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Our ref: 20279.2.150

1 September 2021

The General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Dear Sir/Madam,

RE: Development Application for Replacement Signage at the Existing Caltex Service Station at 238 Condamine Street, Manly Vale NSW 2093

1 INTRODUCTION

SLR Consulting Australia Pty Ltd (SLR) have prepared this Statement of Environmental Effects (SEE) on behalf of Caltex Australia Petroleum Pty Ltd (Caltex) for the proposed replacement signage to reflect the Ampol rebranding at the existing Caltex service station at 238 Condamine Street, Manly Vale NSW 2093.

This Statement of Environmental Effects (SEE) describes the site, its environments, the proposed modification and an assessment of the proposal in terms of the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979). Refer to Architectural Plans prepared by Coates at Appendix A for full details.

This SEE, including attachments, provides an overall comment on the proposal.

1.1 BACKGROUND

Based on a search of Council's DA Tracker, the following development applications have been approved at the site:

Converted Fujitsu DA2000/3781 - Retail Image Upgrade (advertising) - Caltex Oil (australia) PTY Ltd (Submitted: 15/02/2000)

Converted Fujitsu BA5002/2955 - Add N (Submitted: 02/09/1993)

Converted Fujitsu BA5002/0914 - Add N (Submitted: 09/11/1992)

Converted Fujitsu BA5001/7061 - Add N (Submitted: 05/09/1991)

2 THE SITE AND SURROUNDS

The site is located on the corner of Condamine Street and Koorala Street within the Northern Beaches Local Government Area (LGA), within the former Warringah Local Government Area. It is legally described as Lot 23 in DP 819441, and is commonly known as 238 Condamine Street, Manly Vale NSW 2093. Access to the site is provided via one ingress driveway and a separate egress driveway from Condamine Street. Refer to Figures 1 and 2 for details of the site and its surrounds.



As of October 2nd 2020, **KDC has joined the SLR Consulting team**. To learn more about SLR, and the additional expertise that we can now provide our clients, [take a read here >](#)

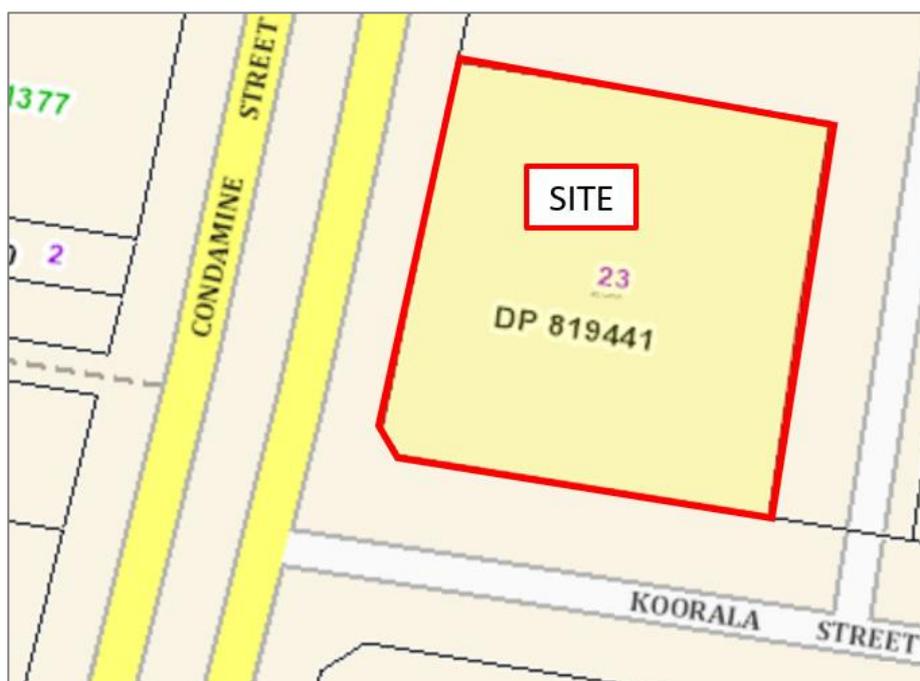
The site currently contains a Caltex service station (with automotive service centre), convenience store, and associated car parking. Surrounding land uses are predominately commercial in nature with residential housing located to the north and east.

Refer to the following photographs for the existing site and surrounding uses.

