing of job numbers in no way provides permission to carry out work other than in accordance with Ausgrid's documented requirements, which includes compliance with the NSW Service and Installation Rules and ASNZS3000.

A Notification of Service Works (NOSW) and a Certificate of Compliance – Electrical Work (CCEW) must be submitted to either the fax number (02) 8001 3440 or to ea.datasouth@ausgrid.com.au, when work is completed and ready for inspection.

A Site Establishment Fee as detailed in ES5 may apply to this installation.

JOB NO	CONDITIONS ESTIMATE	Site Establishment Fee applicable
7913668	Pittwater rd x Western ave,North manly TO Connect pole FF46642	05711 yes
7913647	Kentwell rd x Cormwell rd Allambie heights ok to connect to pole FF38481	05713 YES

Regards

Installation Data Operations - Sydney

For your convenience Applications for Connection may be submitted electronically to ea.datanorth@ausgrid.com.au or ea.datasouth@ausgrid.com.au. Also applicable forms may be downloaded from the Ausgrid website at www.ausgrid.com.au

Pittwater Rd	W/S	S/O Western Ave	North Manly	TC required for excavation & installation (note site unseen)	$ 8,194.00	$ -	$ 1,140.00	$ 750.00	$ 10,084.00

TAX INVOICE

Subground Technolgy P/L
ABN 23 073 556 859
P.O.Box 817
Woollahra NSW 2025

Mobile 0403 382222
Fax 93620071

Invoice No : 1749

Date : 29-Jul-11

Company	**Adshel Australia P/L**			**Misc**	
Address	**Level 11, 205 Princess Hwy**			**Order No.**	
City	**St Leonard**	**State : NSW**	**2065**	**Rep**	
Atten	**Nathan Cassidy**				

Adshel No	Description		% claim	TOTAL
	Warringah Council 2011 **Installation of Advertising shelters** Progress Claim No 2 Fabrication of Bus Shelters			
05714	Howard Way	W/O The Strand	6%	$ 639.25
05715	Griffen Rd	N/O Pacific Pde	7%	$ 728.05
05712	Frenchs Forest Rd (East)	Opp Hurdis Ave	6%	$ 598.00
05713	Kentwell Rd	W/O Cornwell Rd	7%	$ 903.72
05705	Warringah Rd	Opp Melwood Ave	8%	$ 1,032.10
05704	Warringah Rd	Opp Maxwell Pde	8%	$ 1,024.98
04924	Forest Way	N/O Prince Charles Rd	8%	$ 952.15
05710 ~~04924~~	Allambie Rd	W/O Kirra Rd	6%	$ 715.75
05703	Warringah Rd	W/O Darley St	8%	$ 1,180.75
05702	Alambie Rd	Opp Darmour Ave	6%	$ 573.10
05709	Griffin Rd	S/O Boronia Ave W/S	5%	$ 434.28
05710	Carrington Pde	N/O Beach St	6%	$ 681.10
05706	Fisher Rd North	S/O Grover Ave E/S	6%	$ 626.05
05707	Pittwater Rd	S/O Ramsay St	5%	$ 517.90
05708	Veterans Pde	S/O Rose Ave	5%	$ 415.30
05711	Pittwater Rd	S/O Western Ave	6%	$ 562.60
			SubTotal	$ 11,585.08
			Shipping	
			GST 10.00%	$ 1,158.51
			TOTAL	$ 12,743.59

Payment Net 14 Days

Account Details	Subground Technology P/L
Branch	ANZ - Double Bay
BSB	012 281
Account No	3535 48821

Office Use Only

Number	2011006 - 2011 Warringah Installations		
ger Code	NS - ~~08~~ - OP - 7138	Date	12/8/11.
...llations Checked		Date	
...roved by			

TAX INVOICE

Subground Technolgy P/L
ABN 23 073 556 859
P.O.Box 817
Woollahra NSW 2025

Mobile 0403 382222
Fax 93620071

Invoice No : 1764

Date : ~~31-Aug-11~~ 15.9.11

Company	**Adshel Australia P/L**			**Misc**	
Address	**Level 11, 205 Princess Hwy**			**Order No.**	
City	**St Leonard**	**State : NSW**	**2065**	**Rep**	
Atten	**Andrew Taylor**				

Adshel No	Description		% claim	TOTAL
	Warringah Council 2011 **Installation of Advertising shelters** Progress Claim No 3 Stage 2			
05714	Howard Way	W/O The Strand	10%	$ 1,059.50
05715	Griffen Rd	N/O Pacific Pde	10%	$ 1,118.70
05712	Frenchs Forest Rd (East)	Opp Hurdis Ave	10%	$ 1,032.00
05713	Kentwell Rd	W/O Cornwell Rd	10%	$ 1,235.81
05705	Warringah Rd	Opp Melwood Ave	10%	$ 1,321.40
05704	Warringah Rd	Opp Maxwell Pde	10%	$ 1,316.65
04924	Forest Way	N/O Prince Charles Rd	10%	$ 1,268.10
~~04924~~ 05701	Allambie Rd	W/O Kirra Rd	10%	$ 1,110.50
05703	Warringah Rd	W/O Darley St	10%	$ 1,420.50
05702	Alambie Rd	Opp Darmour Ave	10%	$ 1,015.40
05709	~~Carrington Pde~~	~~S/O Beach St~~ Griffin Rd S/O Beach St	~~10%~~ 8%	$ 922.85
05710	Carrington Pde	N/O Beach St	10%	$ 1,087.40
05706	~~Hardbord Rd~~	~~N/O Wyadra Ave~~ Fisher Rd north S/O Grace Ave P/S	10%	$ 1,050.70
05707	Pittwater Rd	S/O Ramsay St	10%	$ 978.60
05708	Veterans Pde	S/O Rose Ave	10%	$ 910.20
05711	Pittwater Rd	S/O Western Ave	10%	$ 1,008.40
			SubTotal	$ 17,856.71
			Shipping	
			GST 10.00%	$ 1,785.67
			TOTAL	$ 19,642.38

Payment Net 30 Days EOM

Account Details	Subground Technology P/L
Branch	ANZ - Double Bay
BSB	012 281
Account No	3535 48821

Office Use Only

Number	2011006 - 2011 warringah Installations		
Code	NS-00-OP-7130		
...ations Checked		Date	15/9/11.
...rised by		Date	

TAX INVOICE

Subground Technolgy P/L
ABN 23 073 556 859
P.O.Box 817
Woollahra NSW 2025

Mobile 0403 382222
Fax 93620071

Invoice No : 1786

Date : 30-Sep-11

Company	**Adshel Australia P/L**			**Misc**	
Address	**Level 11, 205 Princess Hwy**			**Order No.**	
City	**St Leonard**	**State : NSW**	**2065**	**Rep**	
Atten	**Andrew Taylor**				

Adshel No	Description		% claim	TOTAL
	Warringah Council 2011 **Installation of Advertising shelters** Progress Claim No Sept /Oct Stage 2			
05714	Howard Way	W/O The Strand	50%	$ 5,297.50
05709	Griffen Rd	S/O Boronia Ave	0%	$ -
05712	Frenchs Forest Rd (East)	Opp Hurdis Ave	50%	$ 5,160.00
05713	Kentwell Rd	W/O Cornwell Rd	0%	$ -
05705	Warringah Rd	Opp Melwood Ave	0%	$ -
05704	Warringah Rd	Opp Maxwell Pde	0%	$ -
04924	Forest Way	N/O Prince Charles Rd	50%	$ 6,340.50
05701	Allambie Rd	W/O Kirra Rd	50%	$ 5,552.50
05703	Warringah Rd	W/O Darley St	0%	$ -
05702	Alambie Rd	Opp Darmour Ave	50%	$ 5,077.00
05706	Fisher Rd	S/O Grover St	0%	$ -
05710	Carrington Pde	N/O Beach St	50%	$ 5,437.00
057156	Griffen Rd	N/O Pacific Pde	0%	$ -
05707	Pittwater Rd	S/O Ramsay St	50%	$ 4,893.00
05708	Veterans Pde	S/O Rose Ave	0%	$ -
05711	Pittwater Rd	S/O Western Ave	50%	$ 5,042.00
			SubTotal	$ 42,799.50
			Shipping	
		GST	10.00%	$ 4,279.95
			TOTAL	$ 47,079.45

Payment Net 30 Days EOM

Account Details	Subground Technology P/L
Branch	ANZ - Double Bay
BSB	012 281
Account No	3535 48821

Office Use Only

umber	2a1006-2011 Warringah Installations		
r Code	NS-00-01-7130		
culations Checked		Date	17/10/11.
thorised by		Date	

TAX INVOICE

Subground Technolgy P/L
ABN 23 073 556 859
P.O.Box 817
Woollahra NSW 2025

Mobile 0403 382222
Fax 93620071

Invoice No : 1799

Date : 31-Oct-11

Company	**Adshel Australia P/L**
Address	**Level 11, 205 Princess Hwy**
City	**St Leonard** **State : NSW** **2065**
Atten	**Nathan Cassidy / Andrew Taylor**

Misc

Order No.	
Rep	

Adshel No	Description		% claim	TOTAL
	Warringah Council 2011			
	Installation of Advertising shelters			
	Progress Claim No Oct / Nov			
	Stage 2			
04929	Carrington Pde	N/O Gardere Ave	60%	$ 8,016.00
05714	Howard Way	W/O The Strand	25%	$ 2,648.75
05709	Griffen Rd	S/O Boronia Ave	0%	$ -
05712	Frenchs Forest Rd (East)	Opp Hurdis Ave	25%	$ 2,580.00
05713	Kentwell Rd	W/O Cornwell Rd	0%	$ -
05705	Warringah Rd	Opp Melwood Ave	0%	$ -
05704	Warringah Rd	Opp Maxwell Pde	65%	$ 8,558.23
04924	Forest Way	N/O Prince Charles Rd	25%	$ 3,170.25
05701	Allambie Rd	W/O Kirra Rd	25%	$ 2,776.25
05703	Warringah Rd	W/O Darley St	65%	$ 9,233.25
05702	Alambie Rd	Opp Darmour Ave	25%	$ 2,538.50
05706	Fisher Rd	S/O Grover St	0%	$ -
05710	Carrington Pde	N/O Beach St	25%	$ 2,718.50
05715	Griffen Rd	N/O Pacific Pde	75%	$ 7,880.25
05707	Pittwater Rd	S/O Ramsay St	15%	$ 1,467.90
05708	Veterans Pde	S/O Rose Ave	65%	$ 5,916.30
05711	Pittwater Rd	S/O Western Ave	15%	$ 1,512.60
			SubTotal	$ 59,016.78
			Shipping	
			GST 10.00%	$ 5,901.68
			TOTAL	$ 64,918.46

Payment Net 30 Days EOM

Account Details	Subground Technology P/L
Branch	ANZ - Double Bay
BSB	012 281
Account No	3535 48821

Office Use Only

P.O. Number	2011006 - 2011 Warringah Installations		
Ledger Code	NS - 94 - OP - 7130		
Calculations Checked		Date	19.11.11
Authorised by		Date	

Pittwater Rd	W/S	S/O Western Ave	North Manly	TC required for excavation & installation (note site unseen)	$ 8,194.00	$ -	$ 1,140.00	$ 750.00	$ 10,084.00

TAX INVOICE

Subground Technolgy P/L
ABN 23 073 556 859
P.O.Box 817
Woollahra NSW 2025

Mobile 0403 382222
Fax 93620071

Invoice No : 1749

Date : 29-Jul-11

Company	**Adshel Australia P/L**			**Misc**	
Address	**Level 11, 205 Princess Hwy**			**Order No.**	
City	**St Leonard**	**State : NSW**	**2065**	**Rep**	
Atten	**Nathan Cassidy**				

Adshel No	Description		% claim	TOTAL
	Warringah Council 2011 **Installation of Advertising shelters** Progress Claim No 2 Fabrication of Bus Shelters			
05714	Howard Way	W/O The Strand	6%	$ 639.25
05715	Griffen Rd	N/O Pacific Pde	7%	$ 728.05
05712	Frenchs Forest Rd (East)	Opp Hurdis Ave	6%	$ 598.00
05713	Kentwell Rd	W/O Cornwell Rd	7%	$ 903.72
05705	Warringah Rd	Opp Melwood Ave	8%	$ 1,032.10
05704	Warringah Rd	Opp Maxwell Pde	8%	$ 1,024.98
04924	Forest Way	N/O Prince Charles Rd	8%	$ 952.15
05701 ~~04924~~	Allambie Rd	W/O Kirra Rd	6%	$ 715.75
05703	Warringah Rd	W/O Darley St	8%	$ 1,180.75
05702	Alambie Rd	Opp Darmour Ave	6%	$ 573.10
05709	Griffin Rd	S/O Boronia Ave W/S	5%	$ 434.28
05710	Carrington Pde	N/O Beach St	6%	$ 681.10
05706	Fisher Rd North	S/O Grover Ave E/S	6%	$ 626.05
05707	Pittwater Rd	S/O Ramsay St	5%	$ 517.90
05708	Veterans Pde	S/O Rose Ave	5%	$ 415.30
05711	Pittwater Rd	S/O Western Ave	6%	$ 562.60
			SubTotal	$ 11,585.08
			Shipping	
			GST 10.00%	$ 1,158.51
			TOTAL	$ 12,743.59

Payment Net 14 Days

Account Details	Subground Technology P/L
Branch	ANZ - Double Bay
BSB	012 281
Account No	3535 48821

Office Use Only

Number	2011006 - 2011 Warringah Installations		
User Code	NS - [illegible] - OP - 7138	Date	12/8/11.
Installations Checked		Date	
Approved by			

TAX INVOICE

Subground Technolgy P/L
ABN 23 073 556 859
P.O.Box 817
Woollahra NSW 2025

Mobile 0403 382222
Fax 93620071

Invoice No : 1764

Date : ~~31-Aug-11~~ 15-9-11

				Misc	
Company	**Adshel Australia P/L**				
Address	**Level 11, 205 Princess Hwy**			**Order No.**	
City	**St Leonard**	**State : NSW**	**2065**	**Rep**	
Atten	**Andrew Taylor**				

Adshel No	Description		% claim	TOTAL
	Warringah Council 2011 **Installation of Advertising shelters** Progress Claim No 3 Stage 2			
05714	Howard Way	W/O The Strand	10%	$ 1,059.50
05715	Griffen Rd	N/O Pacific Pde	10%	$ 1,118.70
05712	Frenchs Forest Rd (East)	Opp Hurdis Ave	10%	$ 1,032.00
05713	Kentwell Rd	W/O Cornwell Rd	10%	$ 1,235.81
05705	Warringah Rd	Opp Melwood Ave	10%	$ 1,321.40
05704	Warringah Rd	Opp Maxwell Pde	10%	$ 1,316.65
04924	Forest Way	N/O Prince Charles Rd	10%	$ 1,268.10
~~04924~~ 05701	Allambie Rd	W/O Kirra Rd	10%	$ 1,110.50
05703	Warringah Rd	W/O Darley St	10%	$ 1,420.50
05702	Alambie Rd	Opp Darmour Ave	10%	$ 1,015.40
05709	~~Carrington Pde~~	~~S/O Beach St~~ Griffin Rd S/O Beach Rd	10%	$ 922.85
05710	Carrington Pde	N/O Beach St	10%	$ 1,087.40
05706	~~Hardbord Rd~~	~~N/O Wyadra Ave~~ Fisher Rd north S/O Good Ave E/S	10%	$ 1,050.70
05707	Pittwater Rd	S/O Ramsay St	10%	$ 978.60
05708	Veterans Pde	S/O Rose Ave	10%	$ 910.20
05711	Pittwater Rd	S/O Western Ave	10%	$ 1,008.40
			SubTotal	$ 17,856.71
			Shipping	
			GST 10.00%	$ 1,785.67
			TOTAL	$ 19,642.38

Payment Net 30 Days EOM

Account Details	Subground Technology P/L
Branch	ANZ - Double Bay
BSB	012 281
Account No	3535 48821

Office Use Only

Number	2011006 - 2011 warringah Installations		
Code	NS - 00 - OP - 7130		
ulations Checked		Date	15/9/11.
rised by		Date	

TAX INVOICE

Subground Technolgy P/L
ABN 23 073 556 859
P.O.Box 817
Woollahra NSW 2025

Mobile 0403 382222
Fax 93620071

Invoice No : 1786

Date : 30-Sep-11

Company	**Adshel Australia P/L**			**Misc**	
Address	**Level 11, 205 Princess Hwy**			**Order No.**	
City	**St Leonard**	**State : NSW**	**2065**	**Rep**	
Atten	**Andrew Taylor**				

Adshel No	Description		% claim	TOTAL
	Warringah Council 2011 **Installation of Advertising shelters** Progress Claim No Sept /Oct Stage 2			
05714	Howard Way	W/O The Strand	50%	$ 5,297.50
05709	Griffen Rd	S/O Boronia Ave	0%	$ -
05712	Frenchs Forest Rd (East)	Opp Hurdis Ave	50%	$ 5,160.00
05713	Kentwell Rd	W/O Cornwell Rd	0%	$ -
05705	Warringah Rd	Opp Melwood Ave	0%	$ -
05704	Warringah Rd	Opp Maxwell Pde	0%	$ -
04924	Forest Way	N/O Prince Charles Rd	50%	$ 6,340.50
05701	Allambie Rd	W/O Kirra Rd	50%	$ 5,552.50
05703	Warringah Rd	W/O Darley St	0%	$ -
05702	Alambie Rd	Opp Darmour Ave	50%	$ 5,077.00
05706	Fisher Rd	S/O Grover St	0%	$ -
05710	Carrington Pde	N/O Beach St	50%	$ 5,437.00
057156	Griffen Rd	N/O Pacific Pde	0%	$ -
05707	Pittwater Rd	S/O Ramsay St	50%	$ 4,893.00
05708	Veterans Pde	S/O Rose Ave	0%	$ -
05711	Pittwater Rd	S/O Western Ave	50%	$ 5,042.00
			SubTotal	$ 42,799.50
			Shipping	
			GST 10.00%	$ 4,279.95
			TOTAL	$ 47,079.45

Payment Net 30 Days EOM

Account Details	Subground Technology P/L
Branch	ANZ - Double Bay
BSB	012 281
Account No	3535 48821

Office Use Only

umber	2a1006-2011 Warringah Installations		
r Code	NS-00-09-7130		
culations Checked		Date	17/10/11.
thorised by		Date	

TAX INVOICE

Subground Technolgy P/L
ABN 23 073 556 859
P.O.Box 817
Woollahra NSW 2025

Mobile 0403 382222
Fax 93620071

Invoice No : 1799

Date : 31-Oct-11

Company	**Adshel Australia P/L**
Address	**Level 11, 205 Princess Hwy**
City	**St Leonard** **State : NSW** **2065**
Atten	**Nathan Cassidy / Andrew Taylor**

Misc

Order No.	
Rep	

Adshel No	Description		% claim	TOTAL
	Warringah Council 2011 **Installation of Advertising shelters**			
	Progress Claim No Oct / Nov Stage 2			
04929	Carrington Pde	N/O Gardere Ave	60%	$ 8,016.00
05714	Howard Way	W/O The Strand	25%	$ 2,648.75
05709	Griffen Rd	S/O Boronia Ave	0%	$ -
05712	Frenchs Forest Rd (East)	Opp Hurdis Ave	25%	$ 2,580.00
05713	Kentwell Rd	W/O Cornwell Rd	0%	$ -
05705	Warringah Rd	Opp Melwood Ave	0%	$ -
05704	Warringah Rd	Opp Maxwell Pde	65%	$ 8,558.23
04924	Forest Way	N/O Prince Charles Rd	25%	$ 3,170.25
05701	Allambie Rd	W/O Kirra Rd	25%	$ 2,776.25
05703	Warringah Rd	W/O Darley St	65%	$ 9,233.25
05702	Alambie Rd	Opp Darmour Ave	25%	$ 2,538.50
05706	Fisher Rd	S/O Grover St	0%	$ -
05710	Carrington Pde	N/O Beach St	25%	$ 2,718.50
05715	Griffen Rd	N/O Pacific Pde	75%	$ 7,880.25
05707	Pittwater Rd	S/O Ramsay St	15%	$ 1,467.90
05708	Veterans Pde	S/O Rose Ave	65%	$ 5,916.30
05711	Pittwater Rd	S/O Western Ave	15%	$ 1,512.60
			SubTotal	$ 59,016.78
			Shipping	
			GST 10.00%	$ 5,901.68
			TOTAL	$ 64,918.46

Payment Net 30 Days EOM

Account Details	Subground Technology P/L
Branch	ANZ - Double Bay
BSB	012 281
Account No	3535 48821

Office Use Only

P.O. Number	2011006 - 2011 Warringah Installations		
Ledger Code	NS - 94 - 08 - 7130		
Calculations Checked		Date	19.11.11
Authorised by		Date	

TAX INVOICE

Subground Technolgy P/L
ABN 23 073 556 859
P.O.Box 817
Woollahra NSW 2025

Mobile 0403 382222
Fax 93620071

Invoice No : 1810

Date : 30-Nov-11

Company	**Adshel Australia P/L**		
Address	**Level 11, 205 Princess Hwy**		
City	**St Leonard**	**State : NSW**	**2065**
Atten	**Nathan Cassidy / Andrew Taylor**		

Misc

Order No.
Rep

Adshel No	Description		% claim	TOTAL
	Warringah Council 2011			
	Installation of Advertising shelters			
	Progress Claim No Nov / Dec			
	Stage 2			
04929	Carrington Pde	N/O Gardere Ave	0%	$ -
05714	Howard Way	W/O The Strand	0%	$ -
05709	Griffen Rd	S/O Boronia Ave	25%	$ 2,796.75
05712	Frenchs Forest Rd (East)	Opp Hurdis Ave	0%	$ -
05713	Kentwell Rd	W/O Cornwell Rd	25%	$ 3,089.53
05705	Warringah Rd	Opp Melwood Ave	75%	$ 9,910.50
05704	Warringah Rd	Opp Maxwell Pde	10%	$ 1,816.65
04924	Forest Way	N/O Prince Charles Rd	0%	$ -
05701	Allambie Rd	W/O Kirra Rd	0%	$ -
05703	Warringah Rd	W/O Darley St	10%	$ 2,120.50
05702	Alambie Rd	Opp Darmour Ave	0%	$ -
05706	Fisher Rd	S/O Grover St	25%	$ 3,057.13
05710	Carrington Pde	N/O Beach St	0%	$ -
05715	Griffen Rd	N/O Pacific Pde	0%	$ -
05707	Pittwater Rd	S/O Ramsay St	10%	$ 978.60
05708	Veterans Pde	S/O Rose Ave	10%	$ 910.20
05711	Pittwater Rd	S/O Western Ave	10%	$ 1,008.40
04923	Warringah Rd	E/O Forestville Rd	0%	$ -
			SubTotal	$ 25,688.26
			Shipping	
			GST 10.00%	$ 2,568.83
			TOTAL	$ 28,257.09

Payment Net 30 Days EOM

Account Details Subground Technology P/L
Branch ANZ - Double Bay
BSB 012 281
Account No 3535 48821

Office Use Only

Number	20110d6- 2011 Warringah Installations		
Code	NS-00-OP-7130		
Calculations Checked		Date	9/12/11
Authorised by		Date	

Warringah Council

Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118
Telephone (02) 9942 2111
Facsimile (02) 9971 4522

Website www.warringah.nsw.gov.au
Email council@warringah.nsw.gov.au

7 December 2011

Adshel Street Furniture Pty Ltd
Level 9 - 205 Pacific Highway
St Leonards NSW 2065

Dear Sir/Madam,

Re: Record of Critical Stage Inspection No. PCA2011/0875 of Development Consent DA2011/0635 Address: No. Civic Centre 725 Pittwater Road DEE WHY NSW 2099

In reference to your **'Excavation & Footings'** inspection carried out **01/12/2011**, enclosed is your Record of Critical Stage Inspections for your records.

If you require additional information about this matter, please contact the undersigned, on 9942 2111 weekdays or via council@warringah.nsw.gov.au.

