

12 April 2024

Attention: General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

SLR Project No.: 640.031146.00001

RE: Statement of Environmental Effects
Internal Works, External Works and Signage Co-Location Works
15A and 17 The Corso, Manly NSW 2095

1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) acts on behalf of its client the Westpac Group Property (Westpac) in preparing this Statement of Environmental Effects (SEE) in support of a Development Application (DA) to Northern Beaches Council (Council) for internal partition works, external façade works, and signage works to facilitate the co-location of Westpac and St George Bank operations at 15A and 17 The Corso, Manly NSW 2095.

This Report, including attachments, provides overall comment on the proposal. It describes the site, its environs, the proposed development and provides 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).

It should be noted that all other works, including removal of furniture and loose items, and any additional internal make good works to the proposed co-location of the St George and Westpac Bank operations are considered exempt and complying development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

These internal alterations are excluded from the scope of this development application.

2.0 Site and Surrounds

The site is generally referred to as 15A and 17 The Corso, Manly NSW 2095, and legally identified as Lot B of DP373583 and Lot 1 of DP64558. The site is located within the Northern Beaches Local Government Area (LGA) and features a primary frontage to The Corso (**Photo 1**).

Development surrounding the site is predominately commercial, including a variety of retail shops, restaurants, and cafes. The site is located on The Corso, which features an important public pedestrian space that contributes to the unique qualities of the Manly area. There are several recreational areas in the vicinity of the site, including Gilbert Park, which is located approximately 100m west of the site, and Manly Oval, located approximately 200m north-west of the site. Manly Wharf is located approximately 200m south of the site, which assists in providing access to the surrounding residential and commercial areas.

Figure 1 and **Figure 2** depict the site and its immediate surrounds.

Photo 1 View of 15A and 17 The Corso, Manly (Source: Google Maps Streetview, dated November 2020)



Figure 1 Site Aerial (Source: Nearmap, dated 12 March 2024)



Figure 2 Site Cadastral (Source: SIX Maps)



3.0 Proposal

The proposed development pertains to the removal and replacement of external signage and decals, in addition to minor external works and internal partition works associated with the co-location of St George and Westpac banks. Specifically, the proposed works include:

- Replacement co-branded illuminated fascia signage;
- Replacement co-branded illuminated top hamper signage;
- Replacement co-branded illuminated under-awning sign
- Installation of new 55" digital screen inside shopfront;
- New co-location tile finish to walls including ATM surround;
- Minor external make good works;
- Construction of new internal layout including new internal walls, partitions and doors; and
- Other minor make good works as depicted within the Architectural Plans within **Appendix A**.

Excerpts of the assessable works are provided in **Figure 3** and **4**.



Figure 3 Proposed Shopfront Elevation (Source: Architectural Plans)