Figure 1 – Site Aerial (Source: Six Maps)



Figure 2 – Site Cadastre (Source: Six Maps)



Photograph 1 – View of Existing site from Condamine Street (Source: Google Maps Street View)



Photograph 2 – View of Existing site from Koorala Street (Source: Google Maps Street View)



3 PROPOSAL

The proposed development is for replacement signage at the existing Caltex service station to reflect the Ampol rebranding. The proposed replacement signage reflects the rebranding of Caltex service stations to Ampol service stations Australia wide.

The proposed works specifically involve:

- + Replacement Signage including;
 - Removal and replacement of Main ID Sign;
 - Removal and replacement of Fuel Price Board Sign;
 - Removal and replacement of Car Canopy Fascia Signage;
 - Removal and replacement of Service Centre Fascia Signage; and

- + Other minor works as identified on the plans at Appendix A.

No changes to the internal figuration or built form of the existing convenience store building are proposed. The proposal will not impact operational factors such as deliveries and waste management, operational hours and staffing. Additionally, the proposal will not alter existing access to the site.

Refer to the Architectural Plans at Appendix A for full details of the proposed works.

4 LEGISLATION AND PLANNING CONTROLS

The following legislation, Environmental Planning Instruments (EPI's) and Development Control Plan (DCP) are relevant to the proposed development and have been addressed below:

- + Environmental Planning and Assessment Act 1979;
- + Environmental Planning and Assessment Regulation 2000;
- + State Environmental Planning Policy (Infrastructure) 2007
- + State Environmental Planning Policy No 64 – Advertising and Signage;
- + Warringah Local Environmental Plan (LEP) 2011; and
- + Warringah Development Control Plan (DCP) 2011.

4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (EP&A ACT 1979)

The proposal is subject to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979). Section 4.15 of the EP&A Act 1979 provides criteria which a consent authority is to take into consideration, where relevant, when considering a DA. An assessment of the DA, in accordance with the relevant matters prescribed under Section 4.15 (1), is provided within this SEE.

4.1.1 SECTION 4.65 – DEFINITION OF “EXISTING USE”

(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 Division 4 of this Part, 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.

The site has been operating as an approved service station for numerous years. The proposed development will not change the existing use of the site. The use commenced before the commence date of the current LEP. All signage is ancillary to the use of the site as a service station.

4.1.2 SECTION 4.66 – CONTINUANCE OF AND LIMITATION ON EXISTING USE

Section 4.66 (3) provides that an existing use is to be presumed, unless the contrary is established, to be abandoned if it ceases to be actually so used for a continuous period of 12 months, in which case the continuation of the use is not permitted.

The use of the site for the purposes of a service station is known to have continued for since approval, with no cessation of the use for a period of 12 months or more within that period. All signage is ancillary to the use of the site as a service station.

4.1.3 SECTION 4.67 REGULATIONS RESPECTING EXISTING USE

(1) The regulations may make provision for or with respect to existing use and, in particular, for or with respect to:

(a) the carrying out of alterations or extensions to or the rebuilding of a building or work being used for an existing use, and

(b) the change of an existing use to another use, and

(c) the enlargement or expansion or intensification of an existing use.

(2) The provisions (in this section referred to as the incorporated provisions) of any regulations in force for the purposes of subsection (1) are taken to be incorporated in every environmental planning instrument.

(3) An environmental planning instrument may, in accordance with this Act, contain provisions extending, expanding or supplementing the incorporated provisions, but any provisions (other than incorporated provisions) in such an instrument that, but for this subsection, would derogate or have the effect of derogating from the incorporated provisions have no force or effect while the incorporated provisions remain in force.

The proposal is for replacement signage at the existing service station, as referenced in Section 3 above. The proposed replacement is minor in nature and considered ancillary development to the primary service station use.

The incorporated provisions, contained within the Regulations 2000, are addressed in Section 4.2 of this SEE.

4.2 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

4.2.1 CLAUSE 41 – CERTAIN DEVELOPMENT ALLOWED

(1) An existing use may, subject to this Division:

(a) be enlarged, expanded or intensified, or

(b) be altered or extended, or

(c) be rebuilt, or

(d) be changed to another use, but only if that other use is a use that may be carried out with or without development consent under the Act, or

(e) if it is a commercial use-be changed to another commercial use (including a commercial use that would otherwise be prohibited under the Act), or

(f) if it is a light industrial use-be changed to another light industrial use or a commercial use (including a light industrial use or commercial use that would otherwise be prohibited under the Act)

The current application proposes the replacement of existing signage at the site; no change to the overall built form is proposed.