Yours faithfully

Patrick Boyce BPB Accreditation No. 1379
Building Surveyor

Civic Centre
725 Pittwater Road
Dee Why NSW 2099
DX 9118
Telephone (02) 9942 2111
Facsimile (02) 9971 4522

WARRINGAH COUNCIL

RECORD OF CRITICAL STAGE INSPECTION

Issued under clauses 162A & 162B of the Environmental Planning and Assessment Regulation (2000 as amended)

Development Consent:	DA2011/0635
Construction Certificate:	CC2011/0674
PCA Application No.	PCA2011/0875
Applicant name	Adshel Street Furniture Pty Ltd
Applicant address	Level 9 - 205 Pacific Highway St Leonards NSW 2065
Property to be developed	road reserve in front of 452 Pittwater Rd. North Manly - Bus stop number 2100034
Owner's name and address	Warringah Council Adrian Harley 725 Pittwater Rd DEE WHY NSW 2099
Proposed development	Construction of Bus Shelter with signage on road reserve in front of 452 Pittwater Rd. North Manly - Bus stop number 2100034
Building Code of Australia building classification	Class 10a
Description of Inspection:	Excavation & Footings
Date of inspection:	01/12/2011
Result at the time of the inspection:	Satisfactory Provide amended Structural Engineer's details for the changes to the footing design
Signature:	.....
Date:	7 December 2011
Name & Accreditation:	Patrick Boyce Building Surveyor BPB Accreditation No. 1379

On behalf of the Warringah Council

ADSHEL

BUILDING SITE PLAN – WARRINGAH SURVEY

GENERAL

Rev B

Date: 09/11/11 **Site Number:** 05711 **Bus Stop No:** 2100034
Type of Structure: Ad Federation
Suburb: North Manly
Address: Pittwater Rd S/O Western Ave W/S
Section: **Block:**

GROUND REFERENCE

Ground Requirements:	**Grass/Dirt:** Y	**Concrete:** Y	**Bitumen:**
Footing Type:		**Slab:** Y	**Pad:** Y

Shelter Setback from kerb: 1700 mm

Notes: Tactiles amended as per AS1428.1 2009

POWER SUPPLY

Power Source	**Overhead:** Y	**Underground:** N/A	
Distance from structure to power source: Approx 5m.			
Trench Reinstatement	**Grass/Dirt:** Y	**Concrete:**	**Bitumen: Y**

Removal of Existing Structure

Type of Structure to be removed: Aluminium Seat
Structure Owned By: Council
Removal By: Contractor
Structure Relocated To: Council Depot
Additional Comments:

Site Photo

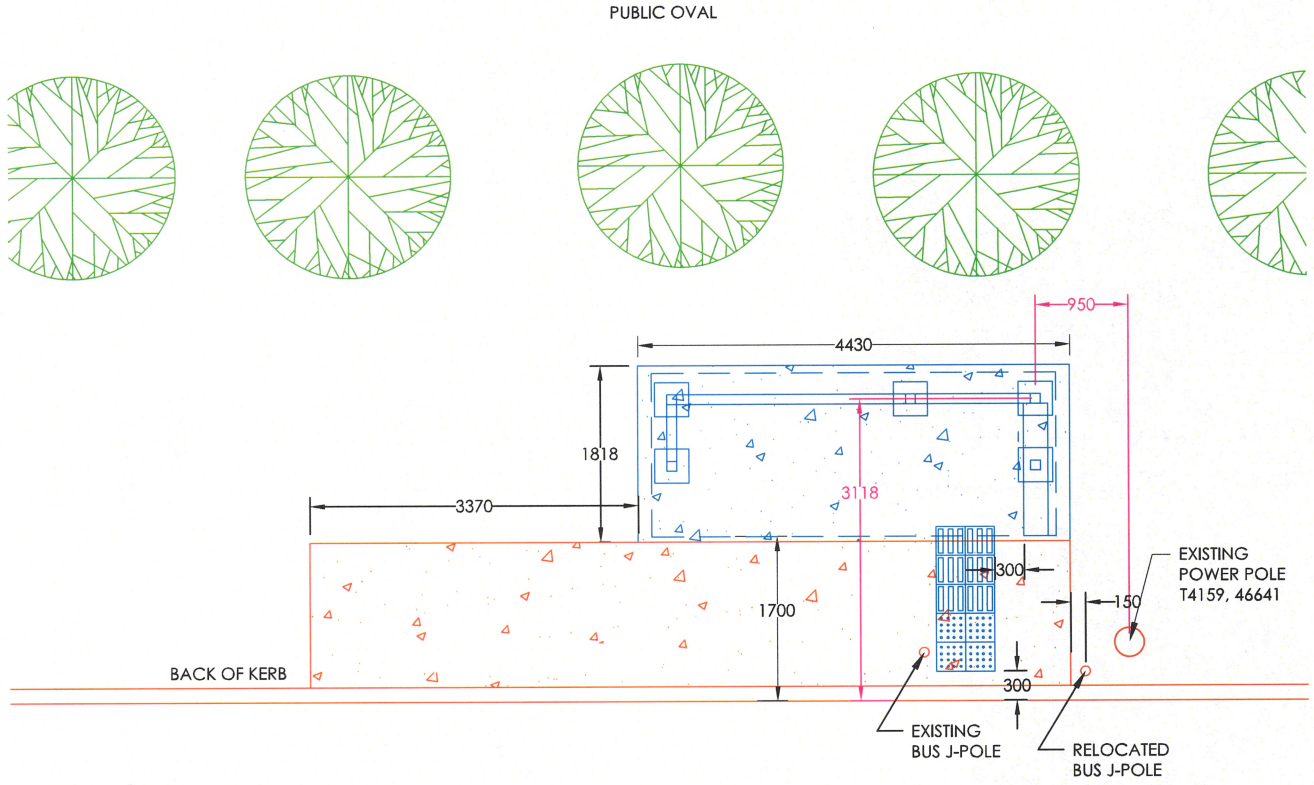


PDF processed with CutePDF evaluation edition www.CutePDF.com

SITE LOCATION: Pittwater Rd S/O Western Ave W/S					REV B (09/11/11)
SITE NUMBER: 05711	BUS STOP No: 2100034	SCALE: 1:50	PAPER SIZE: A3	A 03/05/11 NC DRG Created B 09/11/11 NC DRG Tactiles amended	

Notes:

1. Tactiles positioned in accordance with AS/ NZS 1428:4:2002 to adhere with DDA compliance
2. Reinstate all disturbed areas to match existing.
3. Assume kerb width 150mm.
4. Refer to Footing Detail



Drawing Description - Proposed

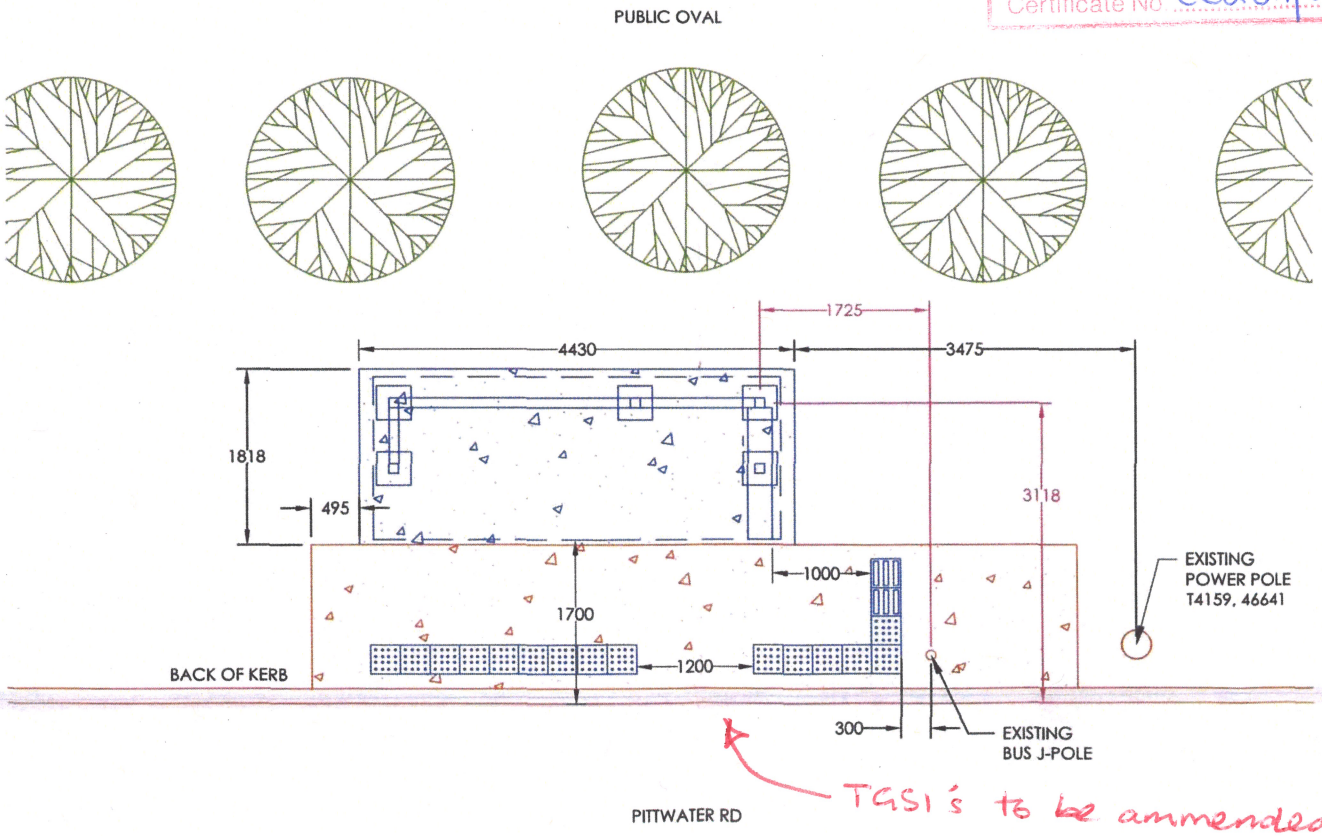
ADSHEL

SITE LOCATION: Pittwater Rd S/O Western Ave W/S				REV A (03/05/11)
SITE NUMBER: 05711	BUS STOP No: 2100034	SCALE: 1:50	PAPER SIZE: A3	A 03/05/11 NC DRG Created

WARRINGAH COUNCIL
THIS PLAN TO BE READ IN CONJUNCTION WITH
Construction Certificate No CC2011/0674

Notes:

1. Tactiles positioned in accordance with AS/ NZS 1428.4.2002 to adhere with DDA compliance 2009.
2. Reinstate all disturbed areas to match existing.
3. Assume kerb width 150mm.
4. Refer to Footing Detail



TGSI's to be ammended where required to comply with AS1428.4.1—2009

Drawing Description - Proposed

ADSHEL

Warringah Council

Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118
Telephone (02) 9942 2111
Facsimile (02) 9971 4522

Website www.warringah.nsw.gov.au
Email council@warringah.nsw.gov.au

18th October 2011

Adshel Street Furniture Pty Ltd
Level 9 - 205 Pacfic Highway
St Leonards Nsw 2065

Dear Sir / Madam,

RE: Construction Certificate Application No. CC2011/0674– for construction of a Bus Shelter with signage on the road reserve in front of 452 Pittwater Rd. North Manly - Bus stop number 2100034

Your application for a Construction Certificate has been determined. Please find attached your Construction Certificate, approved plans and details.

ONCE YOU HAVE OBTAINED YOUR CONSTRUCTION CERTIFICATE, THE FOLLOWING STEPS APPLY:

Before any construction commences, a Principal Certifying Authority (PCA) **must** be nominated at least two days in advance.

This can be either Council or an Accredited Certifier. Nominations should be made on the attached PCA Form, which should be lodged after your Construction Certificate has been approved. The PCA is responsible for inspecting the critical stages of construction, advising Council of the results of the inspections, compliance checking, and certifying that the work has been completed in accordance with the approved plans, specifications and conditions of consent.

Failure to nominate a PCA prior to work commencing, will result in fines being issued in accordance with the Environmental Planning & Assessment Act, 1979.

If Council is nominated as the PCA, then the following fees are required to be paid (prior to commencement) or at lodgement of the Nomination of PCA form.

If you decide to nominate the Council as your PCA, the following inspections and fees may apply and will be required to be paid at the time of lodging the PCA Form:

The Principal Certifying Authority (PCA) SHALL BE given a minimum of 2 days notice for mandatory inspection of the following;

CRITICAL STAGE INSPECTIONS - MANDATORY

For class 1 & 10 buildings, you must contact Council (if the Council is nominated PCA) to inspect:

- After excavation for, and prior to the placement of any concrete piers & footings — PAID
- After the building work has been completed and prior to any occupation certificate being issued in relation to the building — PAID

The following additional inspections are also required where Council is the Principal Certifying Authority-

- Occupation Certificate Application $Nil

The above are the mandatory inspections that may apply if Council is nominated as the PCA. The fees are quoted on the basis of the level of information submitted with your application.

Council provides a quality level of service in its building certification services and would be delighted if you chose to use council as your PCA for this work. The benefits of dealing with council include;

A local organization that is able to undertake inspections with minimal notice, expert staff, and your records are maintained and we act in the best interests of the community.

Should you require any further information on this matter, please contact the undersigned weekdays on telephone number 9942 2111, or via council@warringah.nsw.gov.au.

Yours faithfully

Philip Hoffman
Senior Specialist Building Surveyor
BPB Accreditation No. 1249

Warringah Council

Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118
Telephone (02) 9942 2111
Facsimile (02) 9971 4522

Website www.warringah.nsw.gov.au
Email council@warringah.nsw.gov.au

18th October 2011

Adshel Street Furniture Pty Ltd
Level 9 - 205 Pacfic Highway
St Leonards Nsw 2065

CONSTRUCTION CERTIFICATE

Certificate

I certify that the work if completed in accordance with the attached plans and specifications will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979.

Address of Property: Construction of Bus Shelter with signage on road reserve in front of 452 Pittwater Rd. North Manly - Bus stop number 2100034

Construction Certificate No: CC2011/0674

Description of Work: Construction of Bus Shelter with signage on road reserve

Classification of Building: 10a – Bus Shelter

Approved Drawing:

Drawing No.	Dated	Prepared By
Site Location Plan (Site 05715)– Rev B (Bus Stop 2100034)	02/05/2011	Adshel
Sheet 2 – Elevation Views	18/11/2008	Adshel
Sheet 3 – Footing Detail	18/11/2008	Adshel
Sheet 4 – Exploded Assembly	18/11/2008	Adshel
Sheet 5 – Wiring Detail	18/11/2008	Adshel

Date of Endorsement of Construction Certificate: 18th October 2011

Name of Authorised Officer: Philip Hoffman

BPB Accreditation No. 1249

Signature:

NOTE: Prior to commencement of work Sections 81A (2) (b) and (c), and/or 81A (4) (b) and (c) of the Environmental Planning and Assessment Act 1979 must be satisfied.

This means that a Notice of Commencement of Building or Subdivision work and Appointment of Principal Certifying Authority must be submitted to Council, giving Council at least 2 days' notice of intention to commence erection of the building. (See form 7).

Development Consent No: DA2011/0635

Date of Determination: 10th October 2011

Attachment A – Class 10 Buildings

Building Occupation

The following is a list of certificates or statements which may be required for a Final Occupation Certificate. Please ensure that all relevant certificates as required by the Scope of Works are sent to Council prior to final inspection.

Note: Subject to confirmation from Council's Building Surveyor, an Interim Occupation Certificate may be issued where the building satisfies any pre-conditions of the Development Consent and satisfies the health and amenity requirements of the Building Code of Australia.

- Please complete and return an Occupation Certificate Application.

Note: In accordance with Clause 139 of the Environmental Planning & Assessment Regulation 2000, the original copy of the application form must be submitted Council, together with the relevant fee.

- Where required, a statement or certificate from the Civil Engineer or contractor confirming that the installation, operation and discharge of any storm water system is in accordance with the approved Construction Certificate drawings and in accordance with AS3500.3-2003.
- Where required, a Certificate from a registered practicing structural engineer stating that structural adequacy for all structural component of the building is adequate. Certificates should reference the relevant Australian Design Codes and plans and specifications relevant to the work.
- Statement or certificate from an accredited access consultant stating that all seating, TGSI's, any handrails, balustrades and fixings have been designed and installed to AS1428.1 and associated Premises Standards.
- Statement or certificate from window manufacturer that all glazed assemblies have been installed and comply with AS2047-1999
- Where required, a statement or certificate from a glazier that all glazed assemblies have been installed in accordance with AS1288-2006

ADSHEL

BUILDING SITE PLAN – WARRINGAH SURVEY

Rev A

GENERAL

Date: 03/05/11 **Site Number:** 05711 **Bus Stop No:** 2100034
Type of Structure: Ad Federation
Suburb: North Manly
Address: Pittwater Rd S/O Western Ave W/S
Section: **Block:**

GROUND REFERENCE

Ground Requirements: **Grass/Dirt:** Y **Concrete:** Y **Bitumen:**
Footing Type: **Slab:** Y **Pad:** Y
Shelter Setback from kerb: 1700 mm

Notes:

POWER SUPPLY

Power Source **Overhead:** Y **Underground:** N/A
Distance from structure to power source: Approx 5m.
Trench Reinstatement **Grass/Dirt:** Y **Concrete:** **Bitumen:** Y

Removal of Existing Structure

Type of Structure to be removed: Aluminium Seat
Structure Owned By: Council
Removal By: Contractor
Structure Relocated To: Council Depot
Additional Comments:

Site Photo



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PART 1 Site Details

1.1 . Subject land

We need this to correctly identify the land

Unit no. [ ] House no. [ ] Street PITTWATER RD S/OWESTERN AVE W/S

Suburb NORTH MANLY

Legal property description Lot: Sect: DP/SP:

This information must be supplied.

1.2 . Building Details

The building classification must be the same as that specified in the development consent or complying development certificate.

Whole/part of building NEW BUS SHELTER

Use BY PUBLIC

BCA class —

New [✓]

Existing [ ]

Gross floor area m²

PART 2 Certificate Details

2.1. Type of certificate sought

Please tick appropriate boxes

Type [ ] Interim certificate

[✓] Final certificate

2.2. Consent or certificate number

Before an occupation certificate may be issued, the certifying authority must be satisfied that:

- ▣ A development consent or a complying development certificate is in force with respect to the building, and
- ▣ A construction certificate has been issued with respect to the plans and specifications for the building.

Development application or complying development certificate number DA2011/0635

Construction certificate number (if applicable) CC2011/

PART 3 Checklist

Certificate Checklist

The following information is required for all occupation certificate applications.

Please tick appropriate box

	Yes	No
Final fire safety certificate or interim fire safety certificate (A certificate is not required for a class 1A or class 10 building)	[ ]	[✓]
Other certificates relied on Residential flat buildings - design verification from a qualified designer in which the development application was required under clause 50(1B) of the Environmental Planning and Assessment Act 1979	[ ]	[✓]

Warringah Council

NOTICE OF DETERMINATION

Application Number:	DA2011/0635

APPLICATION DETAILS

Applicant Name and Address:	Adshel Street Furniture Pty Ltd Level 9 - 205 Pacific Highway St Leonards NSW 2065

Land to be developed (Address):	Road reserve in front of No.452 Pittwater Road, North Manly - Bus stop number 2100034

Proposed Development:	Construction of Bus Shelter with signage

DETERMINATION - APPROVED

Made on (Date):	10 October 2011

Consent to operate from (Date):	11 October 2011

Consent to lapse on (Date):	11 October 2016

Details of Conditions

The conditions, which have been applied to the consent, aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards and the Building Code of Australia.

NOTE:

If the works are to be certified by a Private Certifying Authority, then it is the certifier's responsibility to ensure all outstanding fees and bonds have been paid to Council prior to the issue of the Construction Certificate or as otherwise specified by Consent conditions.

Warringah Council

GENERAL CONDITIONS

CONDITIONS THAT IDENTIFY APPROVED PLANS

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Location Plan – Rev B	03/05/2011	Adshel
Sheet 2 – Elevation Views	18/11/2008	Adshel
Sheet 3 – Footing Detail	18/11/2008	Adshel
Sheet 4 – Exploded Assembly	18/11/2008	Adshel
Sheet 5 – Wiring Detail	18/11/2008	Adshel

No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

2. Compliance with External Department, Authority or Service Requirements

The development must be carried out in compliance with the following:

External Department, Authority or Service	**E-Services Reference**	**Dated**
Ausgrid	Response Energy Aust Referral	19 May 2011
Roads & Traffic Authority	RTA Referral Response	8 June 2011

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of External Department, Authority or Bodies. (DACPLB02)

3. Limitation of Development Consent for Signage

Pursuant to the provisions of State Environmental Planning Policy No 64-Advertising and Signage this development consent will expire 15 years after the date on which this Development Consent becomes effective and operates

Reason: Statutory requirement under State Environmental Planning Policy No 64-Advertising and Signage. (DACPLB08)

4. Prescribed Conditions

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

(c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
   (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
   (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
   (iii) stating that unauthorised entry to the work site is prohibited.

   Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

   (i) in the case of work for which a principal contractor is required to be appointed:
      A. the name and licence number of the principal contractor, and
      B. the name of the insurer by which the work is insured under Part 6 of that Act,
   (ii) in the case of work to be done by an owner-builder:
      A. the name of the owner-builder, and
      B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

(e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
   (i) protect and support the adjoining premises from possible damage from the excavation, and
   (ii) where necessary, underpin the adjoining premises to prevent any such damage.
   (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

(iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement. (DACPLB09)

5. General Requirements

(a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:
7.00 am to 5.00 pm inclusive Monday to Friday
8.00 am to 1.00 pm inclusive on Saturday,
No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:
8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

(b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.

(c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

(d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

(e) Prior to the release of the Construction Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than $25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

(f) Smoke alarms are to be installed throughout all new and existing portions of any Class 1a building in accordance with the Building Code of Australia prior to the occupation of the new works.

(g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(h) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

(i) All sound producing plant, equipment, machinery or fittings will not exceed more than 5dB(A) above the background level when measured from any property boundary and will comply with the Environment Protection Authority's NSW Industrial Noise Policy.)

(j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

6. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

(a) AS2601.2001 - Demolition of Structures**
(b) AS1428.4-2009 – Tactile Indicators
(c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
(d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **
(e) AS 4970 - 2009 'Protection of trees on development sites'**
(k) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**
(l) AS 1428.1 - 2009* Design for access and mobility - General requirements for access - New building work**
(m) AS 1428.2 - 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**

***Note**: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website http://www.humanrights.gov.au/disability_rights/buildings/good.htm*

****Note:** the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to.

7. Sewer / Water Quickcheck

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to works commencing to determine whether the development will affect any Sydney Water asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:

- Quick Check agents details - see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating.
- Or telephone 13 20 92.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACPLC12)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

8. Public Liability Insurance - Works on Public Land

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of $10 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Warringah Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land. (DACEND01)

CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

9. Maximum Cross Fall of Footpath

The maximum cross fall of any footpath at the bus shelter must not exceed 5% to ensure the safety of users.

Reason: Public Safety

10. Maintenance of Road Reserve

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)

11. Traffic Control During Road Works

Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with Council's Minor Works Policy and to the satisfaction of the Principal Certifying Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works.

Reason: Public Safety. (DACENE11)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

12. Illumination Intensity and design

The level of illumination and/or lighting intensity used to illuminate the signage is to be minimised and the design is to be such to ensure that excessive light spill or nuisance is not caused to any nearby premises.

Reason: To ensure appropriate forms of signage that are consistent with Council's controls and those that are desired for the locality, and do not interfere with amenity of nearby properties. (DACPLG12)

Right to Review by the Council

You may request Council review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979 if it is NOT integrated or designated development. Any request to review the application must be made and determined within 6 months from the date of determination.

NOTE: A fee will apply for any request to review the determination.

Right of Appeal
If you are dissatisfied with this decision Section 97 of the Environmental Planning & Assessment Act 1979 may give you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.

Signed on behalf of the consent authority

Signature _____
Name Phil Lane, Acting Team Leader, Development Assessments

Date 11 October 2011

Notice of Determination

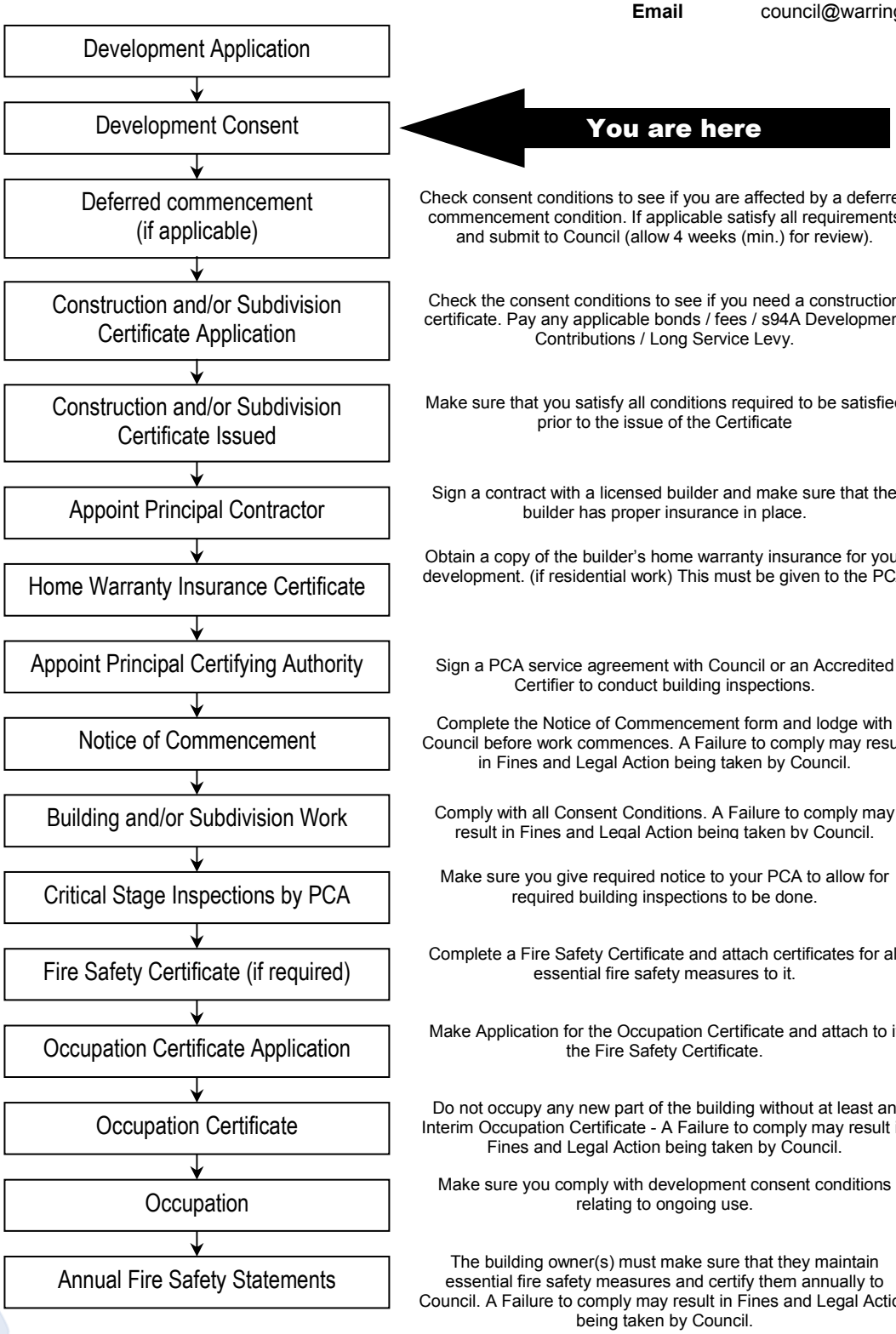
Advisory Notes (General)

Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118

Telephone (02) 9942 2111
Facsimile (02) 9971 4522

Website www.warringah.nsw.gov.au
Email council@warringah.nsw.gov.au

Where are you in the development process?



Note: *The advice within this document is provided in good faith as a guide to assist applicants understand the broad process and will not detail every step or every requirement for demolition, building construction works or subdivision required or business operating requirements under New South Wales or Commonwealth Legislation. If you require clarification or have any questions, please contact your Certifier or Council's Planning and Development Enquiries Team..*

Warringah Council

General Advice
The attached Notice of Determination includes conditions of consent which must be complied with.