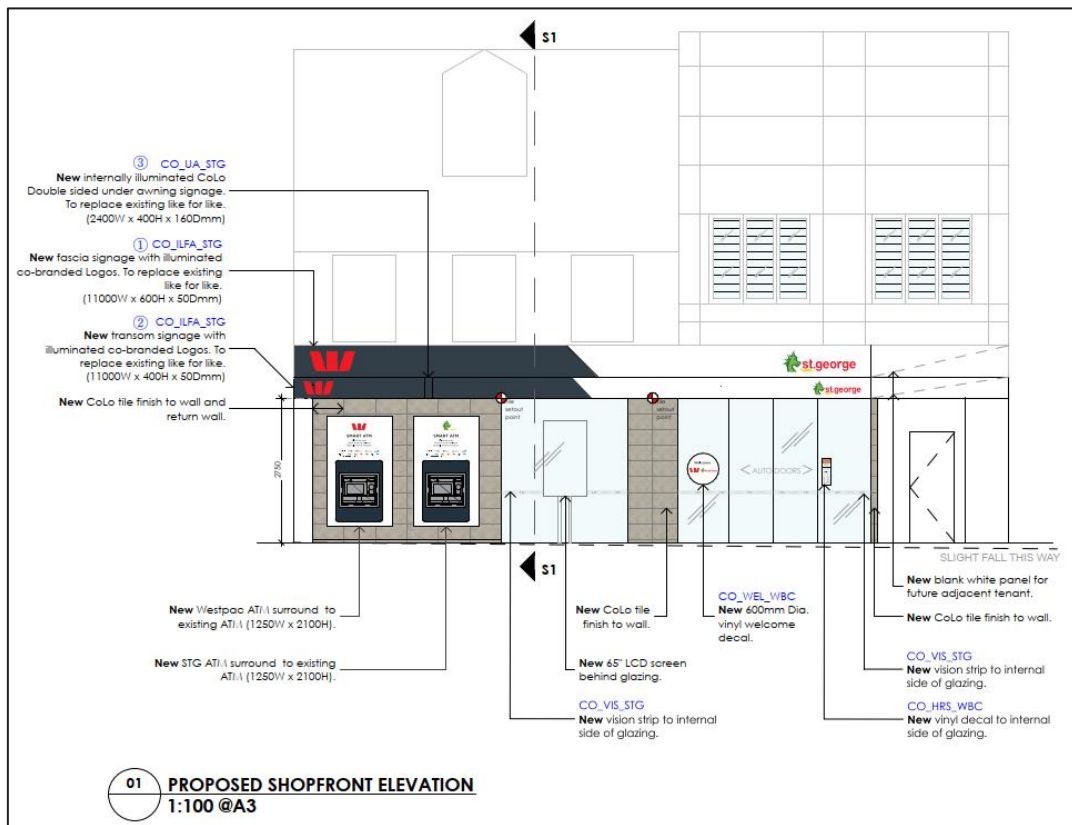
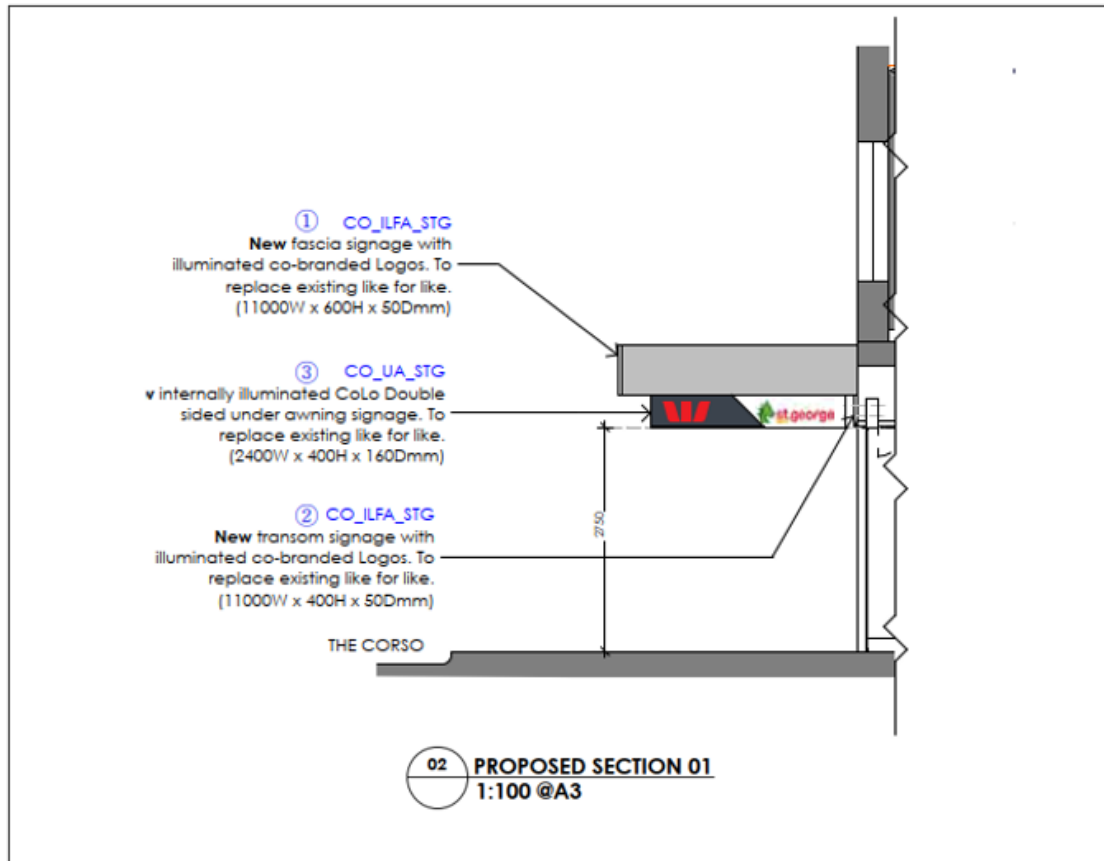