4.2.2 CLAUSE 43 - DEVELOPMENT CONSENT REQUIRED FOR ALTERATION OR EXTENSION OF BUILDINGS AND WORKS

(1) Development consent is required for any alteration or extension of a building or work used for an existing use.

(2) The alteration or extension:

(a) must be for the existing use of the building or work and for no other use, and

(b) must be erected or carried out only on the land on which the building or work was erected or carried out immediately before the relevant date.

The proposed replacement signage will continue to be ancillary to the service station use.

4.2.3 LAND AND ENVIRONMENT COURT PLANNING PRINCIPLE: EXISTING USE RIGHTS MERIT ASSESSMENT

The proposal is assessed against the four questions that usually arise in the assessment of existing use rights developments, below:

1) How do the bulk and scale (as expressed by height, floor space ratio and setbacks) of the proposal relate to what is permissible on surrounding sites? (Principle 1)

"While planning controls, such as height, floor space ratio and setbacks do not apply to sites with existing use rights; they have relevance to the assessment of applications on such sites. This is because the controls apply to surrounding sites and indicate the kind of development that can be expected if and when surrounding sites are redeveloped. The relationship of new development to its existing and likely future context is a matter to be considered in all planning assessment."

Response: The proposal consists of replacement signage and as such will not change the scale, setback, bulk or height of the site. The proposal will not change the approved height and floor space ratio on site. The proposed works simply aim to reflect the rebranding of the site from Caltex to Ampol. The proposal therefore satisfies this question.

2) What is the relevance of the building in which the existing use [sic] takes place? (Principle 2)

"Where the change of use is proposed within an existing building, the bulk and scale of that building are likely to be deemed acceptable, even if the building is out of scale with its surroundings, because it already exists. However, where the existing building is proposed for demolition, while its bulk is clearly an important consideration, there is no automatic entitlement to another building of the same floor space ratio, height or parking provision."

Response: As described above, there is no change to the building floor area or envelope, and the proposal also does not trigger the requirement for additional parking. The proposal therefore satisfies this question.

3) What are the impacts on adjoining land? (Principle 3)

"The impact on adjoining land should be assessed for all development. It is true that where, for example, a development control plan requires three hours of sunlight to be maintained in adjoining rear yards, the numerical control does not apply. However, the overshadowing impact on adjoining rear yards should be reasonable."

Response: The proposal involves replacement signage, which will not have a significant impact on adjoining land. Given the existing screening and attenuation measures, coupled with the design and scale of the existing building; the proposed replacement signage will not have an unreasonable impact on neighbours. The proposed signage will have an illumination intensity similar to the existing signage, so as to not impact on adjoining land. The proposal therefore satisfies this question.

4) What is the internal amenity? (Principle 4)

"Internal amenity must be assessed as it is assessed for all development. Again, numerical requirements for sunlight access or private open space do not apply, but these and other aspects must be judged acceptable as a matter of good planning and design. None of the legal principles discussed above suggests that development on sites with existing use rights have lower amenity than development generally."

Response: The proposed replacement of signage will uphold amenity and functionality within the site and for the adjoining lands. The proposal continues to represent good design, and therefore satisfies this question.

The proposed replacement signage at the existing service station is therefore consistent with the test established in the Land and Environment Court for merit assessment of existing uses.

4.3 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) aims to facilitate the efficient delivery of Infrastructure across the State. The relevant clauses of the Infrastructure SEPP are set out below.

Clause 45 - Determination of development application – other development

(1) This clause applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following:

- (a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,*
- (b) development carried out:*
 - (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
 - (ii) immediately adjacent to an electricity substation, or*
 - (iii) within 5m of an exposed overhead electricity power line,*

Clause 45 requires the consent authority to give written notice to the electricity supply authority in certain circumstances, as well as give consideration to any response received within 21 days. The works are located adjacent to exposed overhead power lines, however due to the minor nature of the signage replacement works it is not considered that referral to the electricity supply authority is required.