(Note: A failure to comply is a serious breach of the Environmental Planning & Assessment Act 1979 which attracts penalties and may also result in legal action being taken, and orders for demolition.)

Building Certification
The Environmental Planning and Assessment Act 1979 provides that:

- Building work cannot occur unless a construction certificate has been issued;
- Occupation of building works cannot occur unless an occupation certificate has been issued
- Subdivision cannot be registered until a subdivision certificate has been issued
- Mandatory Inspection for building work must be completed

Please refer to process chart for more detail.

(Note: A failure to gain approval prior to the works being carried out is a serious breach of the Environmental Planning & Assessment Act 1979 which attracts penalties and may also result in legal action being taken, and orders for demolition.)

Certification Services
Construction Certificates / Occupation Certificate / Subdivision Certificates / Strata Certificate, can be issued by Council or an accredited private certifier (Note Council must be the Principal Certifying Authority (PCA) for subdivisions).

Council is well placed to provide Certification Services. Council can issue Construction Certificates and act as your Principle Certifying Authority at competitive rates. Please visit our web site www.warringah.nsw.gov.au or speak to our Customer Service Officers if you have any further questions about our Certification Services or if you wish to use Council as your certifier.

Charges Associated with the Development Consent
All bonds, fees, (s94A) Development Contributions, Long Service Levy detailed within the Notice of Determination are required to be paid prior to the issuing of any Construction Certificate.

Acceptable Form of Security Bonds
Council will accept bank guarantee (in a form acceptable to Council) in lieu of cash and is required prior to the issue of a construction certificate.

Modifications to the consent
If you seek to make any changes to the development (which may include internal / external configuration of the building, variation to facades, site layout or any changes to the proposed operation or use), the modifications *will* require the submission and approval of an application to modify the development consent prior to the issuing of a Construction Certificate and prior to the works being carried out.

(Note: A failure to gain approval prior to the works being carried out is a serious breach of the Environmental Planning & Assessment Act 1979 which attracts penalties and may also result in legal action being taken, and orders for demolition.)

Other Matters not detailed within the Notice of Determination
The Notice of Determination does not stipulate every requirement that must be completed to satisfy New South Wales and Commonwealth legislation.

You should check, as may be relevant, with other authorities including but not limited to:

- *Workcover NSW* for work safety and asbestos requirements
- *Sydney Water – Quick Check Agent* for the provision of water and sewer services
- Energy & Gas suppliers for utility services
- *Department of Fair Trading* for advice about builders and licensing
- *Building Professionals Board* for advice about private certifiers
- *NSW Roads and Traffic Authority* for works on state roads only
- *Human Rights and Equal Opportunity Commission* for access issues
- *NSW Land and Property Information Service* for Land Title matters

Note: *The advice within this document is provided in good faith as a guide to assist applicants understand the broad process and will not detail every step or every requirement for demolition, building construction works or subdivision required or business operating requirements under New South Wales or Commonwealth Legislation. If you require clarification or have any questions, please contact your Certifier or Council's Planning and Development Enquiries Team.*

- *Australia Post* for the positioning and dimensions of mail boxes in new commercial and residential developments;

Model
If you submitted a model with the application it must be collected from the Council offices within fourteen (14) days of the date of this determination. Models not collected will be disposed of by Council.

Trade waste agreement
A Trade Waste Agreement must be obtained from Sydney Water prior to the discharge of trade wastewater to the sewer system. Trade wastewater is defined as 'discharge water containing any substance produced through industrial or commercial activities or operation on the premises'.

Waste collection
Liquid and solid wastes generated on the site must be collected, transported and disposed of in accordance with the requirements of the *Protection of the Environment Operations Act 1997*. Records must be kept of all waste disposal from the site.

Material to be removed from the site must be source separated on site to maximise recycling, and the material disposed of to an appropriate disposal and recycling facility in accordance with the approved Waste Management Plan.

Aboriginal Heritage
If in undertaking excavation or works and any Aboriginal site or object is, or is thought to have been found, all works are to cease immediately and the applicant is to contact the Aboriginal Heritage Officer for Warringah Council, and the Cultural Heritage Division of the Department of Environment and Climate Change (DECC).

On-Site Sewage Management System
This approval does not authorise the installation or operation of a new or modification of an existing on-site wastewater management system. An On-Site Sewage Management System must not be installed or operated unless an 'Approval to Install an On Site Sewage Management System' is obtained from Warringah Council.

Cost of Works
The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

Relocation of stormwater drainage
Council is not responsible for the cost of relocating Council's stormwater drainage pipes through the subject property.

Tree preservation
Where tree work has not been approved by this Development Consent the developer is notified that a general Tree Preservation Order applies to all trees in the Warringah Local Government Area. This order prohibits the ringbarking, cutting down, topping, lopping, pruning, transplanting, injuring, or wilful destruction of such trees except without the prior written consent of Council.

Storage bins on footpath and roadway
Approval is required from Council prior to the placement of any storage bin on Council's footpath and/or roadway.

Protection of Public Places
(1) If the work involved in the erection or demolition of a building:
  (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient; or
  (b) building involves the enclosure of a public place,

a hoarding and site fencing must be erected between the work site and the public place.

(2) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
(3) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
(4) Any such hoarding, fence or awning is to be removed when the work has been completed.

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(5) No access across public reserves or parks is permitted.

Note: Prior to the erection of any temporary fence or hoarding over property owned or managed by Council, written approval must be obtained.

Road Opening Permit

The developer/applicant is to obtain a "Road Opening Permit" from Council and pay all appropriate charges prior to commencement of any work on Council property. The developer/applicant shall be responsible for all public utilities and services in the area of the work, and as such shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.

Special Permits

Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely on the property. The applicant, owner or builder must apply for specific permits available from Council. A minimum of forty-eight (48) hours notice is required for all permits except work zones, which may require additional assessment time.

- *Permit for on-street mobile plant*
  Restrictions apply to the hours of operation and the area of operation for on street mobile plant equipment (for example cranes, concrete pumps, cherry pickers). Separate permits are required for each occasion and each piece of equipment. It is the responsibility of the applicant, owner and builder to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.

- *Hoarding Permit*
  Permits are required to erect Class A, Class B and Class C hoardings. If an 'A' Class hoarding is to alienate a section of Council's property, that section will require a permit for the occupation of Council's property.

- *Storage of building materials and building waste containers (skips) on Council's property*
  Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given.

- *Kerbside restrictions, work zones*
  Existing kerbside restrictions apply. An application must be made to Council for the alteration of existing kerbside restrictions or the provision of a construction zone.

Other permits may include out of construction hours permits.

Licensing requirements for removal of bonded asbestos

Anyone who removes, repairs or disturbs bonded asbestos must hold a bonded or a friable asbestos licence, or a demolition licence in accordance with Workcover requirements and the Occupational Health and Safety Act 2000.

Pool Access

Access to pools are required to be restricted by a child resistant barrier in accordance with the regulations prescribed in all relevant Acts, Regulations and Australian Standards including:

(i) Swimming Pools Act 1992;
(ii) Swimming Pools Amendment Act 2009;
(iii) Swimming Pools Regulation 2008
(iv) Australian Standard AS1926 Swimming Pool Safety
(v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
(vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools

It is your responsibility as a land owner to ensure any fencing is maintained.

Dewatering

Where dewatering works are required on the development site during construction, the developer/applicant must apply for and obtain a bore license from the NSW Department of Water and Energy. The bore license must be obtained prior to commencement of dewatering works.

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Requirement to Notify about New Contamination Evidence
Any new information revealed during works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to Council and the Principal Certifying Authority.

Flood Evacuation Plan
If your site is on flood prone land you may wish to consider the preparation of a flood evacuation plan.

Generally a Flood Evacuation Plan would be prepared by suitably qualified Engineer (e.g. Hydraulic) with a number of years experience in flood management and who is eligible for Membership to the Australian Institute of Engineers.

Some matters that you may wish to consider (but not limited to) include:

(i) a route of evacuation to higher ground and / or point of shelter
(ii) depth of water for a Possible Maximum Flood event surrounding the building
(iii) details of 'last chance' evacuation water levels / times for evacuation prior to floodwaters surrounding the building
(iv) provide details of flood warning systems and protocols
(v) details of how this information will be distributed and people educated for users of the site.

You may seek to discuss this with the State Emergency Service of NSW.

Utility Service Requirements
Where development requires the installation of, or the relocation of utility services being (but not limited to) gas, water, electricity and telecommunications, the installation of, or the relocation of utility services shall be conducted in accordance with the requirements of the relevant service provider / authority (unless stipulated by any other condition of the consent or will result in damage to threatened or endangered species defined under the Threatened Species Conservation Act).

Plant & Equipment Kept Within Site
All plant and equipment used in the erection of the building, including concrete pumps, wagons, lifts, mobile cranes, etc, shall be situated within the boundaries of the site and so placed that all concrete slurry, water, debris and the like shall be discharged onto the building site, and is to be contained within the site boundaries. This does not prevent any requirement to comply with the Protection of the Environment Operations Act.

Lighting
Illumination of the site is to be arranged in accordance with the requirements of Australian Standard 4282 - 1997 Control of the obtrusive effects of outdoor lighting so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises.

OTHER MATTERS

Child Care Centres
A license to operate a child care centre must be obtained from the NSW Department of Community Services prior to the commencement of the use of the child care centre.

Disability Access
This decision does not ensure compliance with the Commonwealth Disability Discrimination Act 1992. Applicants are strongly advised to investigate their requirements under that Act

Food Premises
Food premises are required to comply with the requirements of the Food Act 2003, the Food Standards Code and Australian Standards.

The proprietor of a food business must notify the NSW Food Authority of the details of the business. Notification may be done either online at www.foodnotify.nsw.gov.au or by lodging a completed NSW Food Authority notification form to the NSW Food Authority or Council.

Wheel washing facility
All trucks leaving the site, having had access to unpaved or contaminated areas, shall depart via a wheel wash facility in order to prevent mud, dust or debris from being deposited on Council's roads. The wheel wash facility shall be constructed prior to any truck movements occurring. Water from the wheel wash facility must not cause pollution. Any direction of Council with regard to cleaning trucks or the clean up of road pavements adjoining the site shall be complied with immediately.

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Monitoring State of Roadways
The applicant shall monitor the state of roadways leading to and from the site and shall take all necessary steps to clean up any adversely impacted road pavements as directed by Council.

Storage of Dangerous Goods
Prior to the storage of any "dangerous goods" on the premises, a copy of a license obtained from the Chemical Safety Branch of Work Cover Authority must be submitted to Council.

Storage of Flammable and Combustible Liquids
Flammable and combustible liquids must be stored in accordance with Australian Standard 1940 The Storage and Handling of Flammable and Combustible Liquids.

Noise and Vibration
The premises, including operation of vehicles, shall be conducted so as to avoid offensive noise or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

Hairdressing/Beauty Treatment/ Skin penetration Requirements
The premises must comply with the following requirements before the commencement of business:

i. A hand wash basin with warm water delivered through a common spout must be provided in the treatment area. The hand wash basin must be provided with liquid soap and paper towel.
ii. The wall behind the hand wash basin from the floor to a height of 450mm above the top of the washbasin and from the centre of the washbasin to a distance of 140mm beyond each side of the wash basin, must be finished with a material that is durable, smooth, impervious to moisture and capable of being easily cleaned (eg tiles).
iii. The premises must be provided with washing, drainage, ventilation and lighting that are adequate for the carrying out of hairdressing/beauty treatment/skin penetration procedures.
iv. The floor coverings must be smooth and impervious.
v. All furniture, shelves and fittings must be constructed of, or covered with a material that is smooth, impervious to moisture and capable of being easily cleaned.
vi. Adequate lockers must be provided for the storage of employees clothing and personal effects.
vii. The premises must be provided with facilities that are adequate for the purpose of storing of hairdressing/beauty treatment/skin penetration appliance and utensils.
viii. The premises must be provided with a sink sullied with hot and cold water for washing equipment.

Food Premises Construction Requirements
The food premises must comply with the following specific construction requirements:

i. Solid walls must be provided in all food handling areas (solid includes brick, cement and foam filled preformed panels);
ii. Walls in food preparation and wash up areas must be finished with a smooth and impervious surface to a height of at least 2 metres.
iii. Hand wash basins must be provided with warm water delivered through a common spout with taps that are hands free operation;
iv. Coving with a radius of 25mm must be provided between all floor and wall joints in food handling areas;
v. The open space between the top of the coolroom and the ceiling must be fully enclosed and kept insect and pest proof;
vi. The coolroom must be able to be opened from the inside with out a key and fitted with an alarm that can only be operated from within the coolroom;
vii. The doors to the toilet air lock and toilet compartment must be tight fitting and self closing;
viii. The rear external door must be self closing or be provided with a fly screen that is self closing;
ix. Where cooking or extensive heating processes or such other processes as may be specified are carried out in food preparation areas, an approved mechanical ventilation system shall be installed and operated in accordance with AS 1668 part 1 & 2.

Legionella Control
Cooling towers, warm water systems, water cooling systems must be registered with the Council. Details of registration are to be provided to the Council prior to operation.

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Warringah Council

3.7 452 Pittwater Road, North Manly – Construction of a Bus Shelter and Signage on Road Reserve – Bus Stop Number 2100034

DEVELOPMENT ASSESSMENT REPORT

Assessment Officer:	Renee Ezzy
Address / Property Description:	Construction of Bus Shelter with signage on road reserve opposite No. 452 Pittwater Rd, North Manly - Bus stop number 2100034
Development Application No:	DA2011/0635
Application Lodged:	17/05/2011
Plans Reference:	Site Location – Rev A (03/05/11) Sheet 2 - Elevation Views Sheet 3 - Footing Detail Sheet 4 – Exploded Assembly Sheet 5 – Wiring Detail
Amended Plans:	N/A
Applicant:	Adshel Street Furniture Pty Ltd
Owner:	Warringah Council
Locality:	G3 Manly Lagoon Suburbs
Category:	Category 2 (cl17 (4) WLEP 2000)
Draft WLEP 2009 Permissible or Prohibited Land use:	(SP2 Infrastructure) “Community Facility” - Permissible with consent
Variations to Controls (Cl.20/Cl.18(3)):	SEPP 1 Objection (Clause 20 variation under WLEP 2000) to Clause 22 of SEPP 64.
Referred to ADP:	YES
Referred to WDAP:	NO
Land and Environment Court Action:	NO
SUMMARY	
Submissions:	Nil
Submission Issues:	Nil
Assessment Issues:	Nil
Recommendation:	Approval, subject to conditions
Attachments:	Plans

LOCALITY PLAN (not to scale)



Subject Site: The proposed site is on the western side of Pittwater Road, within the road reserve opposite No.452 Pittwater Road, North Manly. - Bus stop number 2100034.

Public Exhibition: The subject application has been publicly exhibited in accordance with the EPA Regulation 2000, Warringah Local Environment Plan 2000 and Warringah Development Control Plan. As a result, the application was notified to 6 adjoining land owners and occupiers for a period of 14 calendar days commencing on 24 May 2011 and being finalised on 8 June 2011.

SITE DESCRIPTION

The site is on the nature strip on the western side of Pittwater Road adjoining Nolan Reserve and opposite the property at No. 452 Pittwater Road, North Manly. The site currently provides a seat and a Bus J Pole within the identified bus zone.

SITE HISTORY

The application was lodged with Council on 17 May 2011.

PROPOSED DEVELOPMENT

The application proposes to provide a new bus zone with seat and shelter measuring 2.846 metres high, 4.148 metres long and 1.686 metres wide. The structure will be constructed of light green aluminium with a pitched roof and glass panels to the back and western side. An advertising panel measuring 1.15 metres x 1.75 metres will be provided at the northern end of the structure.

AMENDMENTS TO THE SUBJECT APPLICATION

No amendments have been made to the current application.

STATUTORY CONTROLS

(a) Environmental Planning and Assessment Act 1979 (EPA Act 1979); and
(b) Environmental Planning and Assessment Regulations 2000.
(c) Roads Act 1993
(d) SEPP No. 55 – Remediation of Land
(e) SEPP (Infrastructure) 2007
(f) SEPP No. 64 – Advertising and Signage
(g) Warringah Local Environmental Plan 2000
(h) Draft Warringah Local Environmental Plan 2009.
(i) S94A Developer Contributions Plan

PUBLIC EXHIBITION

The subject application has been publicly exhibited in accordance with the EPA Regulation 2000, Warringah Local Environment Plan 2000 and Warringah Development Control Plan. As a result, the application was notified to 6 adjoining land owners and occupiers for a period of 14 calendar days commencing on 24 May 2001 and being finalised on 8 June 2011.

As a result of the public exhibition process, no submissions were received.

MEDIATION

Has mediation been requested by the objectors?	No
Has the applicant agreed to mediation?	NA
Has mediation been conducted?	No

REFERRALS

Referral Body - Internal	Comments	Consent Recommended
Development Engineer	Subject to the imposition of specific conditions of consent, Council's Development Engineer raises no objections.	Yes
Traffic Engineer	Councils Traffic Engineer raised no objections to this development.	Yes

Referral Body - External	Comments	Consent Recommended
Ausgrid	The application was referred to Ausgrid (formerly Energy Australia) in accordance with the requirements under Clause 45(2) of State Environmental Planning Policy (Infrastructure) 2007. Where Council's assessment is satisfactory for the proposed works, Ausgrid raise no objections to the proposal subject to a number of relevant conditions of consent being applied. These conditions will be included with any notice of determination.	Yes
State Transit	The application was referred to the State Transit Authority on 19 May 2011. No response was received at the time of writing this report.	N/A
Roads and Traffic Authority	The application was referred to the Roads and Traffic Authority who raised no objection to the proposed works.	Yes
Forest Coachlines	The application was referred to Forest Coachlines. No response was received at the time of writing this report.	N/A

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act, 1979, are:

Section 79C "Matters for Consideration"	
Section 79C (1) (a)(i) – Have you considered all relevant provisions of any relevant environmental planning instrument?	Yes
Section 79C (1) (a)(ii) – Have you considered all relevant provisions of any provisions of any draft environmental planning instrument	Yes
Section 79C (1) (a)(iii) – Have you considered all relevant provisions of any provisions of any development control plan	Yes
Section 79C (1) (a)(iiia) - Have you considered all relevant provisions of any Planning Agreement or Draft Planning Agreement	Yes
Section 79C (1) (a)(iv) - Have you considered all relevant provisions of any Regulations?	Yes
Section 79C (1) (b) – Are the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality acceptable?	Yes
Section 79C (1) (c) – It the site suitable for the development?	Yes
Section 79C (1) (d) – Have you considered any submissions made in accordance with the EPA Act or EPA Regs?	Yes
Section 79C (1) (e) – Is the proposal in the public interest?	Yes

Part 4 Division 5 Section 91 of the EP&A Act 1979, states the following:

"(1) Integrated development is development (not being complying development) that, in order for it to be carried out, requires development consent and one or more of the following approvals:

Roads Act 1993	s 138	consent to: (a) erect a structure or carry out a work in, on or over a public road, or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road

Accordingly, the application was referred to the Roads and Traffic Authority for concurrence.

ROADS ACT, 1993

As required by Part 4 Division 5 Section 91 of the Environmental Planning and Assessment Act, 1979, concurrence by the Roads and Traffic Authority (RTA) is required for the proposed works in accordance with the requirements under section 138 of the Roads Act.

No objections were raised in relation to the proposed works.

DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS:

Draft Warringah Local Environmental Plan 2009 (Draft WLEP 2009)

Definition: *Community Facility*

Land Use Zone: SP2 Infrastructure

Permissible or Prohibited: *Permissible with consent*

Additional Permitted uses for particular land – Refer to Schedule 1:

Principal Development Standards:

Development Standard	Required	Proposed	Complies	Clause 4.6 Exception to Development Standard
Minimum Subdivision Lot Size:	NA	NA	NA	NA
Rural Subdivision:	NA	NA	NA	NA
No Strata Plan or Community Title Subdivisions in certain rural and environmental zones:	NA	NA	NA	NA
Height of Buildings:	8.5m	2.846m	Yes	NA

The proposed development is consistent with the aims and objectives of the Draft WLEP 2009.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPI's)

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy No. 1 – Development Standards

A SEPP 1 objection was lodged with regards to the maximum advertising area required by SEPP 64 Advertising and Signage and is dealt with under the Schedule One – Assessment Criteria of SEPP 64.

Accordingly it is considered the requirements of this SEPP are fulfilled with regards to this application.

State Environmental Planning Policy No. 55 – Remediation of Land

Clause 7(1)(a) of State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) and Clause 48 of WLEP 2000 state that a consent authority must not consent to the carrying out of any development on land unless;

- It has considered whether the land is contaminated, and
- If the land is contaminated, it is satisfied that the land is suitable in its contaminated state for the purpose for which the development is proposed to be carried out, and
- If the land requires remediation to be made suitable for the development proposed to be carried out, it is satisfied that the land will be remediated before the development is carried out.

The site has historically been a road reserve, it is therefore considered that the site poses no risk of contamination and as such no further consideration is required under Clause 7(1)(b) and (c) of SEPP 55.

State Environmental Planning Policy - Infrastructure

Clause 45 of SEPP Infrastructure requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out as a result the application was referred to Ausgrid (formerly Energy Australia) who raised no objections subject to the imposition of relevant conditions of consent to be included in any notice of determination for consent.

SEPP No. 64 – Advertising and Signage

Clauses 8 and 13 of SEPP 64 require Council to determine consistency with the objectives stipulated under Clause 3(1)(a) of the aforementioned SEPP and to assess the proposal against the assessment criteria of Schedule 1.

The objectives of the policy aim to ensure that the proposed signage is compatible with the desired amenity and visual character of the locality, provides effective communication and is of high quality having regards to both design and finishes.

In accordance with the provisions stipulated under Schedule 1 of SEPP 64, the following assessment is provided:

Matters for Consideration	Comment	Complies
1. Character of the area Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The following is an assessment of the proposals consistency with the Desired Future Character for the G3 Manly Lagoon Suburbs Locality: Requirement 1 *The Manly Lagoon Suburbs locality will remain characterised by detached style housing with a pocket of apartment style housing in landscaped settings interspersed by a range of complementary and compatible uses. The development of further apartment style housing will be confined to the "medium density*	YES

Matters for Consideration	Comment	Complies
	areas" shown on the map. Substantial regional parklands and bushland will remain significant elements of the locality. Comment: The proposed shelter is public infrastructure located within the Pittwater Road, road reserve. The proposed shelter is considered to provide an appropriate element within the road corridor and is a complementary and compatible use in this location. Requirement 2 *Future development will maintain the visual pattern and predominant scale of existing detached style housing in the locality except in areas marked as "medium density areas" on the map. The street will be characterised by landscaped front gardens and consistent building setbacks. Unless exemptions are made to the housing density standard in this locality statement, any subdivision of land is to be consistent with the predominant pattern, size and configuration of existing allotments in the locality.* Comment: The proposed shelter provides an overall height of 2.846 metres which is considered an appropriate height in its context within the road reserve. The proposed shelter provides an upgrade to the existing bus stop which provides only a seat. Its appearance is simple and its design incorporates a pitched aluminium roof form providing a more sensitive response to the residential developments in the vicinity. The proposed signage at the northern end of the structure is commensurate in this context and is consistent with other existing signage along this road and will not directly impact the surrounding residential properties. The works form a complementary public facility within the road reserve. Requirement 3 *The relationship of the locality with the surrounding bushland will be reinforced by protecting and enhancing the spread of indigenous tree canopy and preserving remnants of the natural landscape such as rock outcrops, bushland and natural watercourses. The use of materials that blend with the colours and textures of the natural landscape will be encouraged. Development on hillsides, or in the vicinity of ridgetops, will integrate with the natural landscape and topography.* Comment: The proposed shelter adjoins Nolan Reserve playing fields. The works will not impact on the vegetation which adjoins the Reserve. The proposed structure is to be constructed in green powder coated aluminium providing a more sympathetic structure within this setting. Requirement 4 *The locality will continue to be served by the existing local retail centres in the areas shown on the map. Future development in these centres will be in*	

Matters for Consideration	Comment	Complies
	accordance with the general principles of development control provided in clause 39. Comment: The development site is not located within a local retail centre and will not impact on these areas.	
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed advertising signage panel allows for discreet commercial advertising opportunities along this carriageway. Accordingly, the extent of signage proposed is considered acceptable in relation to the advertising theme for the type of land use prevalent in this locality.	YES
2. Special areas Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed bus shelter location is not within close proximity of any environmentally sensitive areas, heritage items, waterways or rural landscapes. Further, the proposed signage will not detract from the visual quality or amenity of these areas.	YES
3. Views and vistas Does the proposal obscure or compromise important views?	The signage forms part of the bus shelter structure which is below 2.846 metres in height and therefore does not obscure or compromise any important views.	YES
Does the proposal dominate the skyline and reduce the quality of vistas?	Due to the compact nature of the advertising panel forming part of the shelter structure, there is no reduction in the quality of the vistas in this vicinity and is not at a scale which will dominate within the skyline.	YES
Does the proposal respect the viewing rights of other advertisers?	The proposed signage location is not considered to impact on the viewing rights of other advertisers.	YES
4. Streetscape, setting or landscape Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed location is a council verge adjoining the playing fields at Nolan Reserve. Accordingly, the scale and form of the shelter is appropriate within this streetscape setting.	YES
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage is not considered to detract from the character of this location.	YES
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed signage, while introducing an additional advertising sign into this location is not considered to create visual clutter.	YES
Does the proposal screen unsightliness?	The proposed signage area forms part of a new bus shelter structure. There is no obvious unsightliness being obscured in this instance.	YES
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed advertising panel sits below the pitching point of the proposed structure and does not protrude above the structure, any tree canopies or buildings in the locality.	YES

Matters for Consideration	Comment	Complies
5. Site and building Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The advertising panel forms one end of the proposed bus shelter structure and is considered commensurate in its context with the structure and adjoining built form elements.	YES
Does the proposal respect important features of the site or building, or both?	The proposed advertising panel being part of the overall structure will not compromise any important features of the site.	YES
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage is an effective use of the proposed public infrastructure and is appropriate in this instance.	YES
6. Associated devices and logos with advertisements and advertising structures Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The proposed signage will include illumination within the advertising panel. A condition of consent is recommended to limit the form and content of the advertising material in accordance with community standards.	YES subject to condition of consent.
7. Illumination Would illumination result in unacceptable glare, affect safety for pedestrians, vehicles or aircraft, detract from the amenity of any residence or other form of accommodation?	The level of illumination is not considered likely to result in any unacceptable levels of glare affecting safety or amenity of pedestrians, vehicles, aircraft, or other forms of accommodation.	YES
Can the intensity of the illumination be adjusted, if necessary?	According to the technical data provided, the number and wattage of the lamps used within the display unit can be varied as required.	YES
Is the illumination subject to a curfew?	The proposed illumination is not subject to a curfew.	YES
8. Safety Would the proposal reduce the safety for any public road, pedestrians or bicyclists?	The illumination is part of the signage panel and is fixed to the bus shelter structure ensuring that further safety issues are not created for the public road, pedestrians or bicyclists.	YES
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed advertising structure is considered to improve the safety of pedestrians including children as it provides a more obvious structure offering protection to any persons waiting at the bus shelter increasing visual exposure to traffic. Further, the structure provides clear glass to the rear and northern sides offering visibility behind and around the shelter.	YES

Clause 14 of SEPP 64 stipulates that consent for signage is to expire 15 years after the date of consent. This matter is addressed via condition.