Figure 4 Proposed Under-Awning Sign Elevation (Source: Architectural Plans)



4.0 Relevant Legislation and Planning Controls

The following legislation, Environmental Planning Instruments (EPI) and Development Control Plan (DCP) are relevant to the proposed development:

- *Environmental Planning and Assessment Act 1979*;
- *Manly Local Environmental Plan 2013 (LEP)*; and
- *Manly Development Control Plan 2013 (DCP)*.

4.1 Environmental Planning and Assessment Act 1979

The proposal is subject to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Section 4.15 of the EP&A Act provides criteria which a consent authority is to take into consideration, where relevant, when considering a DA.

4.2 State and Environmental Planning Policy (Industry and Employment) 2021

The State Environmental Planning Policy (Industry and Employment) 2021 defines assessment criteria for the proposed signage in Chapter 3.

Clause 3.6 of the Industry and Employment SEPP 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 5.

The matters set out within Clause 3(1)(a) are discussed within **Table 1**.

Table 1 Industry and Employment SEPP – Clause 3(1)(a) Assessment

Matter	Comment
(a) to ensure that signage (including advertising)—	
(i) is compatible with the desired amenity and visual character of an area, and	The proposed signage to support the Westpac & St George Bank operation has been designed to align with the existing signage theme of The Corso.
(ii) provides effective communication in suitable locations, and	The signage provides only business identification in appropriate locations.
(iii) is of high quality design and finish.	All proposed signs are of a high-quality design and finish.

It is considered that the proposed signage scheme satisfies the relevant criteria outlined within the Industry and Employment SEPP. A detailed assessment of the proposal against the Schedule 5 Assessment Criteria is provided in **Appendix B** with further discussion of visual impacts provided in **Section 5.1** of this SEE.

