

DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number:	DA2012/0882
Responsible Officer	Luke Perry
Land to be developed (Address):	Lot 1 DP 706230 , 932 Pittwater Road DEE WHY NSW 2099
Proposed Development:	Signage
Zoning:	LEP - Land zoned R3 Medium Density Residential LEP - Land identified in Schedule 1 Additional Permitted Uses. Refer to attached extract of WLEP2011
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Warringah Council
Land and Environment Court Action:	No
Owner:	Dee Why RSL Club Ltd
Applicant:	Dee Why RSL Club Ltd
Application lodged:	31/07/2012
Application Type	Local
State Reporting Category	Other
Notified:	06/08/2012 to 21/08/2012
Advertised	Not Advertised in accordance with A.7 of WDCP
Estimated Cost of Works:	\$ 30,000

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

There are no assessment issues.

RECOMMENDATION

Approval

SITE DESCRIPTION

Property Description:	Lot 1 DP 706230 , 932 Pittwater Road DEE WHY NSW 2099
Approximate Site Area:	1 Ha
Detailed Site Description:	The site is legally known as Lot 1 in DP 706230, 932 Pittwater Road, or more commonly known as "Dee Why RSL Club". The site is located on the eastern side of Pittwater Road in Dee Why. Dee Why RSL Club, AMF Bowling and Laser Skirmish currently occupy the site.

Map:



SITE HISTORY

DA2002/0734

External Signage - Identify Dee WHY RSL Club ,the AMF Bowling Centre & Advertise Events 15/8/02 Approved at Du; 26/8/02 Review Approved at Council Meeting 10/12/2002

Address: **932 Pittwater Road DEE WHY NSW 2099**

Lodged: 27/05/2002 (by Delegated Authority)

DA2001/0394

Demolition of Greenkeeper Sheds ,bowling Greens-Construction Northern Extension-Indoor Bowling and Carpark for Dee WHY RSL Club *masterplan and Stage 1 Refurbishment * Plan Box Available

Lodged: 04/04/2001 (**Council Approved** : by Council)

DA1999/2678

Illuminated Logo and Sign - Dee WHY RSL

Lodged: 07/09/1999 (**Council Approved** : by Council)

DA1999/2474

Illuminated Signs - Dee WHY RSL Sub-Branch - Jackson E W Trustee

Lodged: 09/08/1999 (**Council Approved** : by Council)

DA2009/0822

Alterations and Additions - Outdoor Gaming Terrace and internal changes

Lodged: 30/06/2009 (**Delegated Approval** : 18/09/2009 by Delegated Authority)

DA2011/1335

Alterations and Additions - Demolition works and alterations and additions to a registered Club (Dee Why RSL) including an application to amend the Masterplan for the Dee Why RSL Club

Lodged: 14/10/2011 (**General Manager Approval** : 29/03/2012 by Delegated Authority)

PROPOSED DEVELOPMENT IN DETAIL

The proposal seeks approval for signage at 932 Pittwater Road, Dee Why or commonly known as Dee Why Returned Servicemen's Club.

Specifically the works include the addition of **six (6)** signs located in **four (4)** areas across the facade fronting Pittwater Road. The signs include:

- **Sign 1** - A steel plate (6.25m X 0.65m) with individual letters laser cut out of plate and fixed to a green wall behind bearing the motif "Dee Why RSL Club" located south of the main entrance.
- **Sign 2** - A steel plate "Dee Why RSL Club" individual letters 400mm in height and 60mm in depth with back lighting proud of the steel plate (Located on the parapet cladding at the northern end of the site).
- **Sign 2** - "AMF BOWLING" aluminium sign cabinets (2.6m X 1.5m) back-lit illuminated (Located on the parapet cladding at the northern end of the site).
- **Sign 2** - "M9 LASER SKIRMISH" aluminium sign cabinets (2.6m X 1.5m) backlit illuminated (Located on the parapet cladding at the northern end of the site).
- **Sign 3** - Graphic film (2.335m x 1.8m) applied to existing black glass facade referencing areas of the Dee Why RSL Club (Located at the southern stairwell entrance)
- **Sign 4** - Stainless steel black plate with internal lighting "Dee Why RSL Club" entry sign (4.15m in height and varying in width from 200mm to 500mm) at the southern most stair well entrance

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)(iia) – Provisions of any	None applicable.

Section 79C 'Matters for Consideration'	Comments
planning agreement	
Section 79C (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<p><u>Division 8A</u> 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.</p> <p><u>Clause 50(1A)</u> 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.</p> <p><u>Clauses 54 and 109</u> 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.</p> <p><u>Clause 92</u> 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.</p> <p><u>Clauses 93 and/or 94</u> 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.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition of consent.</p> <p><u>Clause 98</u> 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.</p> <p><u>Clause 143A</u> 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.</p>
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	<p>(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.</p> <p>(ii) The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) The proposed development will not have a</p>

Section 79C 'Matters for Consideration'	Comments
	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

External Referral Body	Comments
NSW Roads and Maritime Services - (SEPP 64 signage)	The proposal has been referred to Roads and Maritime Services who raise no objections subject to conditions included in the consent.