Accordingly, the proposed signage is considered to be of a scale and design suitable for the locality. The proposal is therefore deemed to be consistent with the provision of the SEPP and its underlying objectives.

SEPP 64 Division 3 - Particular Advertisements, regulates the nature of advertisements. The proposed advertising panel is considered to be a "Wall Advertisement" which is defined as:

"wall advertisement means an advertisement that is painted on or fixed flat to the wall of a building, but does not include a special promotional advertisement or building wrap advertisement."

Clause 22 of the SEPP restricts wall advertisements as:

(1) Only one wall advertisement may be displayed per building elevation.

(2) The consent authority may grant consent to a wall advertisement only if:

- (a) the consent authority is satisfied that the advertisement is integrated with the design of the building on which it is to be displayed, and
- (b) for a building having:
  - (i) an above ground elevation of 200 square metres or more—the advertisement does not exceed 10% of the above ground elevation, and
  - (ii) an above ground elevation of more than 100 square metres but less than 200 square metres—the advertisement does not exceed 20 square metres, and
  - (iii) an above ground elevation of 100 square metres or less—the advertisement does not exceed 20% of the above ground elevation, and
- (c) the advertisement does not protrude more than 300 millimetres from the wall, unless occupational health and safety standards require a greater protrusion, and
- (d) the advertisement does not protrude above the parapet or eaves, and
- (e) the advertisement does not extend over a window or other opening, and
- (f) the advertisement does not obscure significant architectural elements of the building, and
- (g) a building identification sign or business identification sign is not displayed on the building elevation.

(3) In this clause, building elevation means an elevation of a building as commonly shown on building plans.

The proposed advertising panel by being affixed to one facade of the bus shelter structure and having an area of 3.25m^2, will exceed 20% of the relevant above ground building elevation of the proposed bus shelter. The proposed signage panel will occupy 61.8% of the relevant elevation, which displays an area of 2.01m^2.

As such, the proposal will not comply with the maximum advertising area of Clause 22 (2)(b)(iii), which is considered to be a development standard within the provisions of SEPP 64.

The applicant has provided a SEPP 1 Objection (Clause 20 variation under WLEP 2000) to support the proposal. The SEPP 1 submission (Clause 20 variation under WLEP 2000) addresses the objectives of SEPP 64 and the Schedule One – Assessment Criteria.

The submission contends that the provisions of Clause 22 were not intended to apply to street furniture such as the proposed bus shelter. Given the restrictive nature of the 20% maximum area control for the building elevation as it will apply in this instance to a bus shelter, that area limitation is considered to be inappropriate in terms of this proposal and a variation to numerical compliance acceptable.

The non-compliance with the maximum signage area controls of Clause 22(2)(b)(iii) is not considered so significant to warrant refusal or modification of the proposal.

Accordingly, subject to conditions of consent requiring the form and content of the advertising material to be in accordance with community standards, the proposal is considered to be consistent with the provision of the SEPP and its underlying objectives.

State Environmental Planning Policy No. 1 – Development Standards Objection

Clause 22 of SEPP 64 restricts wall advertisements to a maximum of 20% of the relevant above ground building elevation. The proposal fails this requirement as the proposed advertising panel will occupy an area of 2.01m2 or 61.8% of the elevation. A SEPP 1 objection is required and has been prepared by the applicant.

The following assessment of the SEPP 1 Objection applies the principles arising from *Hooker Corporation Pty Limited v Hornsby Shire Council* (NSWLEC, 2 June 1986, unreported) by using the questions established in *Winten Property Group Limited v North Sydney Council*(2001) NSW LEC 46 (6 April 2001).

The SEPP 1 Objection submitted is assessed as follows:-

1. Is the planning control in question a development standard?

The maximum advertising area is a development standard under Clause 22 of SEPP 64.

2. What is the underlying purpose of the standard?

Clause 22 does not provide any clearly defined or articulated objectives or purposes for the maximum advertising area development standard.

Although not specifically referenced within SEPP 64*,* the *Transport Corridor Outdoor Advertising and Signage Guidelines 2007*outlines safety objectives. These objectives are incorporated in the Assessment criteria and it therefore assumed that an underlying purpose of the development standard is to ensure that advertising displays do not create a road safety hazard or confuse or distract drivers or compromise bicycle or pedestrian safety.

3. Is non-compliance with the development standard consistent with the aims of the Policy, and in particular, would strict compliance with the development standard tend to hinder the attainment of the objectives specified in s.5(a)(i) and (ii) of the EPA Act?

Under the EPA Act, 1979, Section 5(a)(i) & (ii) the following is required :

(i) The proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,

(ii) The promotion and co-ordination of the orderly and economic use and development of land,

It is considered that the proposed land use of the subject land is consistent with the intent of the objects of the Act under S.5(a)(i) & (ii) above. This is as the proposal is for the provision of a bus shelter with associated advertising which is considered to be in the social and economic welfare of the community. Further, the proposed structure is considered compatible with the character of the locality and will provide for development that promotes the creation of a better environment.

4. Is compliance with the standard unreasonable or unnecessary in the circumstances of the case?

The proposal satisfies the Assessment Criteria set out within Schedule 1 of SEPP 64 and compliance with the development standard in this instance is considered unreasonable and unnecessary in this application on a bus shelter structure.

5. Is the objection well founded?

The objection advanced by the applicant that compliance with the development standard is unreasonable and unnecessary is considered to be well founded and that the granting of development consent would be consistent with the aims and objectives set out in Clause 3 of SEPP 1.

State Environmental Planning Policy - BASIX

A BASIX certificate is not required to be submitted with the subject application.

Local Environment Plans (LEPs)

Warringah Local Environment Plan 2000 (WLEP 2000)

Desired Future Character (DFC)

The subject site is located in the G3 Manly Lagoon Suburbs Locality under Warringah Local Environmental Plan 2000.

The Desired Future Character Statement for this locality is as follows:

The Manly Lagoon Suburbs locality will remain characterised by detached style housing with a pocket of apartment style housing in landscaped settings interspersed by a range of complementary and compatible uses. The development of further apartment style housing will be confined to the "medium density areas" shown on the map. Substantial regional parklands and bushland will remain significant elements of the locality.

Future development will maintain the visual pattern and predominant scale of existing detached style housing in the locality except in areas marked as "medium density areas" on the map. The street will be characterised by landscaped front gardens and consistent building setbacks. Unless exemptions are made to the housing density standard in this locality statement, any subdivision of land is to be consistent with the predominant pattern, size and configuration of existing allotments in the locality.

The relationship of the locality with the surrounding bushland will be reinforced by protecting and enhancing the spread of indigenous tree canopy and preserving remnants of the natural landscape such as rock outcrops, bushland and natural watercourses. The use of materials that blend with the colours and textures of the natural landscape will be encouraged. Development on hillsides, or in the vicinity of ridgetops, will integrate with the natural landscape and topography.

The locality will continue to be served by the existing local retail centres in the areas shown on the map. Future development in these centres will be in accordance with the general principles of development control provided in clause 39.

The proposed development is defined as "community facility" under the WLEP 2000 dictionary. "Community facility" is identified as Category 2 development in this locality.

Clause 12(3)(a) of WLEP 2000 requires the consent authority to be satisfied that the proposed development is consistent with the Locality's DFC statement.

Accordingly, an assessment of consistency of the proposed development against the locality's DFC is provided hereunder:

Requirement 1
The Manly Lagoon Suburbs locality will remain characterised by detached style housing with a pocket of apartment style housing in landscaped settings interspersed by a range of complementary and compatible uses. The development of further apartment style housing will be confined to the "medium density areas" shown on the map. Substantial regional parklands and bushland will remain significant elements of the locality.

Comment:
The proposed shelter is public infrastructure located within the Pittwater Road, road reserve.

The proposed shelter is considered to provide an appropriate element within the road corridor and is a complementary and compatible use in this location.

Requirement 2
Future development will maintain the visual pattern and predominant scale of existing detached style housing in the locality except in areas marked as "medium density areas" on the map. The street will be characterised by landscaped front gardens and consistent building setbacks. Unless exemptions are made to the housing density standard in this locality statement, any subdivision of land is to be consistent with the predominant pattern, size and configuration of existing allotments in the locality.

Comment:
The proposed shelter provides an upgrade to the existing bus stop which provides only a seat.

The proposed shelter provides an overall height of 2.846 metres which is considered an appropriate height in its context within the road reserve. Its appearance is simple and its design incorporates a pitched aluminium roof form providing a more sensitive response to the residential developments in the vicinity.

The proposed signage at the northern end of the structure is commensurate in this context and is consistent with other existing signage along this road and will not directly impact the surrounding residential properties.

Requirement 3
The relationship of the locality with the surrounding bushland will be reinforced by protecting and enhancing the spread of indigenous tree canopy and preserving remnants of the natural landscape such as rock outcrops, bushland and natural watercourses. The use of materials that blend with the colours and textures of the natural landscape will be encouraged. Development on hillsides, or in the vicinity of ridgetops, will integrate with the natural landscape and topography.

Comment:
The proposed shelter adjoins Nolan Reserve playing fields. The works will not impact on the vegetation which adjoins the Reserve. The proposed structure is to be constructed in green powder coated aluminium providing a more sympathetic structure within this setting.

Requirement 4
The locality will continue to be served by the existing local retail centres in the areas shown on the map. Future development in these centres will be in accordance with the general principles of development control provided in clause 39.

Comment:
The development site is not located within a local retail centre and will not impact on these areas.

Built Form Controls (Development Standards) **G3 Manly Lagoon Suburbs**

The following table outlines compliance with the Built form Controls of the above locality statement:

Built Form Standard	Required	Compliance Comment	Compliance
Housing Density	Maximum 1 dwelling per 600sqm	The proposal is not within a standard allotment but is located within the road reserve. Accordingly, this built form control is not relevant to this particular form of development.	N/A
Building Height	Maximum 8.5m	The proposal is not within a standard allotment but is located within the road reserve. Accordingly, this built form control is not relevant to this particular form of development. Notwithstanding, the maximum height of the proposed bus shelter is 2.846m.	YES
Front Building Setback	Minimum setback 6.5m	The proposal is not within a standard allotment with a setback from the road, but is within the road reserve. Accordingly, this built form control is not relevant to this particular form of development.	N/A
Rear Building Setback	Minimum setback 6m	The proposal is not within a standard allotment where a rear setback would be applicable, but is within the road reserve. Accordingly, this built form control is not relevant to this particular form of development.	N/A
Side Boundary Envelope and Side Setback	Envelope 4m projecting at 45 degrees. Setback 0.9m	The proposal is not within a standard allotment but is located within the road reserve. Accordingly, this built form control is not relevant to this particular form of development.	N/A
Landscaped Open Space	40% site	The proposal is not within a standard allotment, but is within the road reserve. Accordingly, this built form control is not relevant to this particular form of development.	N/A

The proposed development is considered to satisfy the Locality's Built Form Controls, accordingly, no further assessment will be provided in this regard.

General Principles Of Development Control

The following General Principles of Development Control as contained in Part 4 of Warringah Local Environmental Plan 2000 are applicable to the proposed development:

General Principles	Applies	Comments	Complies
CL38 Glare & reflections	**YES**	The development provides for illumination for fixed advertisements. This lighting is considered appropriate and will not result in overspill or glare or reduce the amenity of the area.	**YES**
CL39 Local retail centres	**NO**	No comment	**NA**
CL40 Housing for Older People and People with Disabilities	**NO**	No comment	**NA**
CL41 Brothels	**NO**	No comment	**NA**

General Principles	Applies	Comments	Complies
CL42 Construction Sites	**YES**	The proposed construction of a bus shelter will require some minor disruption to the immediate area. Appropriate conditions of consent are recommended requiring that adequate and safe access is maintained for the public and that appropriate construction management measures area implemented which are consistent with all external concurrence for the duration of the construction works.	**YES by condition**
CL43 Noise	**YES**	A condition of consent has been imposed requiring all noise emissions to be carried out in accordance with the Environment Protection Authority guidelines for noise emissions from construction/demolition works and these works must also comply with the provisions of the Protection of the Environment Operations Act 1997.	**YES by condition**
CL44 Pollutants	**YES**	As the proposed development is for the erection of a bus shelter and associated advertising signage it is not considered to result in the emission of atmospheric, liquid or other pollutants, which would unreasonably diminish the amenity of adjacent properties, the locality or waterways and is therefore acceptable with regard to Clause 44.	**YES**
CL45 Hazardous Uses	**YES**	The extent of the proposed works are considered minor and not likely to pose a significant risk to human health, life or property	**YES**
CL46 Radiation Emission Levels	**NO**	No comment	**NA**
CL47 Flood Affected Land	**NO**	No comment	**NA**
CL48 Potentially Contaminated Land	**YES**	The site has historically been used as road corridor. There is no evidence to suggest that the site is contaminated.	**YES**
CL49 Remediation of Contaminated Land	**NO**	No comment	**NA**
CL49a Acid Sulfate Soils	**NO**	No comment	**NA**
CL50 Safety & Security	**YES**	Crime prevention through environmental design (CPTED) is a strategy focusing on the planning, design and structure of areas. The concept identifies opportunities for reducing crime through design and place management principles which block opportunities for crime or by making crimes more difficult by creating obstacles or barriers to targets. CPTED employs four key strategies: 1. **Access control** is a design concept directed primarily at decreasing crime opportunity. It seeks to attract, channel or restrict the movement of people through landscaping, barriers and personnel. Access control can be organised (guards), mechanical (locks) or natural (spatial definition). Response: The proposed bus shelter provides for a natural form of access control with the use of paving and tactile markers to delineate and guide pedestrian movement around the shelter.	**YES**

General Principles	Applies	Comments	Complies
		2. **Territorial reinforcement** occurs when physical design creates or extends a sphere of influence so that users develop a sense of proprietorship. Territorial reinforcement can be achieved through design that encourages people to gather in public space and to feel some responsibility for its use and condition; design with clear transitions and boundaries between public and private space; and clear design cues on who is to use the space and what it is used for. Response: The proposed bus shelter is a facility for a broad range of users. The intended use of this bus shelter is implicit. It retains the distinction between any private space and the public space it is located in. 3. **Natural surveillance** is a design concept directed primarily at keeping intruders / offender under observation. This can be achieved by maximising sightlines, improving lighting, and the removal of barriers and hiding spots. Response: The proposed bus shelter is in full sight of approaching traffic. The structure contains toughened safety glass to the back and one side. The remaining side contains the illuminated advertising panel maintaining sightlines through the shelter and creating ambient light around the solid end. 4. **Space management** is linked to the principle of territorial reinforcement. Space management ensures that space is appropriately utilised and well cared for. Examples include: activity coordination, site cleanliness, rapid repair, removal or refurbishment of decayed physical elements. From this perspective, the design of the built environment is critical for the prevention of crime. Response: The ongoing maintenance of the shelter is subject to a contract between Adshel and Warringah Council. *(Ref.CPTED Review for Warringah Council by Garner Clancey and Dr Murray Lee, Sydney Institute of Criminology and NSW Police)*	
CL51 Front Fences and Walls	**NO**	No comment	**NA**
CL52 Development Near Parks, Bushland Reserves & other public Open Spaces	**YES**	The proposed bus shelter is considered an appropriate form of development adjoining public open space. The structure provides improved public benefit and its appearance provides a commensurate transition between the openness of the Reserve and the detached style housing on the opposite side of Pittwater Road.	**NA**
CL53 Signs	**YES**	The advertising signage panel forming part of the proposed works is considered compatible with the form of signage becoming increasingly applied on bus shelter structures throughout the area. The form and size of the signage panel is satisfactory in this context and will not result in visual clutter. The signs will not endanger the public. The level of illumination will not result in excessive glare or reflection and will not result in a traffic hazard.	**YES**

General Principles	Applies	Comments	Complies
CL54 Provision and Location of Utility Services	**YES**	The proposed works will not adversely impact on the existing level of amenity of utility services.	**YES**
CL55 Site Consolidation in 'Medium Density Areas'	**NO**	No comment	**NA**
CL56 Retaining Unique Environmental Features on Site	**NO**	No comment	**NA**
CL57 Development on Sloping Land	**NO**	No comment	**NA**
CL58 Protection of Existing Flora	**NO**	No comment	**NA**
CL59 Koala Habitat Protection	**NO**	No comment	**NA**
CL60 Watercourses & Aquatic Habitats	**NO**	No comment	**NA**
CL61 Views	**YES**	Clause 61 stipulates 'Development is to allow for the reasonable sharing of views'. No views will be affected by the proposed works.	**YES**
CL62 Access to sunlight	**YES**	The proposal will not result in any overshadowing.	**YES**
CL63 Landscaped Open Space	**NO**	No comment	**NA**
CL63A Rear Building Setback	**NO**	No comment	**NA**
CL64 Private open space	**NO**	No comment	**NA**
CL65 Privacy	**NO**	No comment	**NA**
CL66 Building bulk	**YES**	The proposed bus shelter is considered to provide an appropriate bulk and scale for this type of public facility in this setting.	**YES**
CL67 Roofs	**YES**	The design of the bus shelter includes a pitched roof form providing a sympathetic styling to adjoining residential development.	**YES**
CL68 Conservation of Energy and Water	**NO**	No comment	**NA**
CL69 Accessibility – Public and Semi-Public Buildings	**YES**	The proposed structure has been designed to comply with the requirements of the Disability Discrimination Act 1992.	**YES**
CL70 Site facilities	**NO**	No comment	**NA**

General Principles	Applies	Comments	Complies
CL71 Parking facilities (visual impact)	**NO**	No comment	**NA**
CL72 Traffic access & safety	**YES**	The proposed location and form of the bus shelter structure will not present any adverse issues with regard to traffic access or safety.	**YES**
CL73 On-site Loading and Unloading	**NO**	No comment	**NA**
CL74 Provision of Carparking	**NO**	No comment	**NA**
CL75 Design of Carparking Areas	**NO**	No comment	**NA**
CL76 Management of Stormwater	**YES**	The proposed footprint for the bus shelter structure is designed to ensure any stormwater runoff is directed toward the stormwater drain in the vicinity of the site.	**YES**
CL77 Landfill	**NO**	No comment	**NA**
CL78 Erosion & Sedimentation	**YES**	Appropriate conditions of consent are recommended for imposition in relation to erosion and sedimentation control measures during construction.	**YES**
CL79 Heritage Control	**NO**	No comment	**NA**
CL80 Notice to Metropolitan Aboriginal Land Council and the National Parks and Wildlife Service	**NO**	No comment	**NA**
CL81 Notice to Heritage Council	**NO**	No comment	**NA**
CL82 Development in the Vicinity of Heritage Items	**NO**	No comment	**NA**
CL83 Development of Known or Potential Archaeological Sites	**NO**	No comment	**NA**

SCHEDULES

Schedule 4 - Prohibited Signs

Prohibited Signs	Point 5 in this schedule states the following: • *signs which do not directly relate to the predominant land use, business or activity carried on, or proposed to be carried on, within the site or building on which the sign is to be placed,* ***except signs on public amenities such as street furniture, bus shelters and the like****,* Accordingly, the proposed signage element being located on the bus shelter is not a prohibited sign and is acceptable.

Schedule 8 - Site analysis

Site Analysis	Considering the scale of development proposed, the site plan and the written analysis of the site in the Statement of Environmental Effects are considered sufficient for the purposes of a Site Analysis.

DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

Draft Warringah LEP 2009 has been considered with regard to the proposed works. The proposal is considered and no matters have arisen in this regard that justify the refusal of the application with regard to the draft EPI's.

POLICY CONTROLS

Warringah Section 94A Development Contribution Plan (adopted 14 November 2006)

The proposal is subject to the application of Council's Section 94A Development Contributions Plan adopted by Council on 13 June 2006 and became effective on 17 July 2006.

As the estimated cost of works is less that $100,000.00 the policy is not applicable to the assessment of this application.

CONCLUSION

The proposed development for construction of a bus shelter with signage within the road reserve opposite No. 452 Pittwater Road, North Manly and adjoining Nolan Reserve has been considered against the relevant matters for consideration under Section 79C of the EP&A Act 1979. This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to any conditions contained within the Recommendation.

The site has been inspected and the application assessed having regard to the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979, the provisions relevant Environmental Planning Instruments including Warringah Local Environment Plan 2000, Draft Warringah Local Environmental Plan 2009 and the relevant codes and policies of Council.

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION - APPROVAL

THAT Council as the consent authority grant Development Consent to DA2011/0635 for construction of a bus shelter with signage on the road reserve opposite No. 452 Pittwater Road, North Manly and adjoining Nolan Reserve (bus stop No. 2100034) subject to the conditions printed below:

GENERAL CONDITIONS

CONDITIONS THAT IDENTIFY APPROVED PLANS

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Location Plan – Rev B	03/05/2011	Adshel
Sheet 2 – Elevation Views	18/11/2008	Adshel
Sheet 3 – Footing Detail	18/11/2008	Adshel
Sheet 4 – Exploded Assembly	18/11/2008	Adshel
Sheet 5 – Wiring Detail	18/11/2008	Adshel

No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

2. Compliance with External Department, Authority or Service Requirements

The development must be carried out in compliance with the following:

External Department, Authority or Service	E-Services Reference	Dated
Ausgrid	Response Energy Aust Referral	19 May 2011
Roads & Traffic Authority	RTA Referral Response	8 June 2011

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of External Department, Authority or Bodies. (DACPLB02)

3. Limitation of Development Consent for Signage

Pursuant to the provisions of State Environmental Planning Policy No 64-Advertising and Signage this development consent will expire 15 years after the date on which this Development Consent becomes effective and operates

Reason: Statutory requirement under State Environmental Planning Policy No 64-Advertising and Signage. (DACPLB08)

4. Prescribed Conditions

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

(c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
   (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and

(ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
(iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

(i) in the case of work for which a principal contractor is required to be appointed:
A. the name and licence number of the principal contractor, and
B. the name of the insurer by which the work is insured under Part 6 of that Act,
(ii) in the case of work to be done by an owner-builder:
A. the name of the owner-builder, and
B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

(e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
(i) protect and support the adjoining premises from possible damage from the excavation, and
(ii) where necessary, underpin the adjoining premises to prevent any such damage.
(iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
(iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement. (DACPLB09)

5. General Requirements

(a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:
7.00 am to 5.00 pm inclusive Monday to Friday
8.00 am to 1.00 pm inclusive on Saturday,
No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:
8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

(b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.

(c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

(d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

(e) Prior to the release of the Construction Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than $25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

(f) Smoke alarms are to be installed throughout all new and existing portions of any Class 1a building in accordance with the Building Code of Australia prior to the occupation of the new works.

(g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(h) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

(i) All sound producing plant, equipment, machinery or fittings will not exceed more than 5dB(A) above the background level when measured from any property boundary and will comply with the Environment Protection Authority's NSW Industrial Noise Policy.)

(j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

6. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

(a) AS2601.2001 - Demolition of Structures**
(b) AS1428.4-2009 – Tactile Indicators
(c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
(d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **
(e) AS 4970 - 2009 'Protection of trees on development sites'**
(k) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**
(l) AS 1428.1 - 2009* Design for access and mobility - General requirements for access - New building work**
(m) AS 1428.2 - 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**

***Note**: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website http://www.humanrights.gov.au/disability_rights/buildings/good.htm*

****Note:** the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to.

7. Sewer / Water Quickcheck

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to works commencing to determine whether the development will affect any Sydney Water asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:

- Quick Check agents details - see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating.
- Or telephone 13 20 92.

Reason: To ensure compliance with the statutory requirements of Sydney Water. (DACPLC12)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

8. Public Liability Insurance - Works on Public Land

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of $10 million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Warringah Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land. (DACEND01)

CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

9. Maximum Cross Fall of Footpath

The maximum cross fall of any footpath at the bus shelter must not exceed 5% to ensure the safety of users.

Reason: Public Safety

10. Maintenance of Road Reserve

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)

11. Traffic Control During Road Works

Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with Council's Minor Works Policy and to the satisfaction of the Principal Certifying Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works.