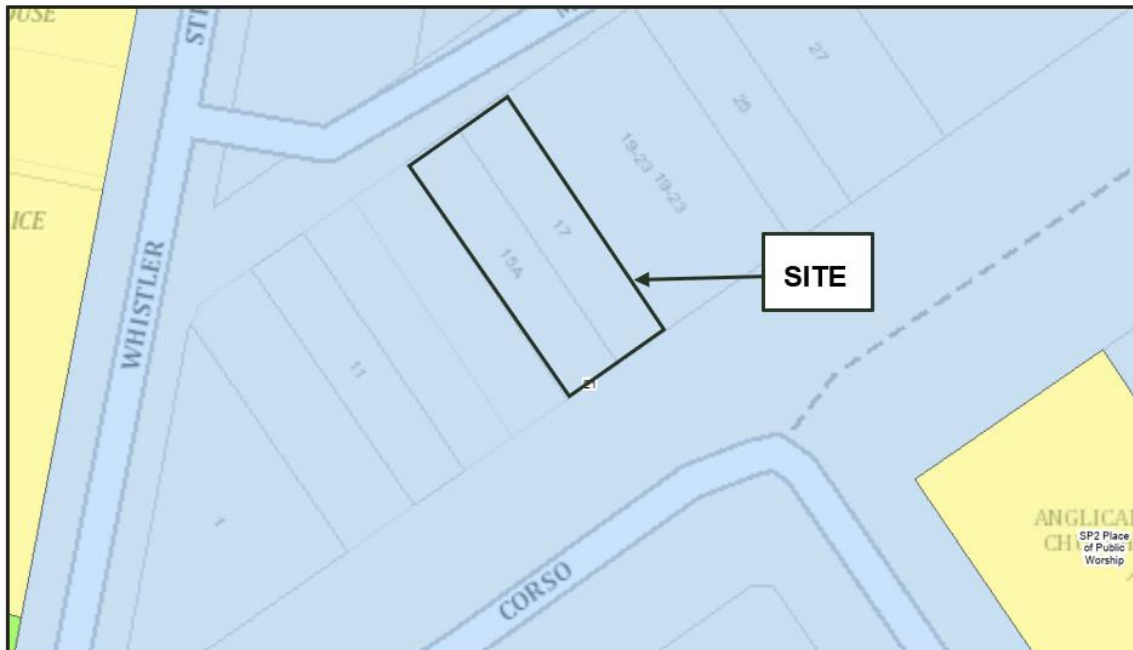


4.3 Manly Local Environmental Plan 2013

4.3.1 Permissibility and Land Zoning

Pursuant to the *Manly Local Environmental Plan 2013* (LEP), the site is zoned E1 Local Centre – refer to **Figure 5**.

Figure 5 Land Zoning Extract (Source: NSW Spatial Viewer)



Zone E1 Local Centre

1 Objectives of zone

- *To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.*
- *To encourage investment in local commercial development that generates employment opportunities and economic growth.*
- *To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure amenity for the people who live in the local centre in relation to noise, odour, delivery of materials and use of machinery.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.*

2 Permitted without consent

Home-based child care; Home business; Home occupations

3 Permitted with consent



Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Creative industries; Early education and care facilities; Electricity generating works; Entertainment facilities; Environmental protection works; Flood mitigation works; Function centres; Group homes; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Waste or resource transfer stations

4 Prohibited

Any development not specified in item 2 or 3

The proposed works do not change the use of the site as a *commercial premises*. Moreover, the proposed works are consistent with the zone objectives of E1 Local Centre by investing in local commercial development and contributing to a diverse and active street frontage.

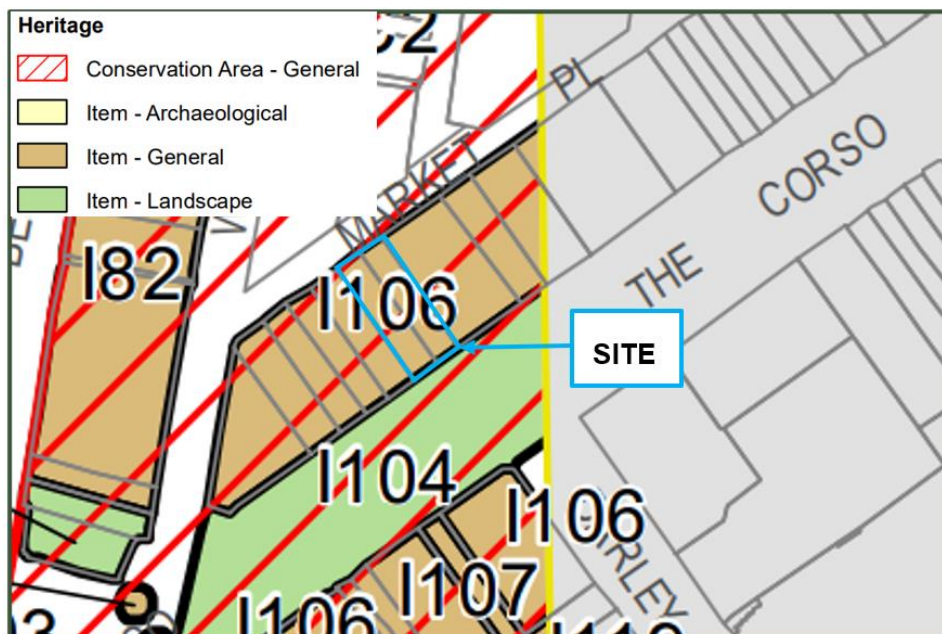
4.3.2 Applicable and Relevant Clauses

Clause 5.10 Heritage conservation

The objectives of this Clause are to conserve the environmental heritage of Manly, in addition to conserving the heritage significance of heritage items, heritage conservation areas, archaeological sites, and Aboriginal objects and places of heritage significance.