Clause 101 – Development with frontage to a classified road

The site has a frontage to Condamine Street, which is a classified road, and accordingly Clause 101 applies to the proposal.

This clause states:

(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:

(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and

(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:

(i) the design of the vehicular access to the land, or

(ii) the emission of smoke or dust from the development, or

(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and

(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

The proposed development is for replacement signage, which replaces existing signage of the same proportions. Therefore, no additional impacts will be caused to Forest Way and the safety, efficiency and ongoing operation of the classified road will not be impacted by the proposed development.

4.4 STATE ENVIRONMENTAL PLANNING POLICY NO 64 – ADVERTISING AND SIGNAGE

As stated in Section 3, approval is sought for replacement signage in an order to reflect the nation-wide rebranding from Caltex to Ampol service stations. The signs will relate only to the use within the tenancy and feature business identification content.

It is considered that the signage scheme proposed is consistent with the requirements outlined within SEPP 64 as detailed below.

Clause 8 of SEPP 64 states the following:

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

(a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and

(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1."

The assessment criteria in Schedule 1 of the SEPP relates to matters for consideration such as character of the area; amenity of residential areas; views and vistas; streetscape, setting and landscape; site and building compatibility; illumination; and safety.

A detailed assessment of the proposal against the provisions of SEPP 64 is provided in Appendix C attached to this SEE. Overall, the proposed signage meets the applicable criteria of SEPP 64 and is consistent with the aims of this SEPP.

4.5 WARRINGAH LOCAL ENVIRONMENTAL PLAN (LEP) 2011

The site is subject to the provisions of the Warringah Local Environmental Plan 2011 (LEP). The site is zoned R3 Medium Density Residential under the LEP 2011 (Refer to Figure 3).

Figure 3 – Land Zoning Map Extract from Warringah LEP 2011 (LZN_008)



Zone R3 Medium Density Residential

1 Objectives of zone

- 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.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship;

Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture; Veterinary hospitals

4 Prohibited

Pond-based aquaculture; Any other development not specified in item 2 or 3

While a service station is not permissible with consent in the R3 Medium Density Residential Zone, the proposed works are inclusive of replacement signage at the existing service station and rely on existing use rights as detailed above.

Clause 4.3 Height of Buildings

The site has a maximum height of buildings of 11 metres. The proposed alterations will not increase the existing height of the service station building or ancillary structures on site.

Clause 4.4 Floor Space ratio

There is no maximum floor space ratio applying to the site. The proposal alterations to signage will not impact upon the sites existing FSR.

4.6 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The Warringah Development Control Plan 2011 (DCP 2011) applies to all land within the former Warringah LGA within Northern Beaches LGA. The following sections are specifically relevant to the proposal:

- + Part D – Design
 - D23 Signs

An assessment of the relevant development controls has been carried out and a table of compliance can be located at Appendix B of this SEE.

5 ASSESSMENT OF PLANNING ISSUES

The following is an assessment of the environmental effects of the proposed alterations to signage as described in the preceding sections of this SEE. The assessment considers only those matters under Section 4.15(1) of the EP&A Act 1979 that are relevant to the proposal.

5.1 VISUAL IMPACT

The proposed replacement signage has been designed to integrate with the existing building features and results in an overall simple and uncluttered external appearance. The proposed signage will not detract from surrounding development but will complement the surrounding area. Additionally, the signage will utilise high quality materials that are sympathetic to the existing building and built form of the area.

The proposal includes illumination elements which will be at appropriate LUX levels, generally consistent with other illuminated signs within the area. The signage will be illuminated at a maximum rate of 335 > 344 cd/m². Illumination will comply with both Section 3 (Advertisements and Road safety) of the NSW Department of Planning and Environment Transport Corridor Outdoor Advertising and Signage Guidelines (November 2017) and AS 4282—1997, Control of the obtrusive effects of outdoor lighting. As such, illuminated signs are not expected to distract pedestrians, motorist or road users on Condamine Street.

The proposal will provide high quality signage that will contribute to the aesthetics of the streetscape. The proposed signage is not expected to result in any adverse visual or amenity impacts. Further details outlining compliance with the Warringah DCP is provided in Appendix B of this SEE.

5.2 WASTE MANAGEMENT

Demolition/construction waste shall be appropriately managed on site and recycled where possible in accordance with sustainability principles, as detailed in the Waste Management Plan provided in Appendix D. Operational waste management will remain unchanged by the proposal.