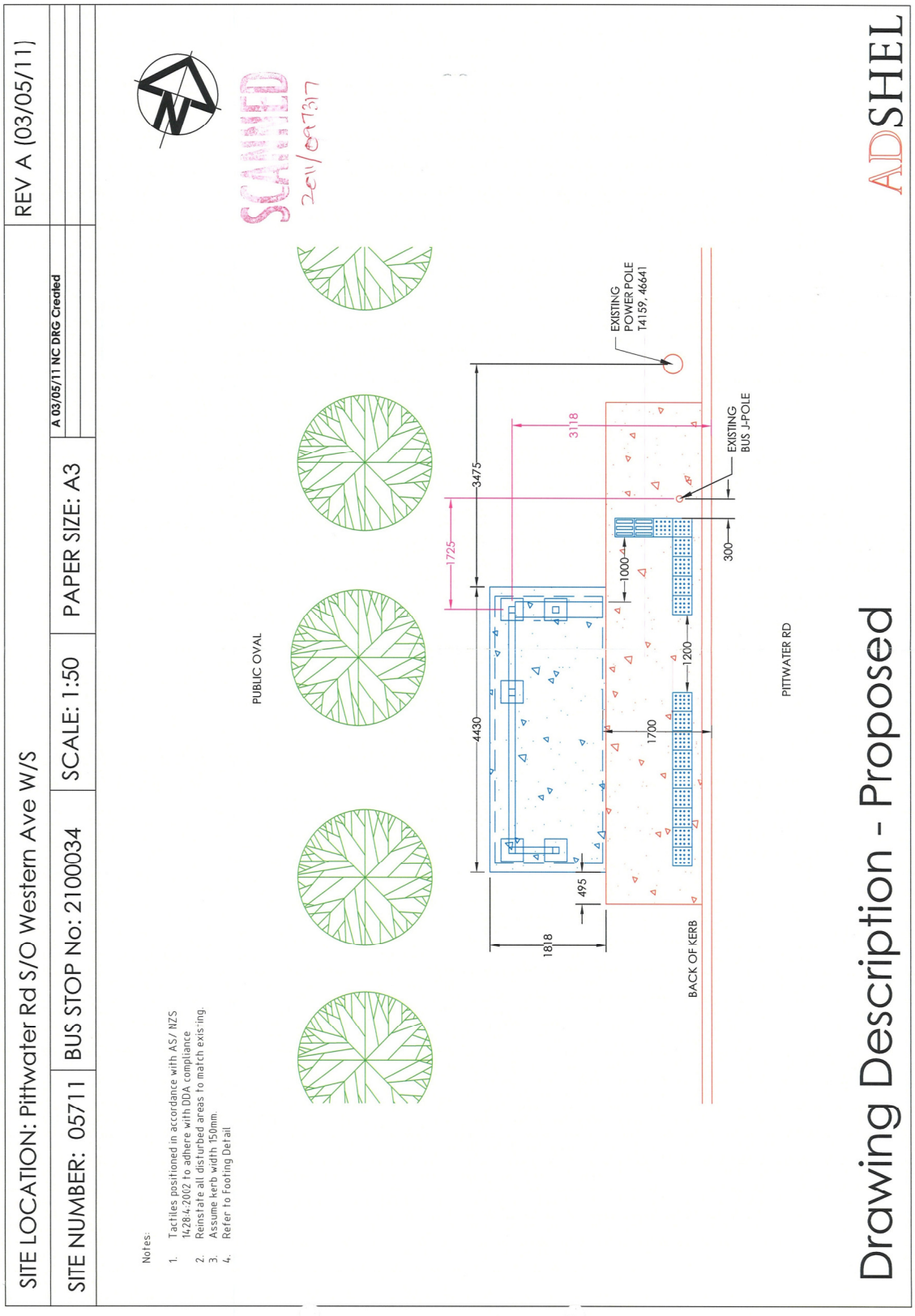
Reason: Public Safety. (DACENE11)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

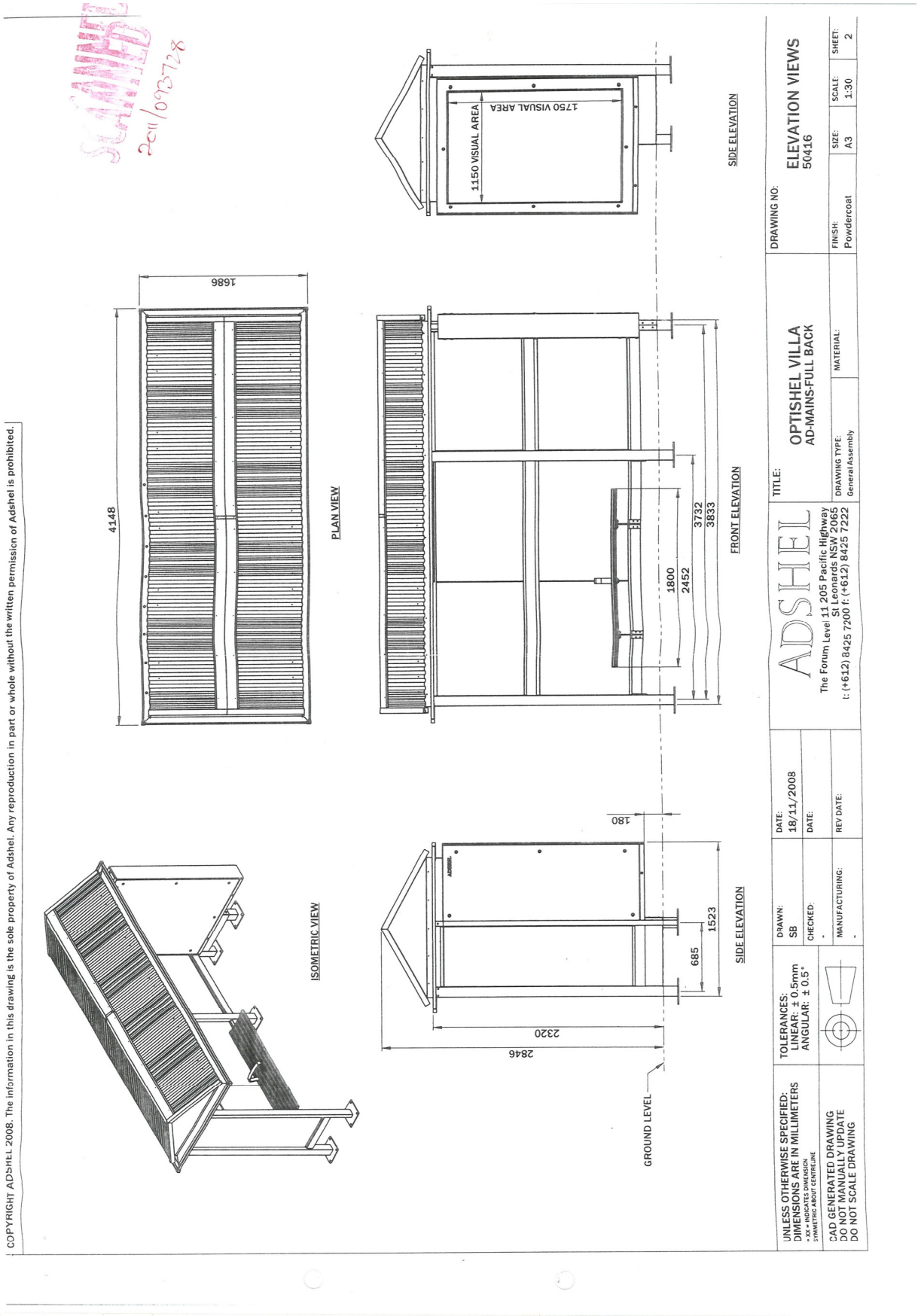
12. Illumination Intensity and design

The level of illumination and/or lighting intensity used to illuminate the signage is to be minimised and the design is to be such to ensure that excessive light spill or nuisance is not caused to any nearby premises.

Reason: To ensure appropriate forms of signage that are consistent with Council's controls and those that are desired for the locality, and do not interfere with amenity of nearby properties. (DACPLG12)


REV A (03/05/11)
SITE LOCATION: Pittwater Rd S/O Western Ave W/S
SITE NUMBER: 05711
BUS STOP No: 2100034
SCALE: 1:50
PAPER SIZE: A3
A 03/05/11 NC DRG Created
SCANNED
2011/097317
Notes:
1. Tactiles positioned in accordance with AS/ NZS 1428.4:2002 to adhere with DDA compliance
2. Reinstate all disturbed areas to match existing
3. Assume kerb width 150mm
4. Refer to Footing Detail
PUBLIC OVAL
EXISTING POWER POLE T4159, 46641
EXISTING BUS J-POLE
3118
3475
725
1000
300
1200
1700
4430
1818
495
BACK OF KERB
PITTWATER RD
Drawing Description - Proposed
ADSHEL

Plans


SCANNED
2011/093728
1686
4148
PLAN VIEW
1750 VISUAL AREA
1150 VISUAL AREA
SIDE ELEVATION
1800
2452
3732
3833
FRONT ELEVATION
ISOMETRIC VIEW
180
685
1523
2320
2846
SIDE ELEVATION
GROUND LEVEL
COPYRIGHT ADSHEL 2008. The information in this drawing is the sole property of Adshel. Any reproduction in part or whole without the written permission of Adshel is prohibited.
UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN MILLIMETERS
TOLERANCES:
LINEAR: ± 0.5mm
ANGULAR: ± 0.5°
DRAWN: SB
DATE: 18/11/2008
CHECKED: -
DATE:
MANUFACTURING: -
REV DATE:
CAD GENERATED DRAWING
DO NOT MANUALLY UPDATE
DO NOT SCALE DRAWING
ADSHEL
The Forum, Level 11 205 Pacific Highway
St Leonards NSW 2065
t: (+612) 8425 7200 f: (+612) 8425 7222
TITLE:
OPTISHEL VILLA
AD-MAINS-FULL BACK
DRAWING TYPE: General Assembly
MATERIAL:
DRAWING NO:
ELEVATION VIEWS
50416
FINISH: Powdercoat
SIZE: A3
SCALE: 1:30
SHEET: 2

Minutes of Application Determination Panel Meeting on 10 October 2011

3.7	**452 Pittwater Road, North Manly – Construction of a Bus Shelter and Signage on Road Reserve – Bus Stop Number 2100034**

Panel Member

Malcolm Ryan, Chairperson, Acting Director of Community & Environment Services

David Kerr, Acting Director Strategic and Development Services

Michael McDermid, Acting Manager Strategic Planning, Strategic and Development Services

DA2011/0635

Proceedings in Brief

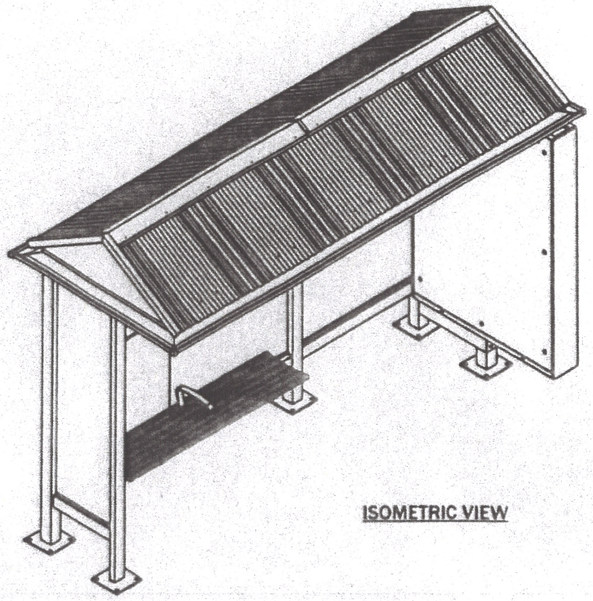
The Panel concurred with the Assessment Report and recommendation.

DECISION OF APPLICATION DETERMINATION PANEL

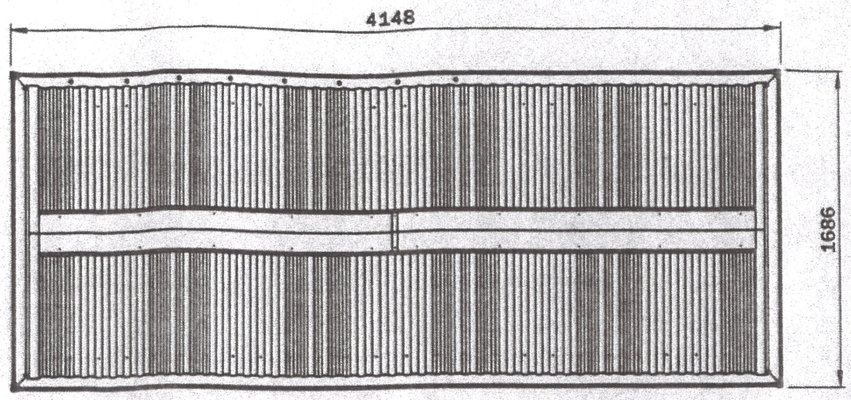
That the recommendation of the Development Assessment Officer for approval be adopted.

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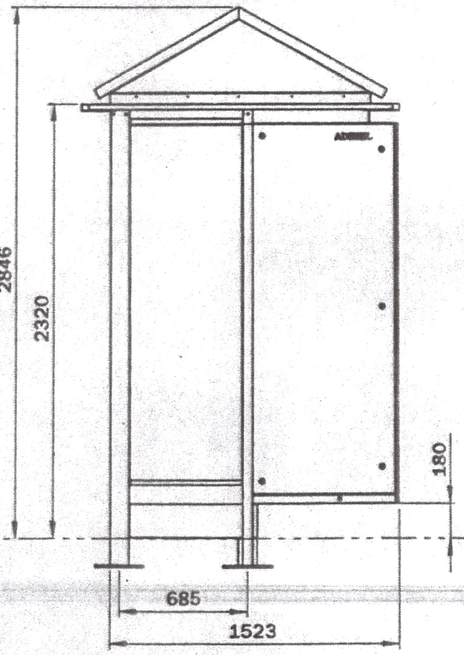
WARRINGAH COUNCIL
THIS PLAN TO BE READ IN CONJUNCTION WITH
Construction Certificate No. CC2011/0674



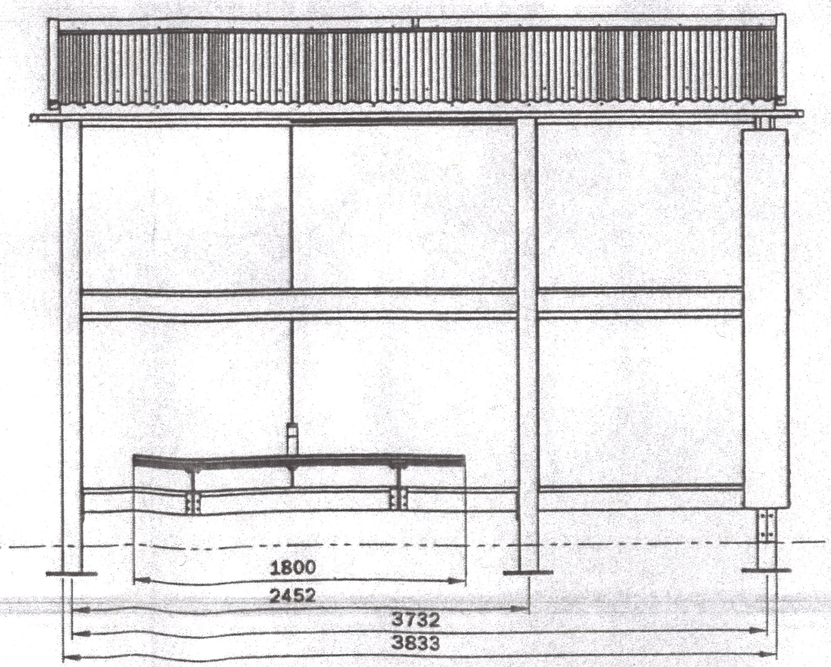
ISOMETRIC VIEW



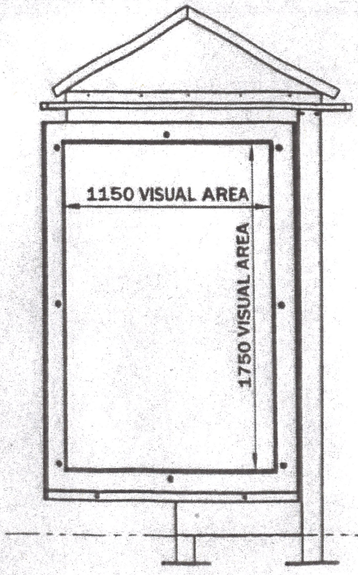
PLAN VIEW



SIDE ELEVATION



FRONT ELEVATION

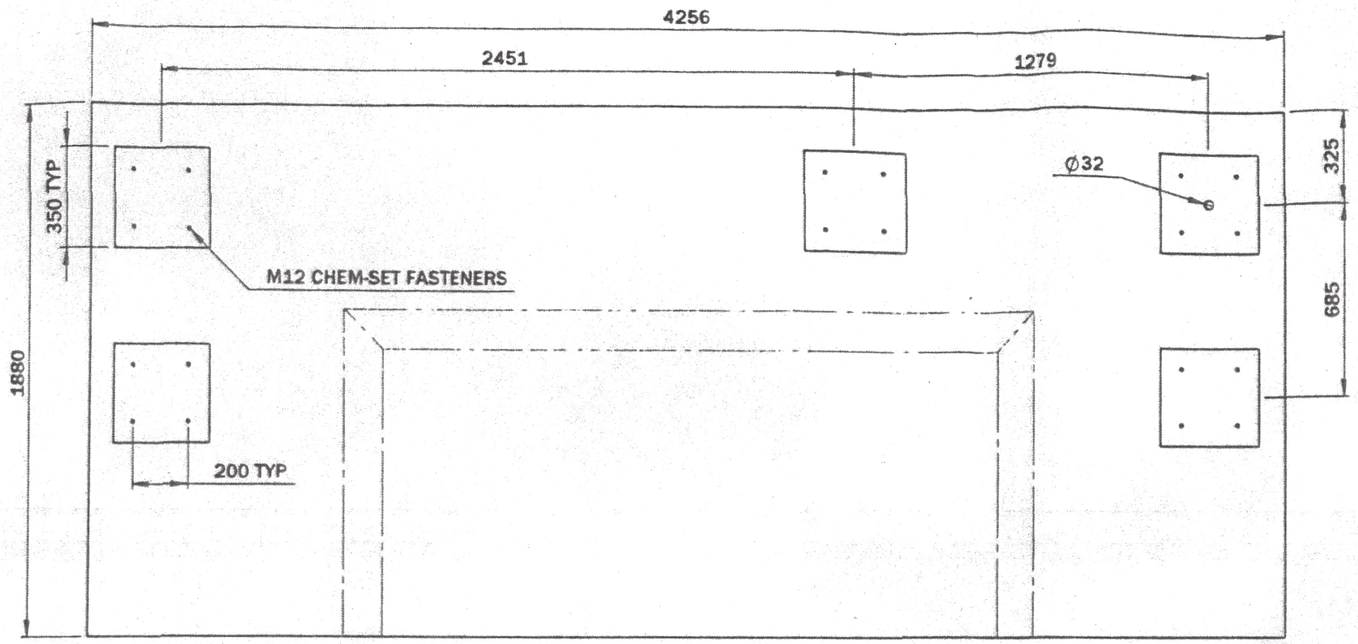


SIDE ELEVATION

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS » XX « INDICATES DIMENSION SYMMETRIC ABOUT CENTRELINE	TOLERANCES: LINEAR: ± 0.5mm ANGULAR: ± 0.5°	DRAWN: SB	DATE: 18/11/2008	ADSHEL The Forum Level 11 205 Pacific Highway St Leonards NSW 2065 t: (+612) 8425 7200 f: (+612) 8425 7222	TITLE: OPTISHEL VILLA AD-MAINS-FULL BACK	DRAWING NO: ELEVATION VIEWS 50416	
CAD GENERATED DRAWING DO NOT MANUALLY UPDATE DO NOT SCALE DRAWING		CHECKED: -	DATE:		DRAWING TYPE: General Assembly	MATERIAL:	FINISH: Powdercoat / SIZE: A3 / SCALE: 1:30 / SHEET: 2
		MANUFACTURING: -	REV DATE:				

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Construction Certificate No CC2011/0674



CONDUIT LOCATIONS ARE CRITICAL

CONCRETE REQUIREMENTS:

- MPA25
- SLUMP 80mm
- MAXIMUM AGGREGATE = 20mm
- MINIMUM DENSITY = 2400kg/mm3

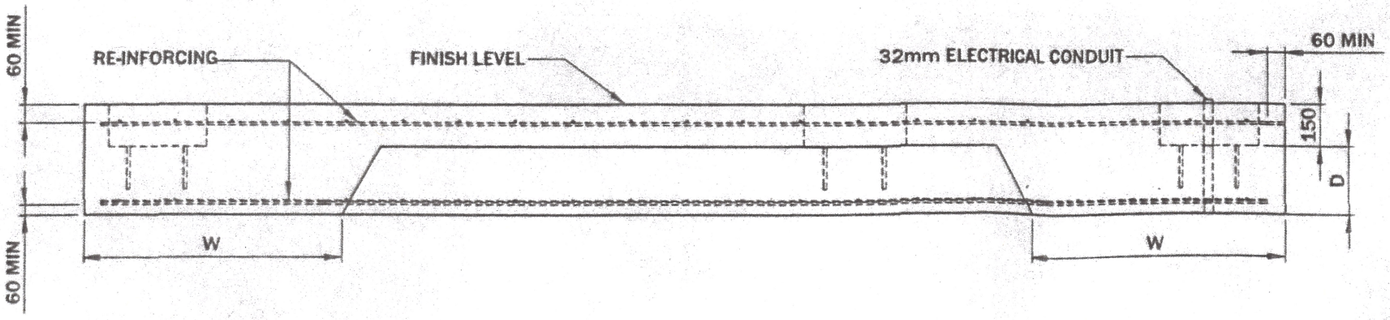
RE-INFORCEMENT:

- MINIMUM COVER OF RE-INFORCEMENT = 60mm

FASTENERS:

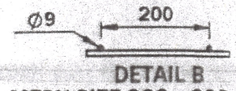
- 4 off M12 CHEM-SET FASTENERS PER UPRIGHT, MINIMUM EMBEDMENT = 150mm

DIMENSIONS BASED ON METRO MkII CERTIFIED FOOTING



REGION	*DESCRIPTION*	*ULTIMATE WIND SPEED (m/s)*	*W (mm)*	*D (mm)*	*RE-INFORCEMENT TOP & BOTTOM*
A	NORMAL	50	910	240	RF92 MESH
B	INTERMEDIATE	60	1250	240	RF92 MESH

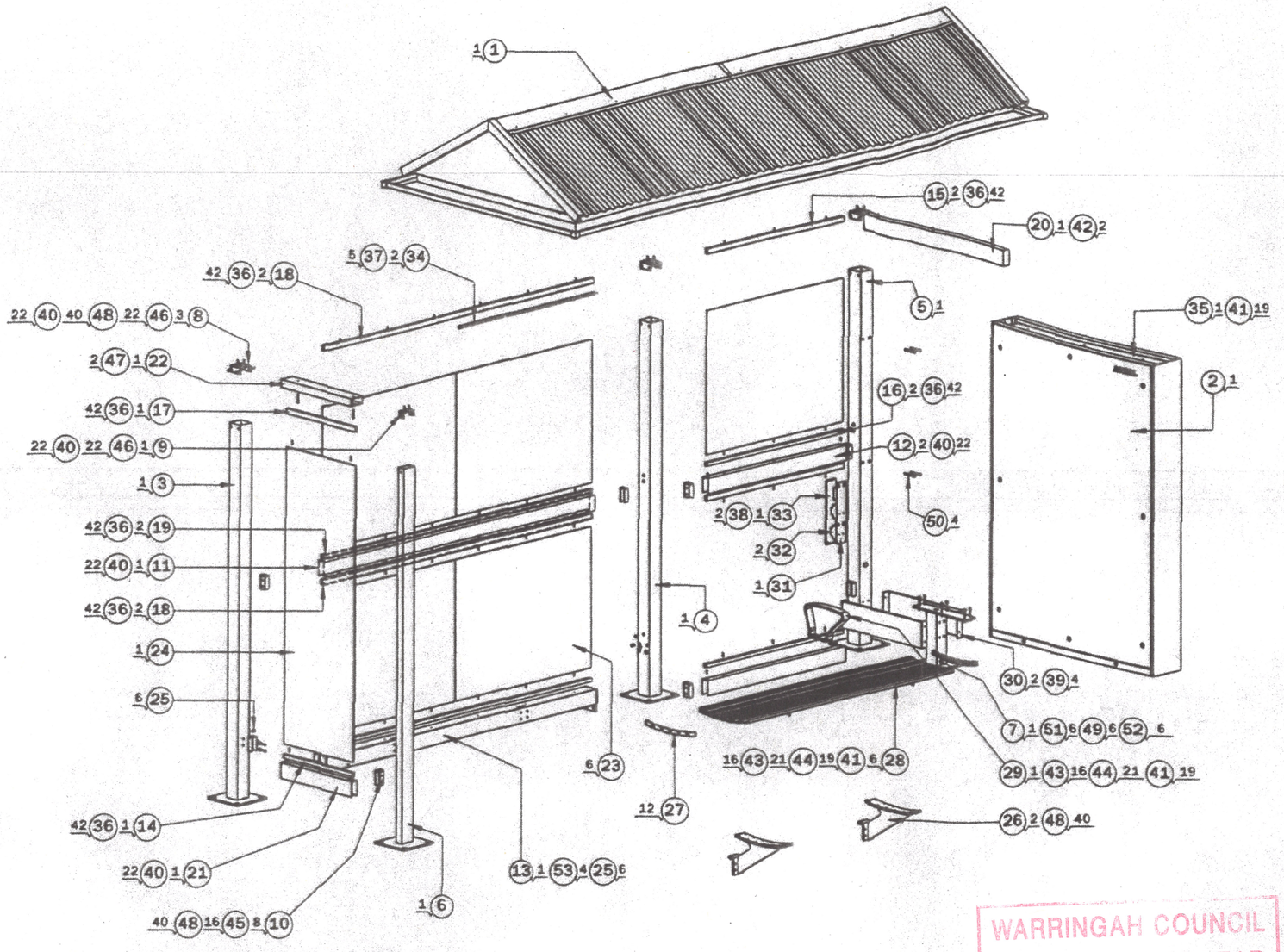




DETAIL B
MESH SIZE 200 x 200 x 9mm

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS « XX » INDICATES DIMENSION SYMMETRIC ABOUT CENTRELINE	TOLERANCES: LINEAR: ± 0.5mm ANGULAR: ± 0.5°	DRAWN: SB	DATE: 18/11/2008	ADSHEL The Forum, Level 11, 205 Pacific Highway St Leonards NSW 2065 t: (+612) 8425 7200 f: (+612) 8425 7222	TITLE: OPTISHEL VILLA AD-MAINS-FULL BACK		DRAWING NO: FOOTING DETAIL 50416	
CAD GENERATED DRAWING DO NOT MANUALLY UPDATE DO NOT SCALE DRAWING		CHECKED: -	DATE:		DRAWING TYPE: General Assembly	MATERIAL:	FINISH:	SIZE: A3 / SCALE: 1:20 / SHEET: 3
		MANUFACTURING: -	REV DATE:					