The site is identified within the LEP 2013 as a heritage item of local significance, identified as *I106 – Group of commercial buildings*. Additionally, the site is located within heritage conservation area *C2 – Town Centre Conservation Area* (refer to **Figure 6**).

Figure 6 Heritage Map Extract (Source: HER_003)



Overall, the proposed works are considered minor and do not significantly alter the presentation of the building to the street front. Therefore, there will be no negligible impact on the heritage significance of heritage item *I106 – Group of commercial buildings* or heritage conservation area *C2 – Town Centre Conservation Area*.



Clause 6.9 Foreshore scenic protection area

- (1) *The objective of this clause is to protect visual aesthetic amenity and views to and from Sydney Harbour, the Pacific Ocean and the foreshore in Manly.*
- (2) *This clause applies to land that is shown as “Foreshore Scenic Protection Area” on the Foreshore Scenic Protection Area Map.*
- (3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered the following matters—*
 - (a) *impacts that are of detriment to the visual amenity of harbour or coastal foreshore, including overshadowing of the foreshore and any loss of views from a public place to the foreshore,*
 - (b) *measures to protect and improve scenic qualities of the coastline,*
 - (c) *suitability of development given its type, location and design and its relationship with and impact on the foreshore,*
 - (d) *measures to reduce the potential for conflict between land-based and water-based coastal activities.*

The proposed development is located within the foreshore scenic protection area, and is considered consistent with Clause 6.9 where applicable, as the works are minimal and will not affect the scenic qualities of the coastline.

Clause 6.11 Active street frontages

- (1) *The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone E1.*
- (2) *This clause applies to land identified as “Active street frontages” on the Active Street Frontages Map.*
- (3) *Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.*
- (4) *Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following—*
 - (a) *entrances and lobbies (including as part of mixed use development),*
 - (b) *access for fire services,*
 - (c) *vehicular access.*
- (5) *In this clause, a building has an active street frontage if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.*

The site is located within an active street frontage area, and the proposed development is considered consistent with Clause 6.11 where applicable. The works will not alter the current use, which will continue to operate as a ground floor business premises facing the street.

4.4 Manly Development Control Plan 2013

The Manly Development Control Plan 2013 (DCP) provides detailed guidelines for the design and assessment of development applications to supplement the Manly LEP. The relevant sections of the DCP in relation to the site and proposal are identified below.

- *Part 3 – General Principles of Development*



- 3.1 Streetscapes and Townscapes
- 3.2 Heritage Conservation
- 3.8 Waste Management
- Part 4 – Development Controls and Development Types
 - 4.4.3 Signage
- Part 5 – Special Character Areas and Sites
 - 5.1 – Manly Town Centre and Surrounds

As above, the built form of the building is not altered by the assessable works. Nonetheless, the proposal is wholly compliant with the applicable controls of the DCP, as demonstrated at **Appendix B**.

5.0 Assessment of Planning Issues

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

5.1 Visual Impact

The proposed signage, external, and internal works will have negligible impact on the visual amenity of the site and surrounding area considering the existing built environment, commercial character, and visual qualities of The Corso and the Manly Town Centre area.

Overall, the proposed works are not expected to result in any significant adverse visual or amenity impacts.

5.2 Noise Impact

It is expected that the noise generated during the construction phase will not adversely affect nearby businesses given the minor scale, timeframe, and intensity of the works. Use of equipment during construction will be managed in accordance with the relevant NSW Construction Noise Guidelines.