6 CONCLUSION

The proposed replacement signage at the existing service station at 238 Condamine Street, Manly Vale NSW 2093 will upgrade the site while appropriately reflecting the rebranding of the service station from Caltex to Ampol. The proposal is minor in nature and not considered likely to create any adverse impacts in terms of light spill or illumination, visual obtrusiveness to pedestrians or passing traffic, or impacts to the visual character of the area.

As discussed above, the proposed development is generally consistent and compliant with the aims and objectives of all relevant legislation, planning instruments and controls. Although a service station is prohibited within the R3 Medium Density Residential zone, the proposed works involve only replacement signage at the existing and approved Service Station.

Given the merit of the proposal and the absence of any significant adverse impacts, the application is considered to be in the public interest and worthy of Council's support. Should you have any questions please do not hesitate to contact the undersigned.

Yours sincerely



Theo Klok

Town Planner

SLR Consulting Australia Pty Ltd

Appendices:

Appendix A – Architectural Plans

Appendix B – DCP Compliance Table

Appendix C – SEPP 64 Schedule 1 Assessment Criteria

Appendix D – Waste Management Plan

APPENDIX A – ARCHITECTURAL PLANS

Coates

APPENDIX B – DCP COMPLIANCE TABLE

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Warringah DCP 2011 COMPLIANCE TABLE

Control	Requirement	Comment	Compliance
Part D – Design			
D23 Signs			
Requirements	<ol style="list-style-type: none"> 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. Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed. 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. 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). Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices. Signs are not to emit excessive glare or cause excessive reflection. 	<p>The proposed signage will only replace the existing signage on site. The scale and propitious of the signage will match existing. The replacement signage will not adversely impact the existing streetscape.</p> <p>As above, the replacement signage will be of the same scale and architectural character of existing signage.</p> <p>N/A, the site is not a heritage item nor is it in a heritage conservation area.</p> <p>The proposed size and shape of the signage will be appropriate for the area and will not obscure views or create a hazard for vehicles or pedestrians.</p> <p>The proposed signage will not confuse or reduce effectiveness of traffic control devices.</p> <p>The illumination levels of the signage will be appropriate for the area. The levels will match the existing signage illumination on site.</p>	<p>Y</p> <p>Y</p> <p>N/A</p> <p>Y</p> <p>Y</p> <p>Y</p>

	<p>7. Signs should not obscure or compromise important views.</p> <p>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.</p> <p>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.</p> <p>10. No more than one sign is to be located above the awning level for business uses.</p> <p>11. Tenancy boards and the like are encouraged to be in the form of consolidated signs.</p>	<p>The signage will not obscure or compromise views.</p> <p>N/A.</p> <p>N/A</p> <p>Noted, compliant.</p> <p>N/A</p>	<p>Y</p> <p>N/A</p> <p>N/A</p> <p>Y</p> <p>N/A</p>
Awning fascia sign (attached to the fascia or return end of an awning)	Shall not project above, below or beyond the fascia or return end of the awning to which it is attached.	The proposed fascia signage marginally projects above the fascia to which it is attached. This is as signage comes pre-cut and is difficult to customise. Regardless, signage will not be illuminated and will therefore create minimal visual effects.	Y
Pole or pylon sign (erected on a pole or pylon independent of any building or other structure)	Shall not be less than 2.6 metres above ground level;	The proposed pylon sign has a height of 6m. Compliant.	Y
	Shall not exceed 6 metres in height above the existing natural ground level;	The Pylon Sign is 6m, compliant.	Y