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BOM Table				
ITEM NO.	QTY.	DRAWING NUMBER	DESCRIPTION	MATERIAL
1	1	50056	VILLA ROOF ASSEMBLY - MAINS SUPPLY	ALUMINIUM
2	1	11550	UNIVERSAL SUPERLITE DSFS	VARIOUS
3	1	12234	UPRIGHT A	ALUMINIUM
4	1	50193	UPRIGHT G	ALUMINIUM
5	1	12236	UPRIGHT C	ALUMINIUM
6	1	12233	UPRIGHT D	ALUMINIUM
7	1	50005	UPRIGHT E	ALUMINIUM
8	3	12241	REAR UPRIGHT BRACKET	SS
9	1	12240	FRONT UPRIGHT BRACKET	SS
10	8	11571	MID&BOTTOM RAIL BRACKET	SS
11	1	50019	MID RAIL LONG	ALUMINIUM
12	2	11570	MID RAIL	ALUMINIUM
13	1	12230	SEAT RAIL	ALUMINIUM
14	1	11582-1	U GLASS HOLDER 1	ALUMINIUM
15	2	11584-2	U GLASS HOLDER 2	ALUMINIUM
16	2	11582-2	U GLASS HOLDER 3	ALUMINIUM
17	1	50022	U GLASS HOLDER 5	ALUMINIUM
18	2	12288	UPPER LONG U GLASS HOLDER	ALUMINIUM
19	2	50000	LOWER LONG U GLASS HOLDER	ALUMINIUM
20	1	12281	UPPER PANEL SUPPORT	ALUMINIUM
21	1	12280	LOWER WINDBREAK SUPPORT	ALUMINIUM
22	1	12279	UPPER WINDBREAK SUPPORT	ALUMINIUM
23	6	11577	BACK GLASS	TOUGHENED SAFETY GLASS
24	1	11578	WINDBREAK GLASS	TOUGHENED SAFETY GLASS
25	6	50033	DOWEL SCREW	SS
26	2	50026	SEAT SUPPORT RATIONALISED	ALUMINIUM CAST
27	12	50004	SEAT END CAP	PP WITH UV PLASTIC
28	6	11575	SEAT SLAT	ALUMINIUM EXTRUSION
29	1	11574	ARM REST	ALUMINIUM
30	2	50030	BASE CLADDING	ALUMINIUM
31	1	12297	ELECTRICAL PLATE	ALUMINIUM
32	2	-	RCD_MCB	-
33	1	50456	COVER PLATE 2	ALUMINIUM
34	1	11968	LED LIGHT SYSTEM	ALUMINIUM
35	1	10668	LIGHTBOX TOP CHANNEL	ALUMINIUM
36	42		#10 x 1" PHILLIPS SELF DRILLING SCREW	
37	5		#8 X 1/2" PHILLIPS SELF DRILLING SCREW	
38	2		M6 X 16 C'SNK SOCKET HD SCREW	
39	4		M6 X 16 BUTTON SOCKET HD SCREW	
40	22		M6 X 20 C'SNK SOCKET HD SCREW	
41	19		M6 X 25 HEX HD SCREW	
42	2		M6 X 25 SHCS	
43	16		M6 NYLOCK NUT	
44	21		M6 PLAIN WASHER	
45	16		M8 X 25 HEX HD SCREW	
46	22		M8 X 35 SHCS	
47	2		M8 X 50 SHCS	
48	40		M8 PLAIN WASHER	
49	6		M10 X 80 HEX HD SCREW	
50	4		M10 X 80 SHCS	
51	6		M10 PLAIN WASHER	
52	6		M10 FULL NUT	

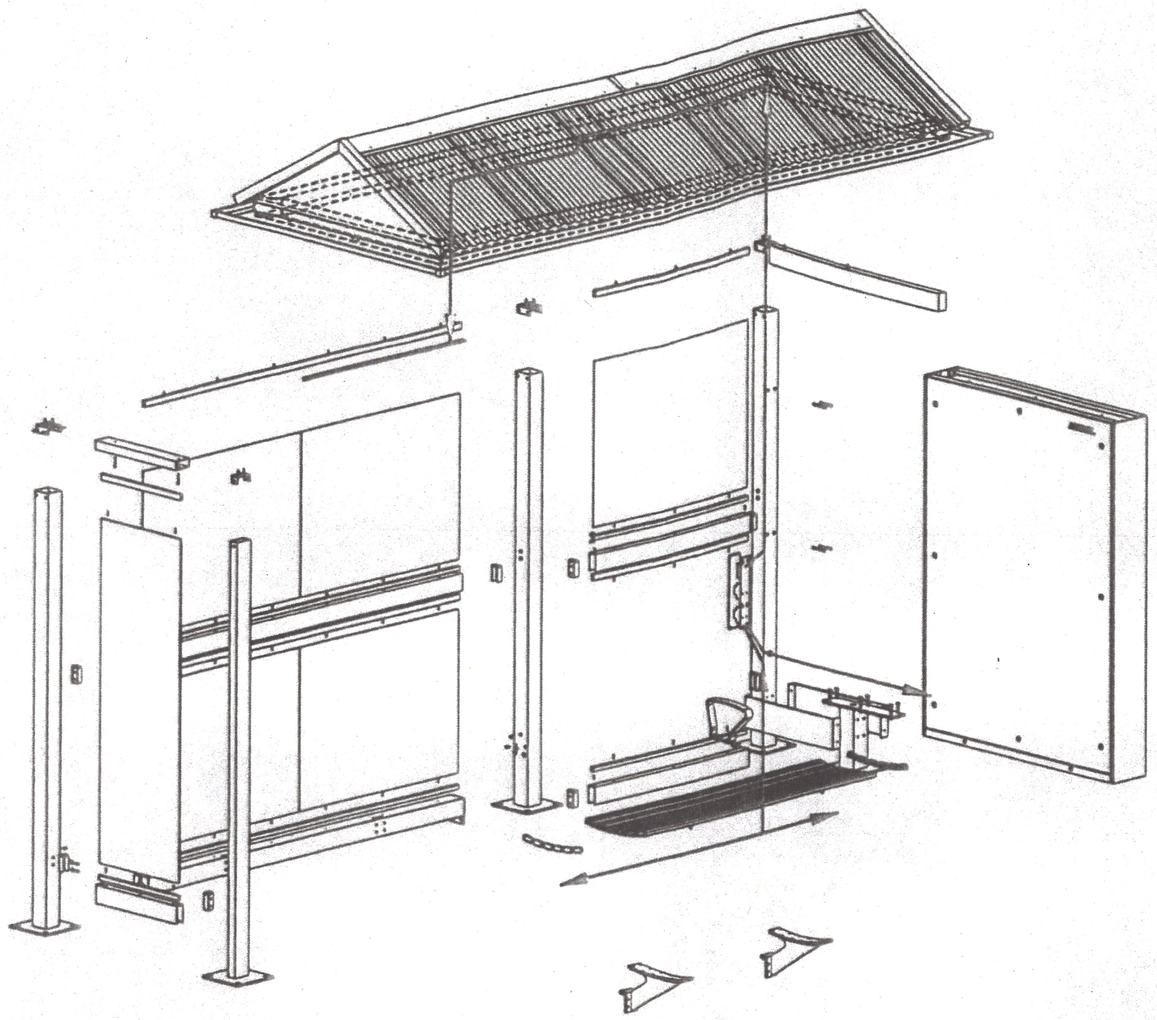
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Construction Certificate No. CC2011/0674

QTY — 0 — ITEM NO.

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS » XX « INDICATES DIMENSION SYMMETRIC ABOUT CENTRELINE	TOLERANCES: LINEAR: ± 0.5mm ANGULAR: ± 0.5°	DRAWN: SB	DATE: 18/11/2008	ADSHEL The Forum, Level 11, 205 Pacific Highway St Leonards NSW 2065 t: (+612) 8425 7200 f: (+612) 8425 7222	TITLE: OPTISHEL VILLA AD-MAINS-FULL BACK
CAD GENERATED DRAWING DO NOT MANUALLY UPDATE DO NOT SCALE DRAWING		CHECKED: -	DATE:		DRAWING NO: EXPLODED ASSEMBLY 50416
		MANUFACTURING: -	REV DATE:		DRAWING TYPE: General Assembly / MATERIAL: / FINISH: / SIZE: A3 / SCALE: 1:30 / SHEET: 4

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IN CONJUNCTION WITH
Construction
Certificate No. CC2011/0674



KEY:

SUPPLY = 240V

LOAD / LIGHTS = 12V

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS - XX - INDICATES DIMENSION SYMMETRIC ABOUT CENTRELINE	TOLERANCES: LINEAR: ± 0.5mm ANGULAR: ± 0.5°	DRAWN: SB	DATE: 18/11/2008	ADSHEL The Forum, Level 11, 205 Pacific Highway St Leonards NSW 2065 t: (+612) 8425 7200 f: (+612) 8425 7222	TITLE: OPTISHEL VILLA AD-MAINS-FULL BACK		DRAWING NO: WIRING DETAIL 50416		
CAD GENERATED DRAWING DO NOT MANUALLY UPDATE DO NOT SCALE DRAWING		CHECKED: -	DATE:		DRAWING TYPE: General Assembly	MATERIAL:	FINISH:	SIZE: A3	SCALE: 1:30	SHEET: 5
		MANUFACTURING: -	REV DATE:						

I5 – Pittwater Rd W/O Wakefield St N/S

CC

Warringah Council

PF 3890/Bus-C
Mr Norm Fletcher, Ph. 9942 2414
Mobile: 015 663 086

16 November 1999

Adshel Street Furniture Pty Ltd
3/3 Warrah Street
CHATSWOOD 2067

Construction Certificate

Certificate

I certify that the work if completed in accordance with the attached plans and specifications will comply with the requirements of Section 81A (5) of the *Environmental Planning and Assessment Act 1979* for the following premises:

Address of Property: Site No. 20549, Pittwater Road, North Manly

Construction Certificate No: 3050CC1

Date of Endorsement of Construction Certificate: 16 November 1999

Name of Authorised Officer: N Fletcher **Signature** _____

NOTE: Prior to commencement of work Sections 81A (2) (b) and (c), and/or 81A (4) (b) and (c) of the *Environmental Planning and Assessment Act 1979* must be satisfied.

This means that a Notice of Commencement of Building or Subdivision work and Appointment of Principal Certifying Authority must be submitted to Council, giving Council at least 2 days' notice of intention to commence erection of the building. (See form 7).

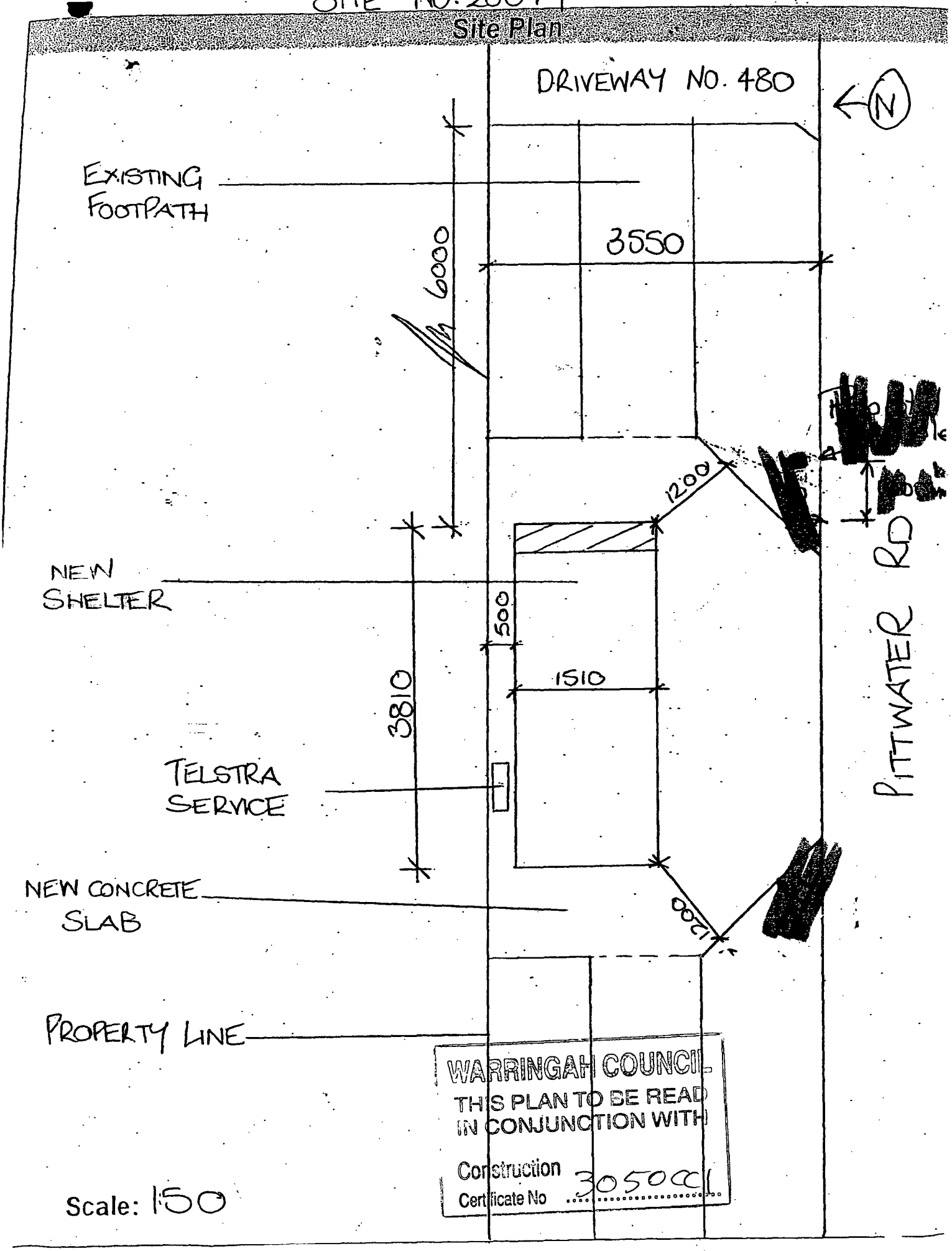
Development Consent

Consent No: 3050DA

Date of Determination: 16 November 1999

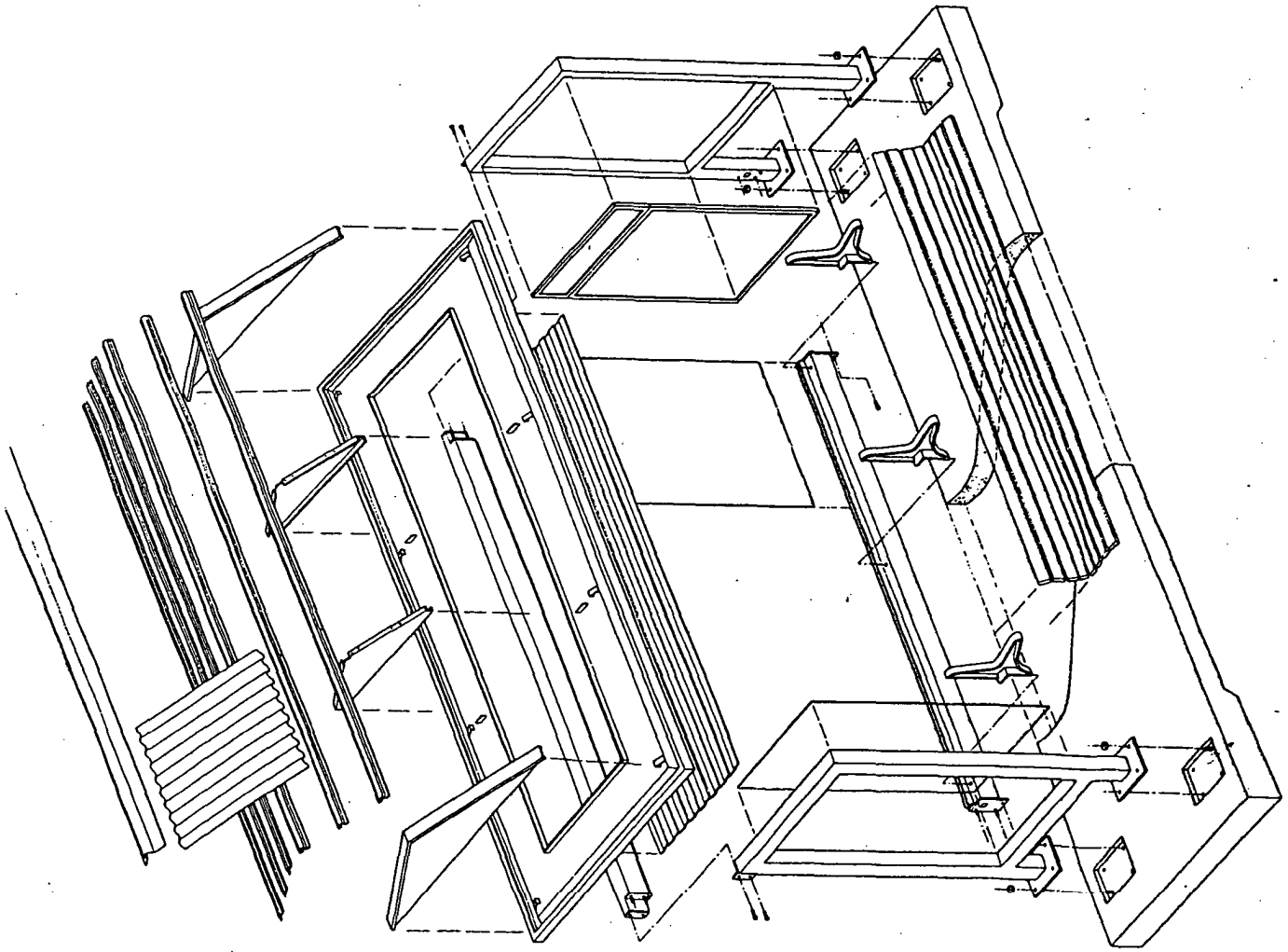
SITE NO. 20549

Site Plan



WARRINGAH COUNCIL
THIS PLAN TO BE READ IN CONJUNCTION WITH
Construction Certificate No 305001

Scale: 1:50



WARRINGAH COUNCIL
THIS PLAN TO BE READ
IN CONJUNCTION WITH
Construction
Certificate No 3050CC1

SCHEDULE 1 : METROLITE® MARK IV + FOOTINGS

DEVELOPMENT APPLICATION DETERMINATION

No: 3050DA
Lodged: 22 October 1999

Development Proposal

Bus shelter.

Site Description

Site No. 20549 – Pittwater Road, North Manly

Applicant's Name and Address

Adshel Street Furniture Pty Ltd
3/3 Warrah Street
CHATSWOOD 2067

Owner's Name and Address

Warringah Council
Civic Centre
725 Pittwater Road
DEE WHY 2099

Recommendation (Consent)

That the application for Bus shelter at Site No. 20549 – Pittwater Road, North Manly be approved subject to conditions as contained in the attached draft consent notice.

Instrument of Exercise of Delegated Authority (Consent by Officer under delegation)

The within application is DETERMINED in accordance with the recommendations set out above, including any additional conditions, pursuant to delegated authority granted by the General Manager on 11 August 1998.

(Signed) 16-11-99 (Date)

[redacted]ASU\NF\3285\2 ITEM FILE NO: PF 3890/Bus-C

Warringah Council

Notice of Determination of Development Application

Development Application No: 3050DA

Development Application Details:

Applicant Name:	Adshel Street Furniture Pty Ltd
Applicant Address:	3/3 Warrah Street CHATSWOOD 2067
Land to be developed (Address):	Site No. 20549 – Pittwater Road, North Manly
Proposed Development:	Bus shelter

Determination:

Made on (Date):	16 November 1999 *See note 1*
Determination:	Consent 3050DA granted subject to conditions described below
Consent to operate from (Date):	16 November 1999
Consent to lapse on (Date):	16 November 2004
Details of Conditions (including Section 94 conditions):	*See note 2*

The conditions which have been applied to the consent aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards and the Building Code of Australia.

NOTE: If the works are to be certified by a private certifying authority, then it is the certifiers responsibility to ensure all outstanding fees and bonds have been paid to Council prior to the issue of the Construction Certificate or as otherwise specified by Consent conditions.

1. Development being generally in accordance with plans numbered Site No. 20549, submitted 22 October 1999 as modified by any conditions of this consent/approval. (C1)
2. At least 2 days prior to work commencing on site Council must be informed, by the submission of Form 7 of the Environmental Planning and Assessment Regulation 1998 of the name and details of the Principal Certifying Authority and the date construction work is proposed to commence. (C168)
3. Compliance with Building Code of Australia
   (1) All building work must be carried out in accordance with the provisions of the Building Code of Australia.
   (2) This clause does not apply to the extent to which an exemption is in force under Clause 80H or 80I, subject to the terms of any condition or requirement referred to in Clause 80H (6) or 80I (4). (C375)

4. Protection of Public Places
   (1) If the work involved in the erection or demolition of a building:
   (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
   (b) building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.
   (2) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
   (3) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
   (4) Any such hoarding, fence or awning is to be removed when the work has been completed. (C381)

Right to Review by the Council

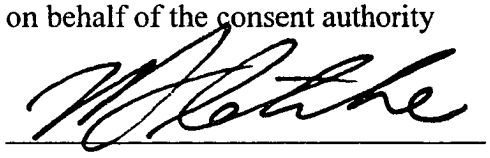
You may request the Council to review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979. Any request to review the application must be within 28 days after the date the determination shown on this notice. A fee of $500.00 will apply.

Right of Appeal

If you are dissatisifed with this decision Section 97* of the Environmental Planning & Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

* Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission or inquiry.

Signed on behalf of the consent authority

Signature 

Name Norm Fletcher

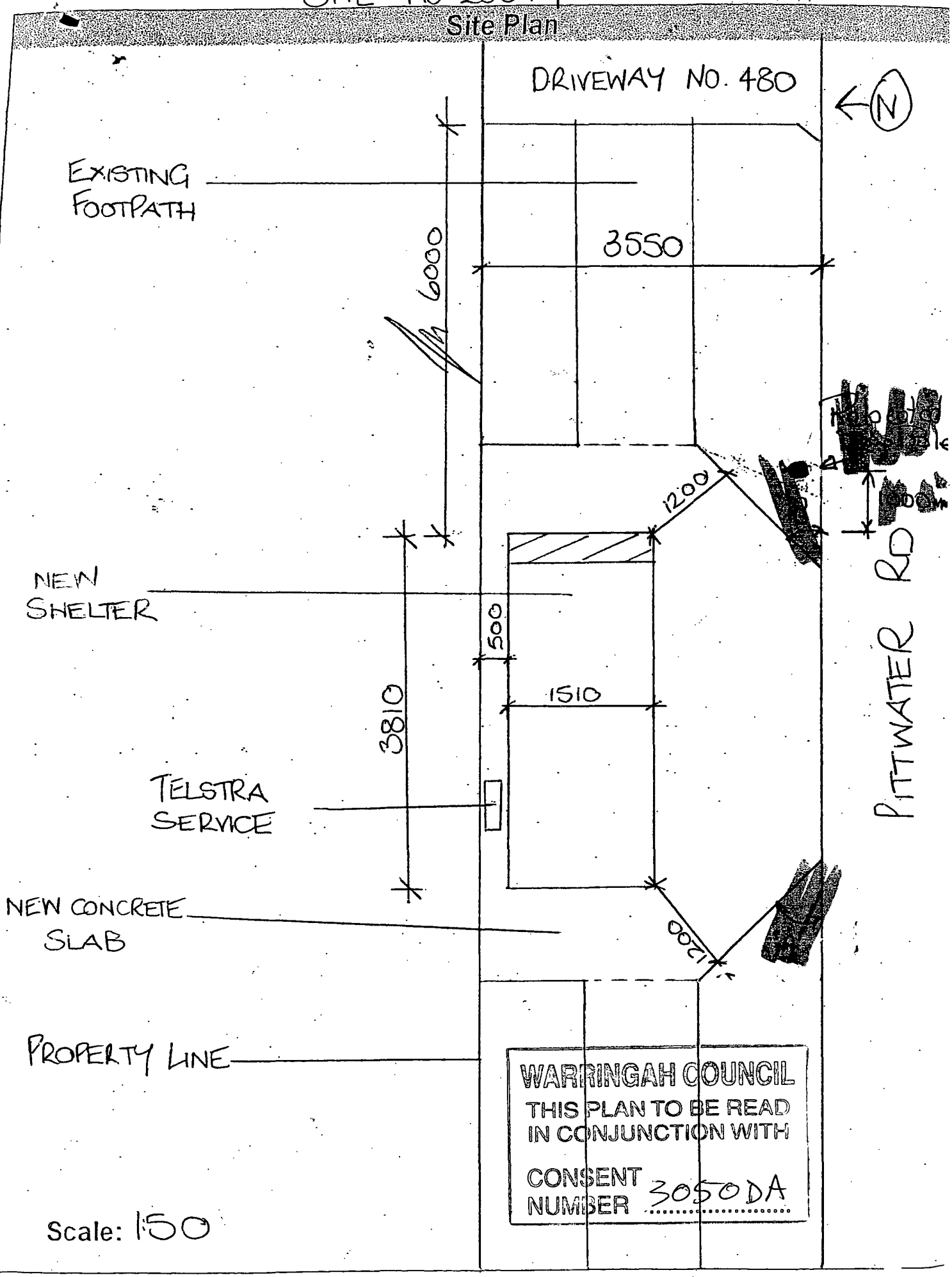
Date 16 November 1999

Note 1 *Where the consent is subject to a condition that the consent is not to operate until the applicant satisfies a particular condition the date should not be endorsed until that condition has been satisfied.*