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 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 signs are consistent with that of existing building identification signs. The signs provide replacement and new signage for the uses currently occupied on site.	YES
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The surrounding area is characterised by a mix of residential accommodation with sporadically located business premises. The site is located on the edge Dee Why Town Centre. Building identification signs are commonly located within the surrounding area.	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 proposal does not 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.	YES
3. Views and vistas Does the proposal obscure or compromise important views?	The proposal does not obscure or compromise important views.	YES
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signage is located on the walls or parapet on the western building elevation of the existing building. The proposed signage is consistent with that of surrounding business premises and are of a size that does not dominate the skyline or reduce the quality of vistas.	YES
Does the proposal respect the viewing rights of other advertisers?	The proposal respects the viewing rights of other advertisers and is compliant with the applicable WDCP 2011 controls.	YES
4. Streetscape, setting or landscape Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed signage is consistent with the proportion and form of signage located in the surrounding Dee Why town centre area.	YES
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage contributes to the Pittwater streetscape and form of signage located within the surrounding area.	YES

Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal utilises the walls and parapet of the existing building. The proposed type and size of signage is consistent with that of buildings in the vicinity of the site.	YES
Does the proposal screen unsightliness?	The proposal does not screen unsightliness.	NO
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposal does not protrude above buildings, structures or tree canopies in the area or locality.	NO
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 proposal is compatible with the scale, proportion and other characteristics of the site or building.	YES
Does the proposal respect important features of the site or building, or both?	The proposal respects the important features of the building including the facade fronting Pittwater Road.	YES
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed wall sign and parapet wall signs of the building are used as areas for building identification. The signs are a mix of individual letters proud of steel plates and back-lit aluminium sign cabinets. The proposed signage is consistent with that of surrounding business uses.	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 aluminium signs (1,2 and 4) are proposed to be illuminated within a light-box.	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 proposal is located within close proximity of an existing business/commercial hub and Dee Why Town Centre. The proposal is consistent with that of other surrounding signage structures. The site is located on Pittwater Road which is a classified road. The proposed illuminated signs are consistent with that of existing signs and replace existing illuminated signs located on site and will not result in any significant additional illumination on site. Glare is controlled by reflectors and diffusers. The proposed signage will not result in unacceptable glare, affect safety for pedestrians, vehicles or aircraft, detract from the amenity of any residential or other forms of accommodation.	NO
Can the intensity of the illumination be adjusted, if necessary?	The illumination of the cabinet signs will remain at a constant illumination that will not result in any	NO

	unacceptable or adverse impacts.	
Is the illumination subject to a curfew?	The illumination of the signage is not subject to a curfew.	NO
8. Safety Would the proposal reduce the safety for any public road, pedestrians or bicyclists?	The proposed signage is of a size, illumination and sited accordingly as to not reduce the safety for any public road, pedestrians or bicyclists.	NO
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	As the proposed signage is located on the walls, parapet of the existing building the proposal will not reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas.	NO

Accordingly, the proposed signage is considered or is not considered to be of a scale and design suitable for the locality. The proposal is therefore deemed to be consistent or inconsistent with the provision of the SEPP and its underlying objectives.

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

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes

Warringah Development Control Plan

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D23 Signs	Yes	Yes

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

The proposal will not significantly effect threatened species, populations or ecological communities, or their habitats.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

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 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 DA2012/0882 for Signage on land at Lot 1 DP 706230, 932 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 Plan and Elevation	19/07/2012	ALTIS Architecture

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 and Maritime Services	Response Roads and Maritime Services Referral	21 September 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)

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

5. 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. (DACPLC02)

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

6. 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 zone, 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


Luke Perry, Development Assessment Officer

The application is determined under the delegated authority of:


Phil Lane, Acting Development Assessment Manager















ATTACHMENT A

Notification Plan	Title	Date
 2012/295741	Plan Notification	01/08/2012

ATTACHMENT B

Notification Document	Title	Date
 2012/299890	Notification Map	06/08/2012

ATTACHMENT C

Reference Number	Document	Date
 2012/295303	DA Acknowledgement Letter - Dee Why RSL Club Ltd	31/07/2012
 2012/295308	invoice for ram applications - Dee Why RSL Club Ltd	31/07/2012
 2012/295739	Report Statement of Environmental Effects	01/08/2012
 2012/295741	Plan Notification	01/08/2012
 2012/295742	Plan Survey	01/08/2012
 2012/295744	Applicant Details	01/08/2012
 2012/295745	Development application form	01/08/2012
 2012/298564	File Cover	03/08/2012
 2012/298587	Roads Traffic Authority referral (SEPP 64 Signage)	03/08/2012
 2012/299886	Notification Letters - 130	06/08/2012
 2012/299890	Notification Map	06/08/2012
 2012/338905	RMS referral response - 932 Pittwater Road Dee Why - SYD12/00971	21/09/2012