5.3 Heritage Impact

The proposed works are minimal and include the removal and replacement of existing signage at the site, minor external works and the construction of a new internal layout. The built form and heritage features of the building will remain intact and the proposed make good works will ensure the integrity of the building façade is maintained.

5.4 Waste Management

The proposal will generate minimal waste as part of the removal works. A Waste Management Plan (WMP) has been prepared at **Appendix C**.



6.0 Conclusion

The proposed signage works, external works, and construction of a new internal layout relating to the co-location of Westpac and St George Banks at 15A and 17 The Corso, Manly NSW 2095 are considered minor in nature and are anticipated to enhance the amenity of the area.

Overall, the proposal comprises minimal social and environmental impact on Manly and the Northern Beaches LGA as a whole. The proposal is consistent with the relevant controls of both the Manly LEP 2013 and the Manly DCP 2013.

Through the proposal's merits and the absence of any significant adverse environmental impacts, this DA is considered to be in the public interest and recommended for Council's support subject to standard conditions of consent.

We thank you for the opportunity to lodge this application and look forward to timely development consent. If you have any queries with any of the above, please do not hesitate to contact the undersigned.

Kind regards,

SLR Consulting Australia



David Cant

Project Consultant – Planning
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Appendices

Appendix A – *Architectural Plans*

Appendix B – *Compliance Tables*

Appendix C – *Waste Management Plan*



APPENDIX A – ARCHITECTURAL PLANS



APPENDIX B – COMPLIANCE TABLES**Table 2 Manly Development Control Plan 2013 Compliance Assessment**

Control	Requirement	Comment	Compliance
Part 3 – General Principles of Development			
3.1 Streetscapes and Townscapes			
3.1.3 Townscape (Local and Neighbourhood Centres)	<p>3.1.3.1 Design Principles</p> <p><u>Design Details</u></p> <p>c) Design details of proposed developments must complement adjacent building in the locality with particular reference to:</p> <p>(i) the scale, proportion and line of visible facades;</p> <p>(ii) the pattern of openings and the visual pattern of solids to voids on facades;</p> <p>(iii) both the overall wall and parapet height and the height of individual floors in relation to adjoining development and important corner buildings and the height of awnings. See also paragraph 4.4.4; and</p> <p>(iv) materials, textures and colours; Note: In general the use of reflective glass and curtain walling as a facade treatment is not favoured in terms of being consistent with townscape objectives. See also paragraph 3.4.c regarding reflectivity and amenity.</p> <p>(v) architectural style and the degree of architectural detail; and</p> <p>(vi) the scale of the building footprint. (See Figure 4)</p>	The proposed co-location design will not alter the current built form of the site. The proposed works will complement the existing character of the area through modern design features and the use of high quality materials as well as the related make good works.	Y
3.2 Heritage Conservation			
3.2.1 Consideration of Heritage Significance	<p>3.2.1.1 Development in the vicinity of heritage items, or conservation areas</p> <p>a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.</p> <p>b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:</p> <p>i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;</p> <p>ii) the heritage values or character of the locality are retained or enhanced; and</p>	The proposed co-location works comprise of and are in the vicinity of several heritage items. The proposed works constitutes minimal change to the existing façade and respects the setting of the subject heritage item and nearby heritage items.	Y



Control	Requirement	Comment	Compliance
	<p><i>iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.</i></p> <p><i>c) The impact on the setting of a heritage item or conservation area is to be minimised by:</i></p> <p><i>i) providing an adequate area around the building to allow interpretation of the heritage item;</i></p> <p><i>ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</i></p> <p><i>iii) protecting (where possible) and allowing the interpretation of any archaeological features; and</i></p> <p><i>iv) retaining and respecting significant views to and from the heritage item.</i></p>		
<p>3.2.2 <i>Alterations or Additions to Heritage Items or Conservation Areas</i></p>	<p>3.2.2.1 Complementary Form and Scale that Distinguishes Heritage Significance</p> <p><i>a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings. However, a contemporary response which complements and respects the form and scale of the original buildings may be considered if the heritage significance is retained.</i></p> <p>3.2.2.2 Retaining Significant Features and Landscape Setting</p> <p><i>Alterations or additions to heritage items or buildings within a conservation area must:</i></p> <p><i>a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area;</i></p> <p><i>b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place;</i></p>	<p>The proposed works including signage replacement and installation are consistent with the design of the existing signage and colour scheme of the heritage conservation area.</p> <p>The proposed works do not alter the roof of the existing building.</p> <p>The proposed works will retain the original architectural detailing of the site.</p>	<p>Y</p> <p>N/A</p> <p>Y</p>