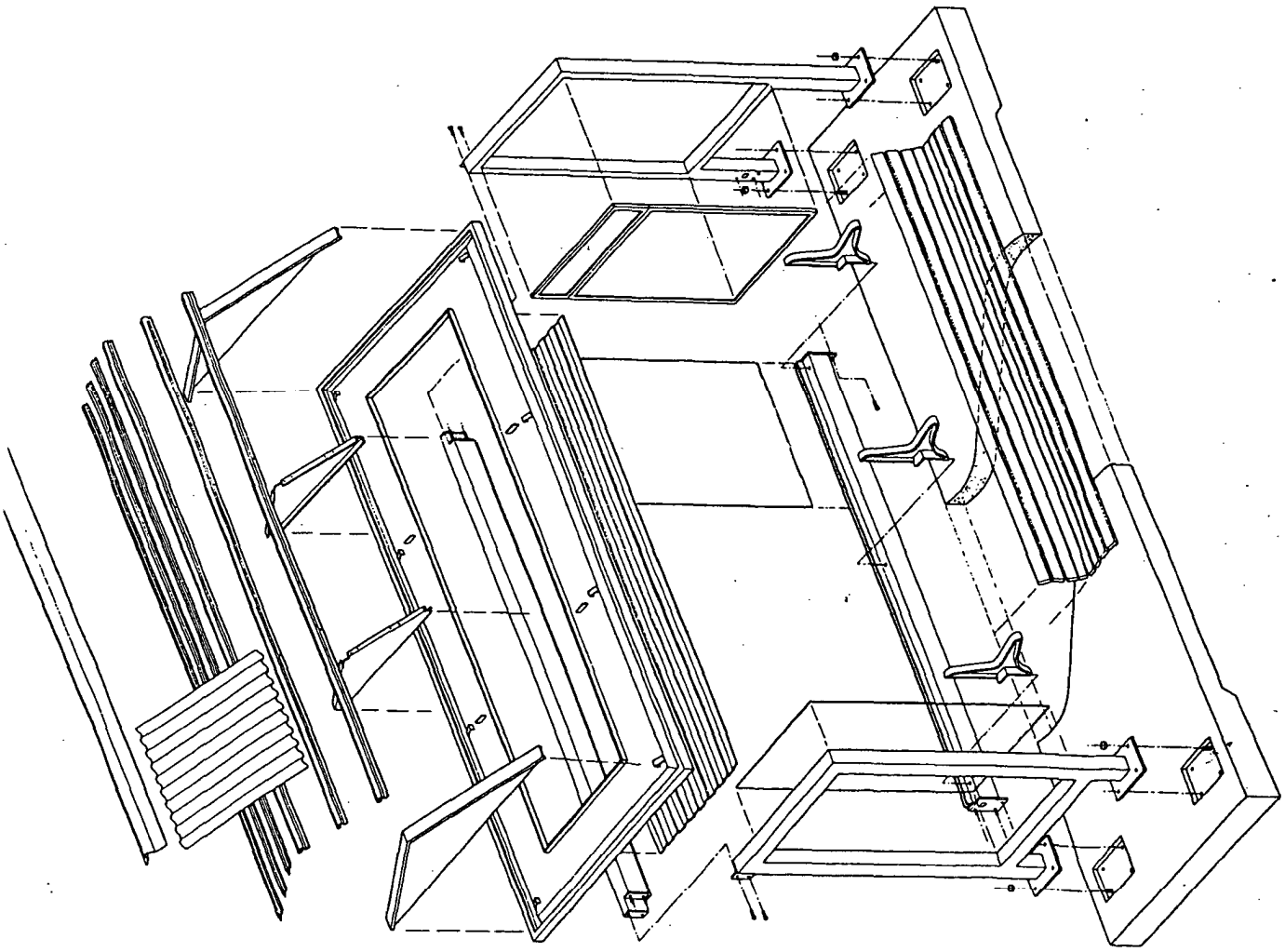
Note 2 *Clause 69A of the Regulation contains additional particulars to be included in a notice of determination where a condition under Section 94 of the Environmental Planning and Assessment Act 1979 has been imposed.*

SITE NO. 20549

Site Plan

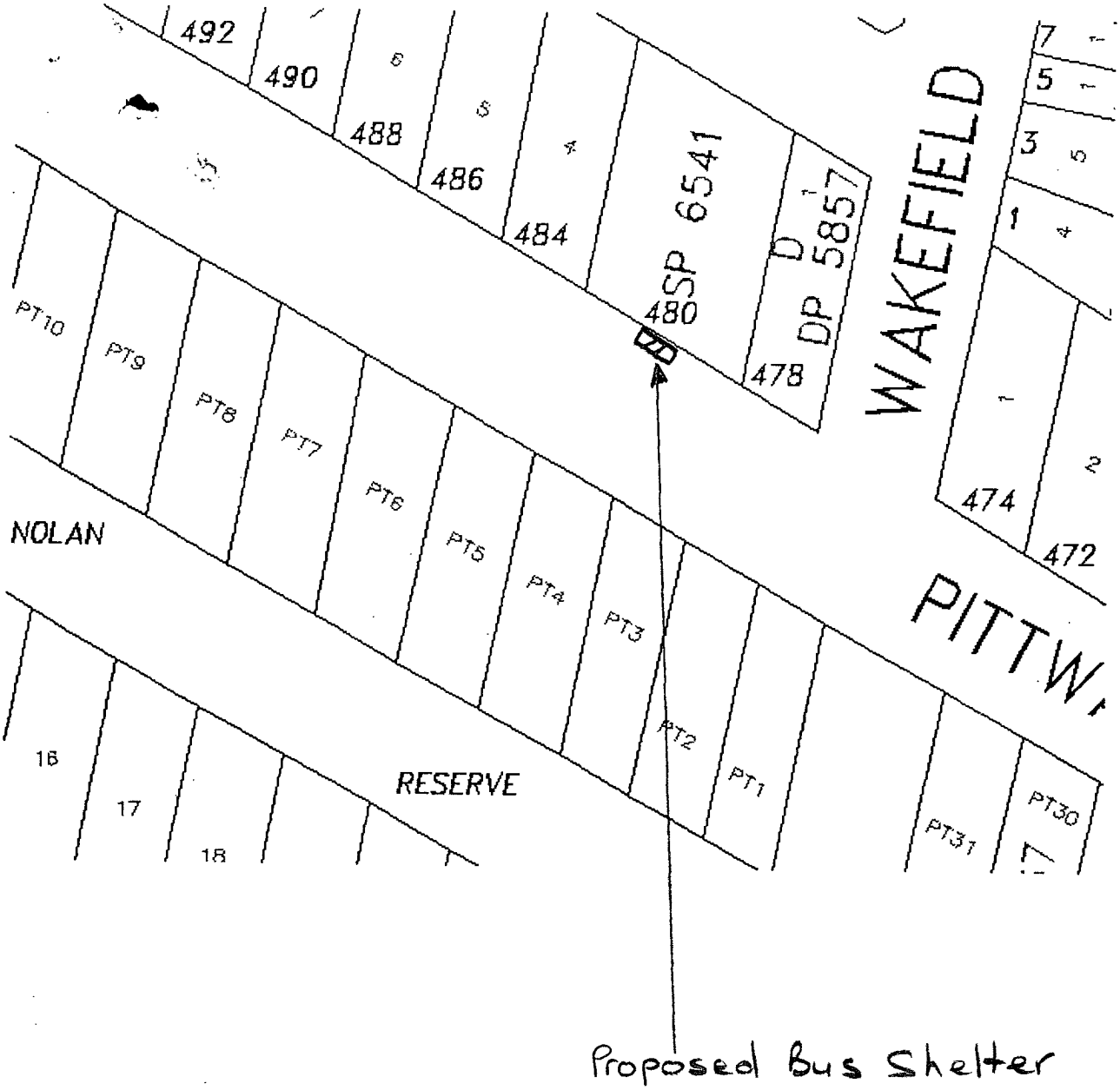


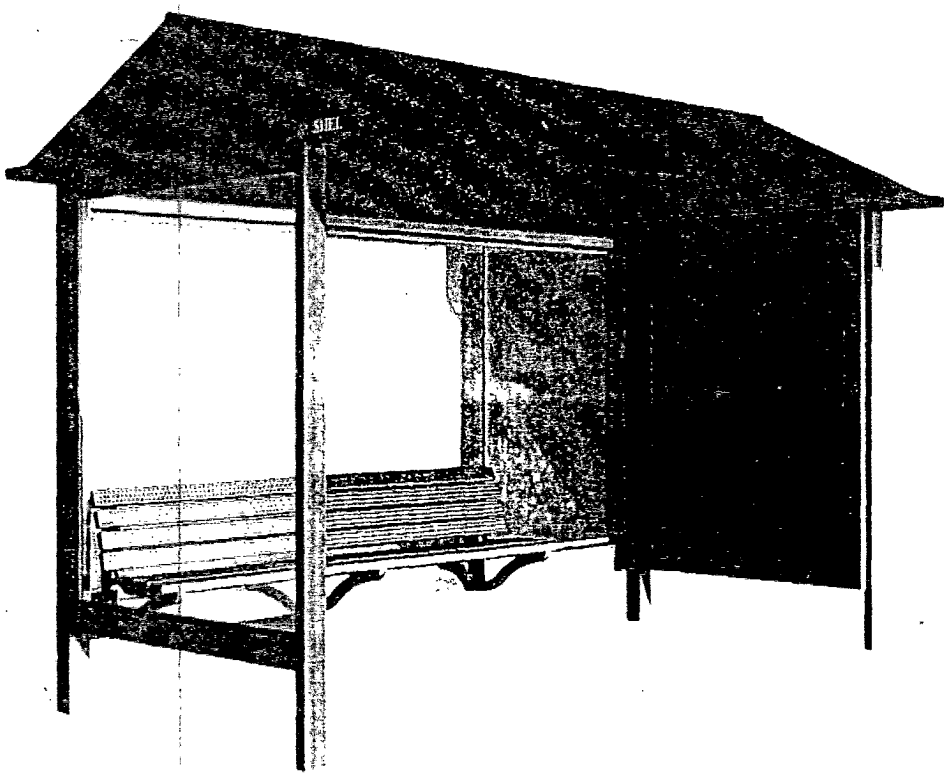
Scale: 1:50



WARRINGAH COUNCIL
THIS PLAN TO BE READ
IN CONJUNCTION WITH
CONSENT
NUMBER 3050 DA

SCHEDULE 1 : METROLITE® MARK II + FOOTINGS


492
490
488
486
484
480
478
SP 6541
DP 5857
WAKEFIELD
474
472
PT10
PT9
PT8
PT7
PT6
PT5
PT4
PT3
PT2
PT1
PT31
PT30
NOLAN
RESERVE
16
17
18
Proposed Bus Shelter


STEEL

I6 – Condamine St N/O Innes Rd E/S 2 of 2

DEVELOPMENT APPLICATION DETERMINATION

No: 3978DA
Lodged: 6 March 2000

Development Proposal

Bus shelter.

Site Description

Site No. 20550 – Outside 272 Condamine Street, Manly Vale

Applicant's Name and Address

Adshel Street Furniture Pty Ltd
3/3 Warrah Street
CHATSWOOD 2067

Owner's Name and Address

Warringah Council
Civic Centre
725 Pittwater Road
DEE WHY 2099

Recommendation (Consent)

That the application for Bus shelter at Site No. 20550 – Outside 272 Condamine Street, Manly Vale be approved subject to conditions as contained in the attached draft consent notice.

Instrument of Exercise of Delegated Authority (Consent by Officer under delegation)

The within application is DETERMINED in accordance with the recommendations set out above, including any additional conditions, pursuant to delegated authority granted by the General Manager on 11 August 1998.

(Signed) 13/4/00 (Date)

4431

FILE NO: PF1075/Bus-C

Warringah Council

Notice of Determination of Development Application

Development Application No: 3978DA

Development Application Details:

Applicant Name:	Adshel Street Furniture Pty Ltd
Applicant Address:	3/3 Warrah Street CHATSWOOD 2067
Land to be developed (Address):	Site No. 20550 – Outside 272 Condamine Street, Manly Vale
Proposed Development:	Bus shelter

Determination:

Made on (Date):	13 April 2000	*See note 1*
Determination:	Consent 3978DA granted subject to conditions described below	
Consent to operate from (Date):	13 April 2000	
Consent to lapse on (Date):	13 April 2005	
Details of Conditions (including Section 94 conditions):	*See note 2*	

The conditions which have been applied to the consent aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards and the Building Code of Australia.

NOTE:

If the works are to be certified by a private certifying authority, then it is the certifiers responsibility to ensure all outstanding fees and bonds have been paid to Council prior to the issue of the Construction Certificate or as otherwise specified by Consent conditions.

1. Development being generally in accordance with plans numbered Site No. 20550, submitted 16 March 2000 as modified by any conditions of this consent/approval. (C1)

2. At least 2 days prior to work commencing on site Council must be informed, by the submission of Form 7 of the Environmental Planning and Assessment Regulation 1998 of the name and details of the Principal Certifying Authority and the date construction work is proposed to commence. (C168)

3. Compliance with Building Code of Australia
   a. All building work must be carried out in accordance with the provisions of the Building Code of Australia.
   b. This clause does not apply to the extent to which an exemption is in force under Clause 80H or 80I, subject to the terms of any condition or requirement referred to in Clause 80H (6) or 80I (4). (C375)

4. Protection of Public Places
   a. If the work involved in the erection or demolition of a building:
      (i) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
      (ii) building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.
   b. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
   c. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
   d. Any such hoarding, fence or awning is to be removed when the work has been completed. (C381)

Right to Review by the Council

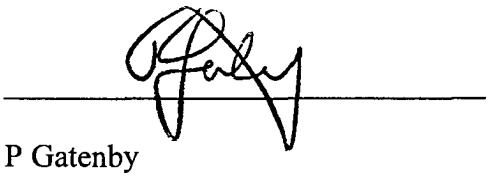
You may request the Council to review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979. Any request to review the application must be within 28 days after the date the determination shown on this notice. A fee of $500.00 will apply.

Right of Appeal

If you are dissatisifed with this decision Section 97* of the Environmental Planning & Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

* Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission or inquiry.

Signed on behalf of the consent authority

Signature 

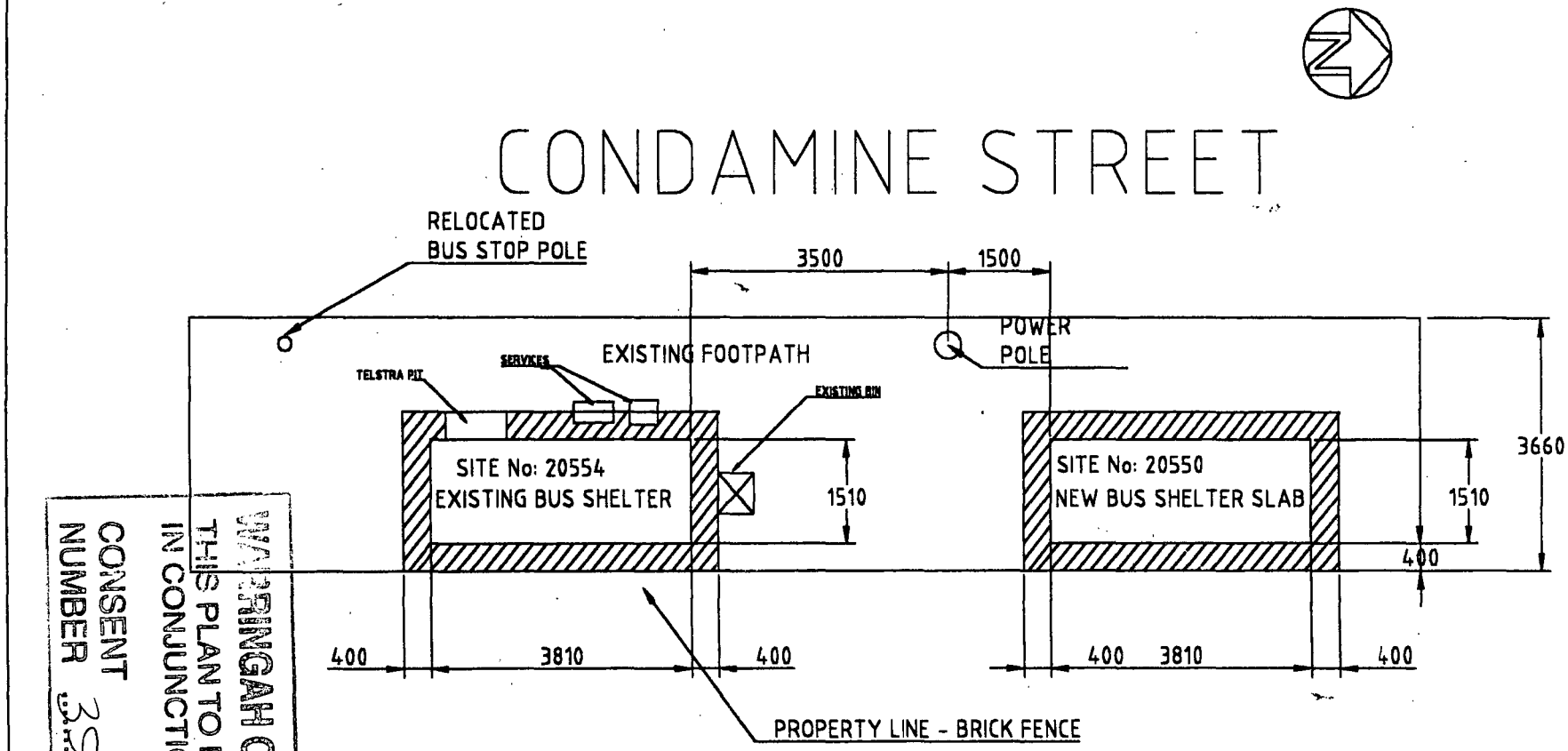
Name P Gatenby

Date 13 April 2000

Note 1 *Where the consent is subject to a condition that the consent is not to operate until the applicant satisfies a particular condition the date should not be endorsed until that condition has been satisfied.*

Note 2 *Clause 69A of the Regulation contains additional particulars to be included in a notice of determination where a condition under Section 94 of the Environmental Planning and Assessment Act 1979 has been imposed.*

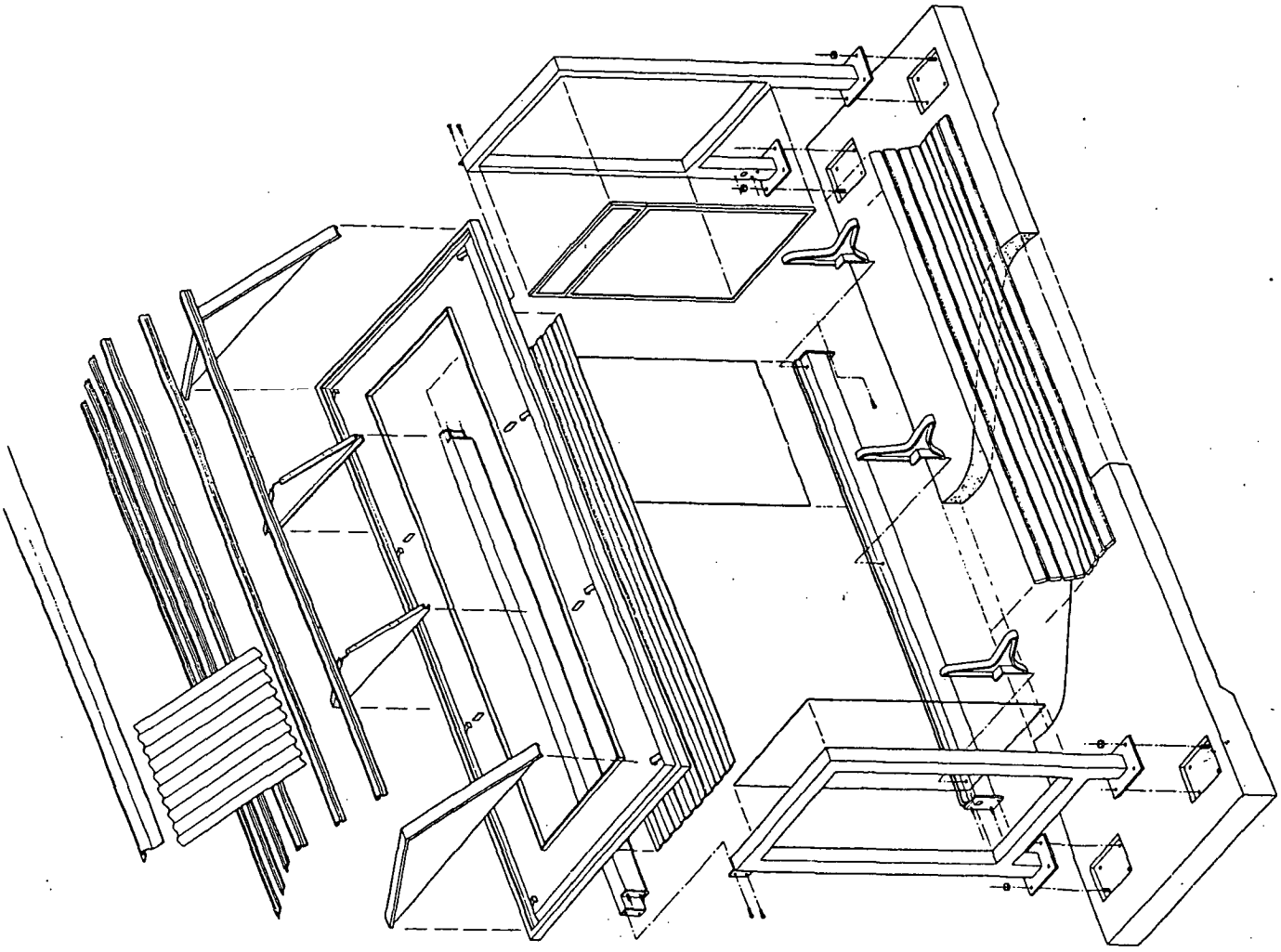
CONDAMINE STREET



WARRINGAH COUNCIL
THIS PLAN TO BE READ IN CONJUNCTION WITH CONSENT NUMBER 3978/A

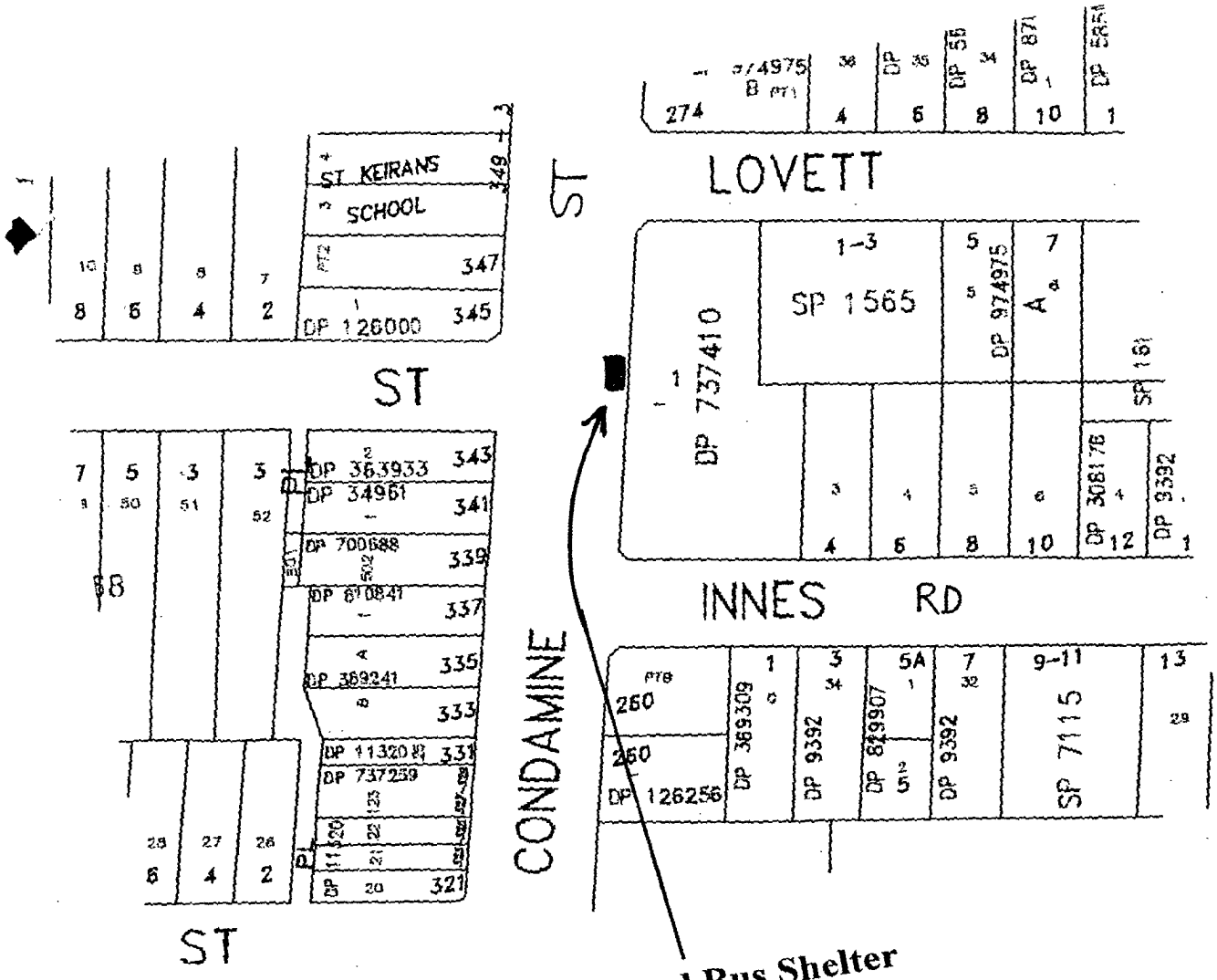
	WARRINGAH COUNCIL	PLAN No:
	BUS SHELTER LOCATILY PLAN CONDAMINE STREET	A4 WAR007

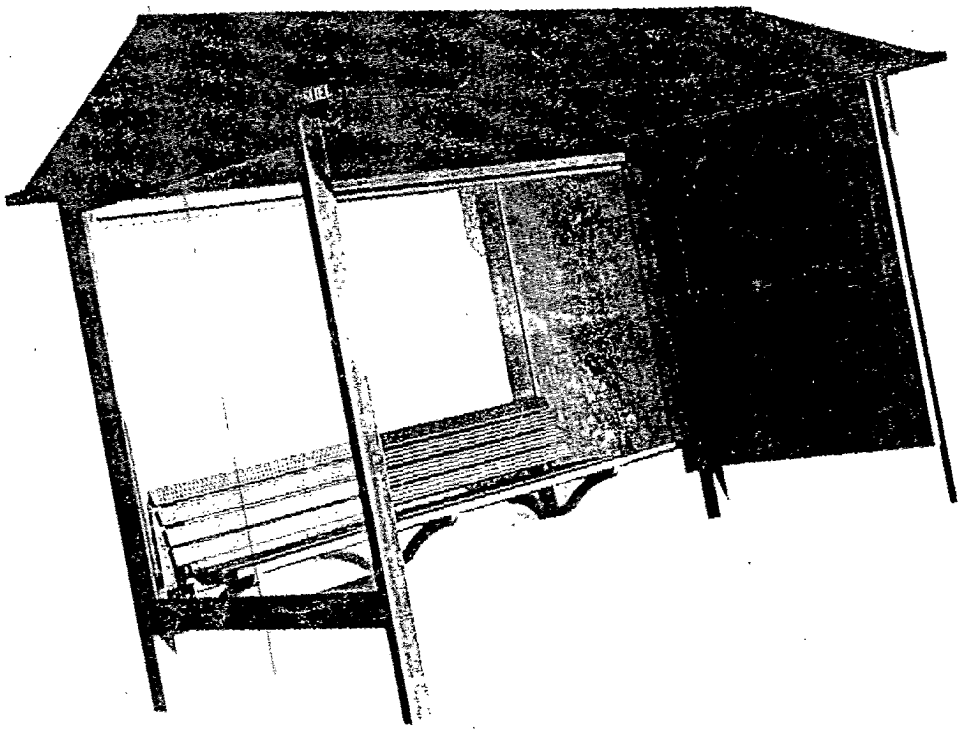
Site No. 20550



WARRINGAH COUNCIL
THIS PLAN TO BE READ
IN CONJUNCTION WITH
CONSENT
NUMBER 3978DA

SCHEDULE 1 : METROLITE® MARK IV + FOOTINGS


LOVETT
ST
ST KEIRANS SCHOOL
DP 126000
SP 1565
DP 737410
DP 974975
INNES RD
CONDAMINE
ST
DP 363933
DP 34961
DP 700688
DP 610841
DP 369241
DP 11320
DP 737259
DP 369309
DP 9392
DP 849907
DP 126256
SP 7115
Proposed Bus Shelter



CC

Warringah Council

PF1075/Bus-C/4431
Phil Gatenby
Phone 9942 2111

13 April 2000

Adshel Street Furniture Pty Ltd
3/3 Warrah Street
CHATSWOOD 2067

Construction Certificate

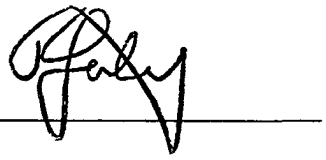
Certificate

I certify that the work if completed in accordance with the attached plans and specifications will comply with the requirements of Section 81A (5) of the *Environmental Planning and Assessment Act 1979* for the following premises:

Address of Property: Site No. 20550 – Outside 272 Condamine Street, Manly Vale

Construction Certificate No: 3978CC1

Date of Endorsement of Construction Certificate: 13 April 2000

Name of Authorised Officer: Phil Gatenby **Signature:** 

NOTE: Prior to commencement of work Sections 81A (2) (b) and (c), and/or 81A (4) (b) and (c) of the *Environmental Planning and Assessment Act 1979* must be satisfied.