	<p>Must have a maximum area of no more than 4sqm on any single face;</p> <p>Shall not project beyond the boundary of the premises; and</p> <p>No more than one pole/pylon sign per site is permitted.</p>	<p>Whilst the proposed pylon sign exceeds this limit with the Ampol logo, however this is similar to the Caltex panel on the existing signage.</p> <p>The proposed pylon sign does not project beyond the boundary of the site.</p> <p>Compliant, One pylon sign is proposed</p>	<p>N-justified</p> <p>Y</p> <p>Y</p>
Service station (signs associated with)	<p>Emblem and price signs must not be greater than 6 metres in height as measured from ground level;</p> <p>The total area of all signage on the property must not exceed 1sqm per 3 metres of the primary road frontage;</p> <p>All signs must be wholly contained within the allotment;</p> <p>Awning / canopy fascia signs must contain trade name details and corporate identification only;</p> <p>Subsidiary signs must be of a number, size and style that are compatible with the size of the operation as determined by Council; and</p> <p>Illuminated and floodlit signs may only operate during approved trading hours.</p>	<p>The proposed signage will replace the previously approved signage on site. The signs will be of the same scale and proportions of the existing signage.</p> <p>As above, the signage will only replace existing signage on site. The signage will all be within the allotment.</p> <p>The proposed canopy signage will only display the trade name and logo.</p> <p>N/A, no subsidiary signs are proposed.</p> <p>The proposed illuminated signage will only operate during business hours.</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>
Discouraged/inappropriate signs	<p>The following signs are not considered appropriate and are discouraged:</p>		

	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - 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 	<p>The proposal includes the replacement of an existing pylon sign. The size and shape of the signage replaces existing signage of larger proportions, and is suitable for the site and area. The signage is for the purpose of business identification and is considered necessary for the existing use of the site being a service station.</p> <p>The proposed illumination for the pylon sign is appropriate for the area and will not exceed the LUX levels of the existing signage on site.</p>	<p>Y</p> <p>N-Justified</p>
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APPENDIX C – SEPP 64 SCHEDULE 1 ASSESSMENT CRITERIA

SLR Consulting Australia Pty Ltd

Assessment Criteria		Comment	Compliance
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?	Yes, the proposed signage, being replacement signage, continues to be compatible with the existing and desired future character of the area.	Y
	Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	No. There is no apparent advertising theme within the area.	N/A
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?	No, the proposed signs have been designed, scaled and located to complement the visual quality of the surroundings and not have a significant negative impact on the amenity of the location.	Y
3) Views and vistas	Does the proposal obscure or compromise important views?	The proposed signage does not obscure or compromise important views.	Y
	Does the proposal dominate the skyline and reduce the quality of vistas?	The signage will not dominate the skyline or reduce the quality of vistas.	Y
	Does the proposal respect the viewing rights of other advertisers?	The proposed signage does not obscure any advertising.	Y
4) Streetscape, setting or landscape	Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale of the replacement signage is proportionate to the building and existing on-site signage. It remains set back from the streetscape and appropriate for the surrounding streetscape.	Y
	Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage will continue to contribute to the visual interest of the site in context of its surroundings.	Y
	Does the proposal reduce clutter by rationalizing and simplifying existing advertising?	The proposal remains consistent with the existing signage, which maintains a consolidated approach to signage on the site.	Y
	Does the proposal screen unsightliness?	The proposal does not screen unsightliness.	N/A
	Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No, proposed signage is attached to the existing building/structures and does not extend beyond the built form.	Y

	Does the proposal require ongoing vegetation management?	No.	N/A
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 has been designed to continue to be compatible with the existing built form and site characteristics.	Y
	Does the proposal respect important features of the site or building, or both?	The proposed signage does not detract in any way from important features of the building or site.	Y
	Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage has been designed to be simple and uncluttered and complement the existing building and other structures on site.	Y
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 contains internally illuminated lighting elements, however these will be concealed.	Y
7) Illumination	Would illumination result in unacceptable glare?	No, the proposed signs will not result in excessive glare.	Y
	Would illumination affect safety for pedestrians, vehicles or aircraft?	No, the proposed signage will not be of a LUX level to affect the safety for pedestrians, vehicles or aircraft.	Y
	Would illumination detract from the amenity of any residence or other form of accommodation?	The proposed signage will not be of a LUX level to detract from the amenity of surrounding residences.	Y
	Can the intensity of the illumination be adjusted, if necessary?	The brightness of the signs will be able to be adjusted if necessary.	Y
	Is the illumination subject to a curfew?	The signs will operate during the operating hours of the service station and convenience store.	Y
8) Safety	Would the proposal reduce the safety for any public road?	The signage will not affect road safety.	Y
	Would the proposal reduce the safety for pedestrians or cyclists?	No, the sign will not reduce the safety for pedestrians or cyclists.	Y
	Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	No, sightlines are not affected by the proposal.	Y



APPENDIX D – WASTE MANAGEMENT PLAN

SLR Consulting Australia Pty Ltd