Control	Requirement	Comment	Compliance
	<i>c) retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details;</i>	The external walls at the site are tiled and are not face brickwork.	N/A
	<i>d) not render or paint original face brickwork. In particular face brickwork where already so treated should be restored, where practical, to its original un-painted state;</i>	The proposed external shopfront tiling will replace the existing tiling and ATM surround, maintaining a design suitable for the heritage item and conservation area, and complementing the surrounding facades.	Y
	<i>e) where surfaces are not originally face brickwork:</i>		
	<i>i) any appropriate use of cement render is complementary to and consistent with the heritage architectural style and colour schemes and repainting must be articulated in the same manner as the original colour rendering of the building;</i>		
	<i>ii) external colour schemes are to be in keeping with the original character of the heritage building based where possible on physical or documentary evidence in keeping with the architectural style and period of the building;</i>		
	<i>iii) contemporary colours are not discouraged, but should be combined in a complementary way; and iv) single colour solutions are not permitted;</i>		
	<i>f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area; Note: Given that the loss of any heritage values in Manly, the Council is unlikely to approve demolition unless the place is incapable of reasonable reuse or where it would not be technically feasible to make it useable. The Council is equally unlikely to approve demolition of a structure for the sole reason that it is in poor condition due to deferred maintenance or neglect.</i>	The proposed works will not remove elements of the original fabric of the building.	Y
	<i>g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/period as shown in Figure 7; and</i>	No new windows are proposed as part of the works.	N/A
	<i>h) retain and maintain contributory landscape settings for heritage items and ensure new landscaping is sympathetic to the heritage significance of the item or place.</i>	No landscaping is proposed as part of the works.	N/A



Control	Requirement	Comment	Compliance
3.8 Waste Management			
<i>Requirement</i>	<i>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.</i>	Minimal waste will be produced during demolition and recycling of materials will be maximised where possible. Refer to Appendix C for Waste Management Plan.	Y
Part 4 – Development Controls and Development Types			
4.4 Other Development (all LEP Zones)			
<i>4.4.3 Signage</i>	<p>4.4.3.1 Controls for all Development Types</p> <p><i>a) Maximum number of signs</i> In relation to shopfronts, a maximum of 2 identification signs will be permitted per frontage, in any 2 of the following preferred locations:</p> <ul style="list-style-type: none"> • Under awning; • Awning fascia; • A transom sign above the door or shopfront (top hamper); • Inside the display window; • Below the window sill; and • Flush wall signs. <p><i>b) Excessive signage</i> Excessive signage usually has an opposite effect to its original intention. The cluttering causes visual pollution and confusion to the observer. Having fewer, but clearer advertising assists not only the advertiser, but also the appearance of the building and the overall streetscape. Excessive signage tends to have a “domino effect”, by competing with neighbouring premises in order to gain the advantage in exposure.</p> <p><i>c) Advertising content</i> Advertising content must relate to the building or goods sold on the premises to which it is attached. Any third party advertising of goods sold on the premises must not dominate the advertising of the building or premises.</p>	<p>The proposed signage results in 3 business identification signs at the site, however these are categorised as replacement signage as they are like for like replacement of the current signage. It is considered that the proposed signage is suitable for the area, and it is not considered excessive. The signage is located as follows:</p> <ul style="list-style-type: none"> • Under-awning sign; • Fascia sign; and • Top hamper sign. <p>The advertising content relates to St George and Westpac bank branding, it is designed to complement the building and surrounding tenancies.</p>	<p>Justified</p> <p>Y</p> <p>Y</p>