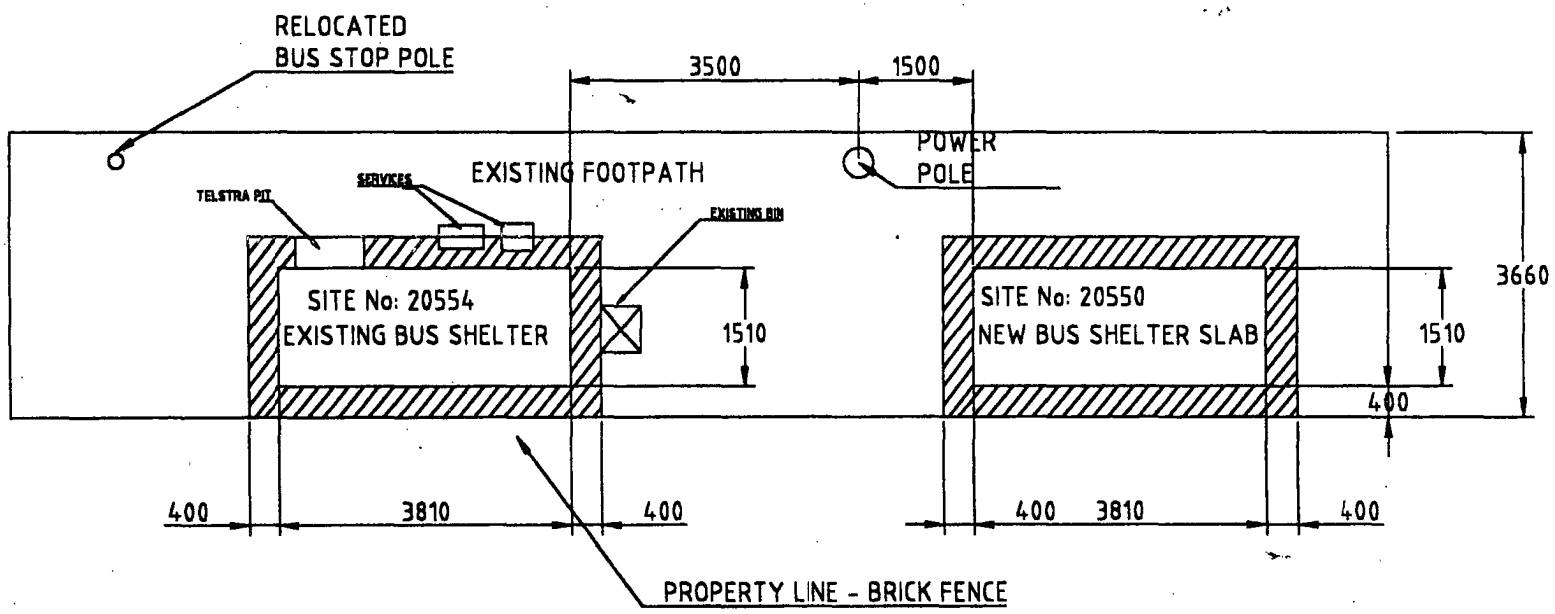
This means that a Notice of Commencement of Building or Subdivision work and Appointment of Principal Certifying Authority must be submitted to Council, giving Council at least 2 days' notice of intention to commence erection of the building. (See form 7).

Development Consent

Consent No: 3978DA

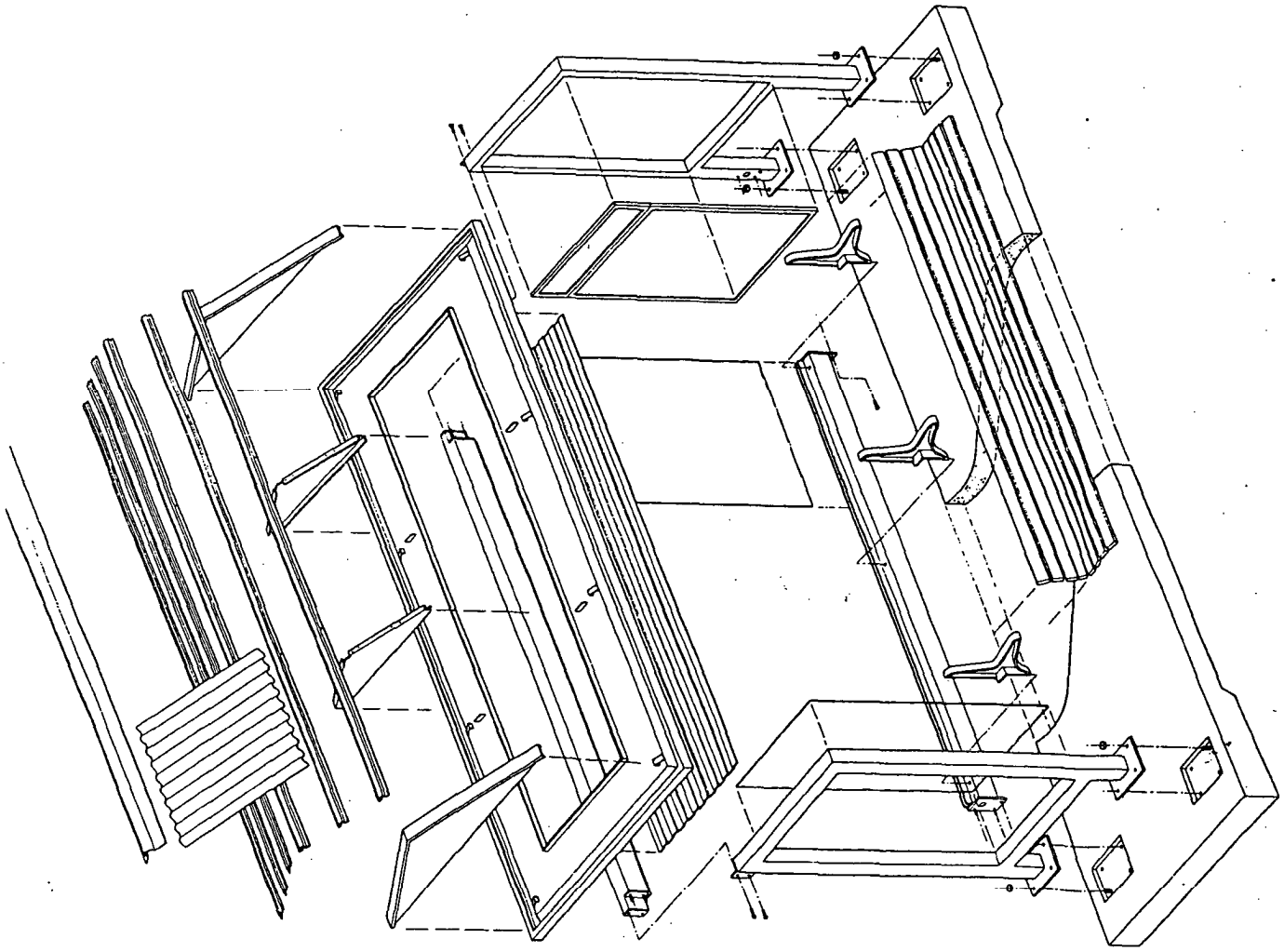
Date of Determination: 13 April 2000

Site No. 20550



WARRINGAH COUNCIL
THIS PLAN TO BE READ
IN CONJUNCTION WITH
Construction
Certificate No 39786CC1

	WARRINGAH COUNCIL	PLAN No:
	BUS SHELTER LOCATILY PLAN CONDAMINE STREET	A4 WAR007



WARRINGAH COUNCIL
THIS PLAN TO BE READ
IN CONJUNCTION WITH
Construction
Certificate No 3978CC1

SCHEDULE 1 : METROLITE® MACK IV + FOOTINGS

I7 – Condamine St N/O Innes Rd E/S 1 of 2

DEVELOPMENT APPLICATION DETERMINATION

No: 3047DA
Lodged: 22 October 1999

Development Proposal

Bus shelter.

Site Description

Site No. 20554 – Condamine Street, Manly Vale

Applicant's Name and Address

Adshel Street Furniture Pty Ltd
3/3 Warrah Street
CHATSWOOD 2067

Owner's Name and Address

Warringah Council
Civic Centre
725 Pittwater Road
DEE WHY 2099

Recommendation (Consent)

That the application for Bus shelter at Site No. 20554 – Condamine Street, Manly Vale be approved subject to conditions as contained in the attached draft consent notice.

Instrument of Exercise of Delegated Authority (Consent by Officer under delegation)

The within application is DETERMINED in accordance with the recommendations set out above, including any additional conditions, pursuant to delegated authority granted by the General Manager on 11 August 1998.

(Signed) 18/11/99 (Date)

LASU\NF\3323\2 ITEM FILE NO: PF 1075/Bus-C

Warringah Council

Notice of Determination of Development Application

Development Application No: 3047DA

Development Application Details:

Applicant Name:	Adshel Street Furniture Pty Ltd
Applicant Address:	3/3 Warrah Street CHATSWOOD 2067
Land to be developed (Address):	Site No. 20554 – Condamine Street, Manly Vale
Proposed Development:	Bus shelter

Determination:

Made on (Date):	18 November 1999 *See note 1*
Determination:	Consent 3047DA granted subject to conditions described below
Consent to operate from (Date):	18 November 1999
Consent to lapse on (Date):	18 November 2004
Details of Conditions (including Section 94 conditions):	*See note 2*

The conditions which have been applied to the consent aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards and the Building Code of Australia.

NOTE: If the works are to be certified by a private certifying authority, then it is the certifiers responsibility to ensure all outstanding fees and bonds have been paid to Council prior to the issue of the Construction Certificate or as otherwise specified by Consent conditions.

1. Development being generally in accordance with plans numbered Site No. 20554, submitted 22 October 1999 as modified by any conditions of this consent/approval. (C1)
2. At least 2 days prior to work commencing on site Council must be informed, by the submission of Form 7 of the Environmental Planning and Assessment Regulation 1998 of the name and details of the Principal Certifying Authority and the date construction work is proposed to commence. (C168)
3. Compliance with Building Code of Australia
   (1) All building work must be carried out in accordance with the provisions of the Building Code of Australia.
   (2) This clause does not apply to the extent to which an exemption is in force under Clause 80H or 80I, subject to the terms of any condition or requirement referred to in Clause 80H (6) or 80I (4). (C375)

4. Protection of Public Places
   (1) If the work involved in the erection or demolition of a building:
   (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
   (b) building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.
   (2) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
   (3) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
   (4) Any such hoarding, fence or awning is to be removed when the work has been completed. (C381)

Right to Review by the Council

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Right of Appeal

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Signed on behalf of the consent authority

Signature 

Name Norm Fletcher

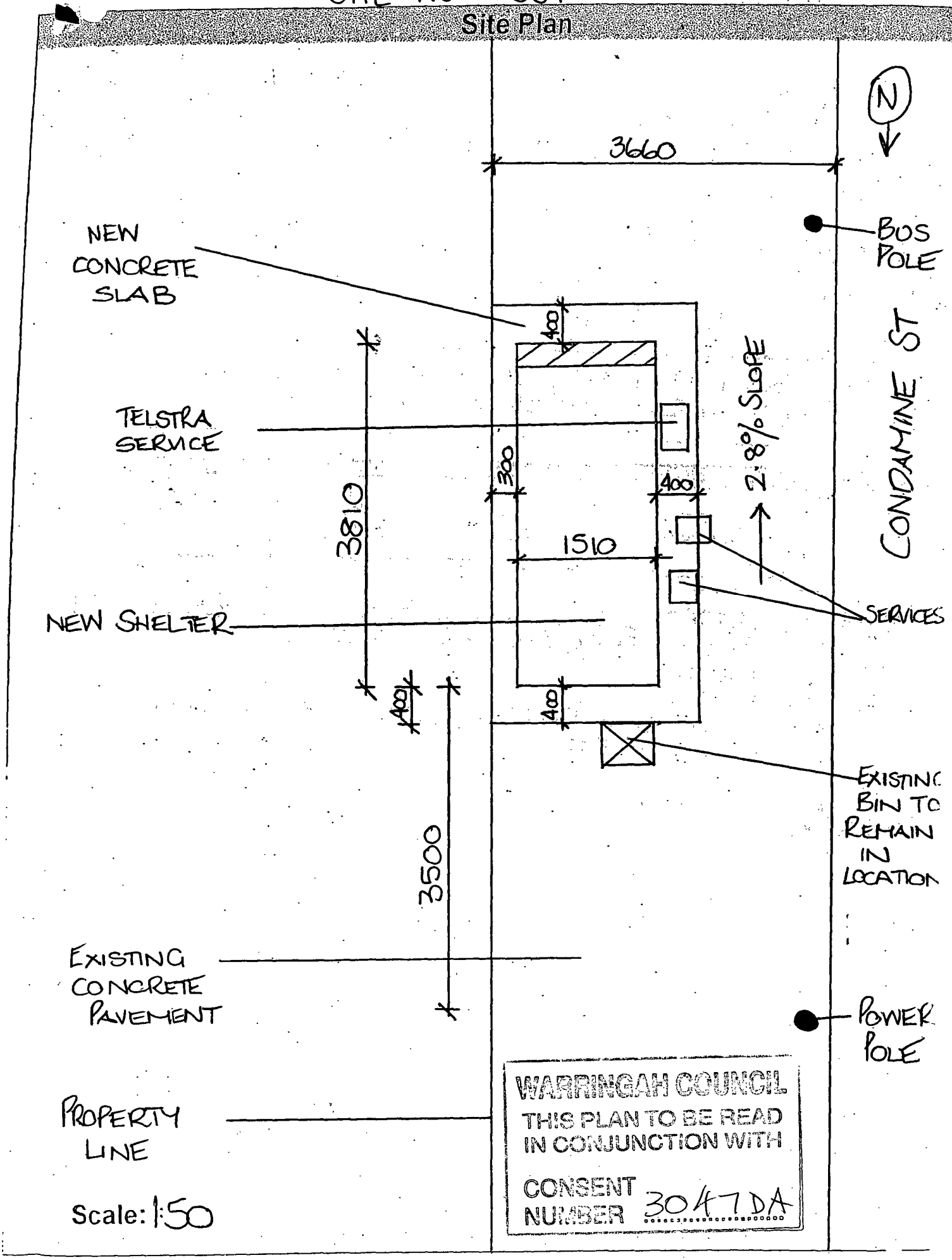
Date 18 November 1999

Note 1 *Where the consent is subject to a condition that the consent is not to operate until the applicant satisfies a particular condition the date should not be endorsed until that condition has been satisfied.*

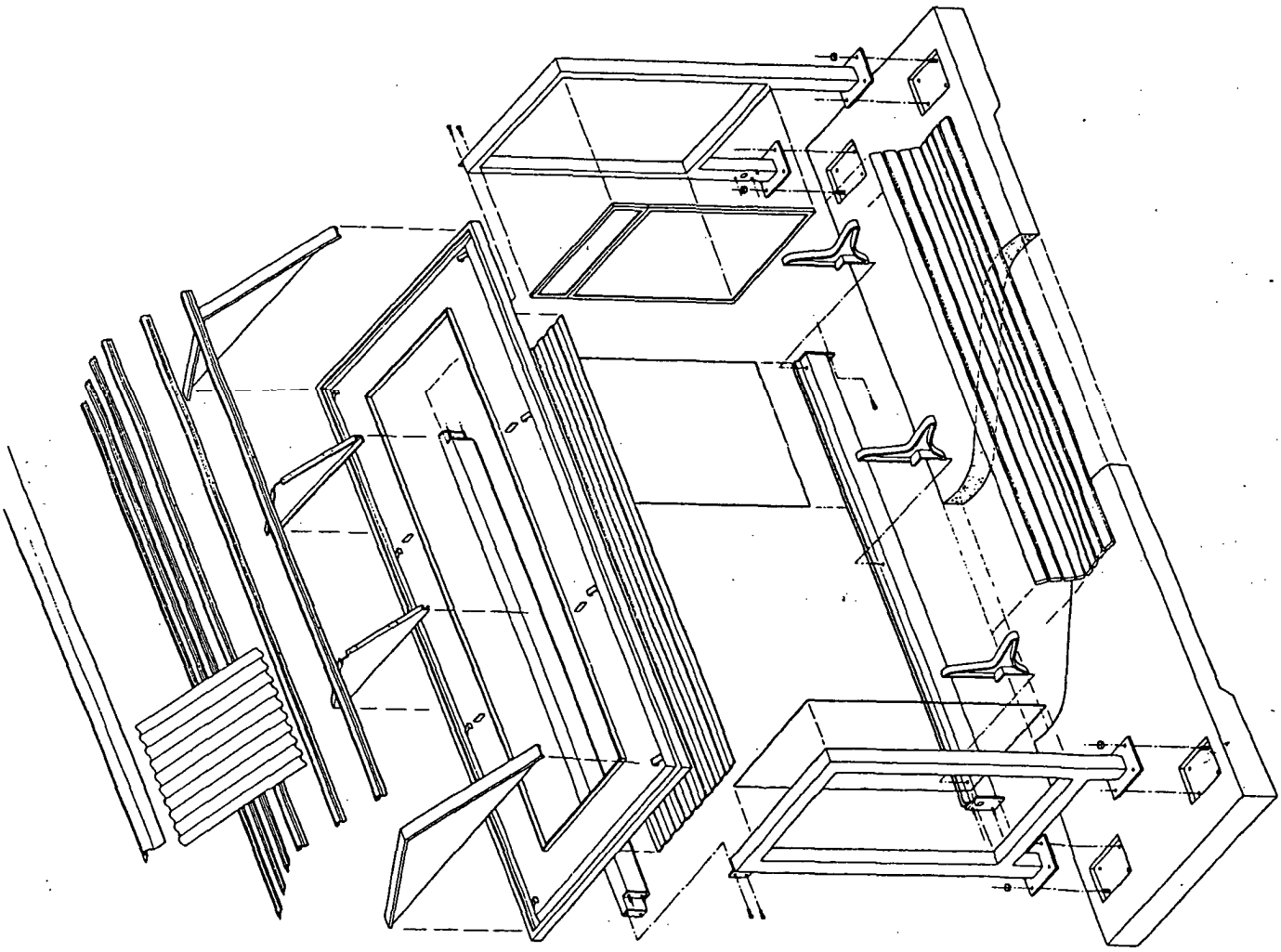
Note 2 *Clause 69A of the Regulation contains additional particulars to be included in a notice of determination where a condition under Section 94 of the Environmental Planning and Assessment Act 1979 has been imposed.*

SITE NO. 20554

Site Plan

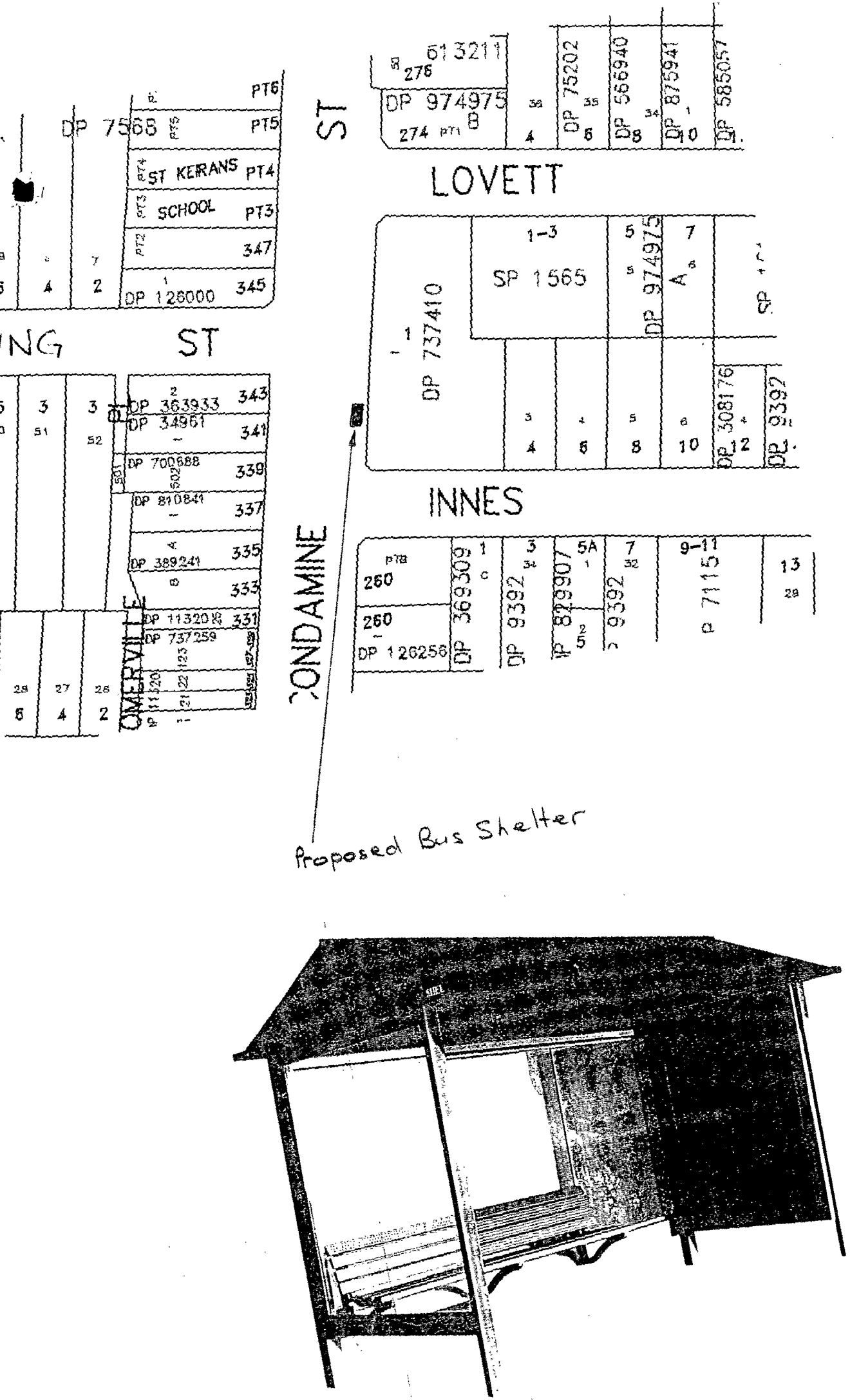


WARRINGAH COUNCIL
THIS PLAN TO BE READ IN CONJUNCTION WITH
CONSENT NUMBER 3047 DA



WARRINGAH COUNCIL
THIS PLAN TO BE READ
IN CONJUNCTION WITH
CONSENT
NUMBER 3047DA

SCHEDULE 1 : METROLITE © MARK IV + FOOTINGS


DP 7568
PT6
PT5
ST KIERANS
PT4
SCHOOL
PT3
347
DP 126000
345
ST
DP 974975
274
LOVETT
SP 1565
DP 737410
DP 974975
DP 75202
DP 566940
DP 875941
DP 585057
DP 308176
DP 9392
NG
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DP 363933
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DP 34961
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DP 700688
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DP 810841
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DP 389241
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DP 1132018
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DP 737259
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DP 126256
DP 369306
DP 9392
DP 879907
DP 9392
DP 71115
13
ONDAMINE
OMERVILLE
Proposed Bus Shelter