Control	Requirement	Comment	Compliance
	<p>Where the maximum number of signs is achieved in locations in accordance with a) above, further signs, particularly above the awning are not permitted.</p> <p><u>d) Design Integration</u></p> <p>i) The design of signs is to be integral to the architectural style and finishes of the building to which they are attached, rather than a “tack on” appearance. In this regards, above awning signs level of a projecting nature are restricted.</p> <p>ii) Applicants designing new buildings or alterations and multi-tenant buildings refurbishment of existing buildings are strongly encouraged to take into account advertising requirements at an early stage, as an integral part of the building. In this regard a Sign Concept Plan is required for the co-ordinated identification and advertising for the development with the DA.</p>	<p>The design of the proposed signage uses high quality materials and finishes that are consistent with and maintain the character of The Corso precinct.</p>	Y
	<p><u>e) Streetscape</u></p> <p>Signs must not have an adverse impact on the streetscape in terms of unobtrusive design, colour, height, size and scale in proportion to building and other urban elements. Not only should a sign be simple, clear and efficient (with a reasonable degree of visibility), but a well-designed sign inspires and promotes confidence in the business or product advertised without impacting on the streetscape.</p>	<p>The proposed signage satisfies the controls outlined, as it is consistent with the existing streetscape, and remains unobtrusive to the area.</p>	Y
	<p><u>f) Maintenance</u></p> <p>i) Building facades should not be visually spoiled by electrical conduits to illuminated signs or spot lights, and should therefore be taken directly into the building or otherwise concealed by chasing into external walls.</p> <p>ii) Signs should be located at a height which avoids impact from footpath maintenance vehicles and discourages vandalism.</p>	<p>No maintenance issues are foreseen, the façade will not be spoiled by electrical conduits, and the height of the proposed signage will avoid impact from maintenance vehicles, additionally discouraging vandalism.</p>	Y
	<p><u>g) Safety</u></p> <p>i) Council will give due attention to all applications with respect to possible distraction of motorists due to illumination, position, colours, design and proximity to traffic lights. Signs facing roads with high traffic volumes, traffic lights or major intersections may be referred to other relevant authorities such as the NSW Roads Agency for comment.</p>	<p>The proposed signage has been designed in accordance with illumination requirements, ensuring no impact on the passing traffic.</p>	Y



Control	Requirement	Comment	Compliance
	<p>ii) Signs must be maintained in good and substantial repair and in a clean and tidy condition at all times. Council will not favour signs which are prone to deterioration in appearance and condition, and may order removal of objectionable or unsightly advertisements.</p> <p><u>h) Illumination</u></p> <p>i) In considering the illumination of signage care is be given to avoid nuisance from glare and spillage of light which may impact on both residents, particularly in the Residential LEP Zones (including E3 & E4) as well as to passing traffic. Depending on the location, and its relationship to residential premises, Council may require that illumination be controlled by automatic time clocks extinguishing illumination between 10pm and 6am, or as appropriate in the circumstances.</p> <p>ii) A floodlit sign which projects over a public road must not be illuminated by a lighting medium which is less than 2.6m above the ground. Lighting must not cause distraction or nuisance to neighbouring properties or traffic.</p> <p>4.4.3.2 Signage on Heritage listed items and in Conservation Areas</p> <p>a) Advertising signs should be designed and located in a manner which preserves and enhances Heritage listed items and Conservation Areas</p> <p>b) Signs should be discreet and should complement the building and surrounding uses. The architectural features of the building or listed item should always dominate. Advertising should preferably be placed in locations on the building or item which would traditionally have been used as advertising areas. Opportunities for advertising, therefore, may be somewhat limited. Generally sign panels can be determined by dividing a building into a grid and identifying locations on: i) a solid parapet above a cornice; ii) the horizontal panel below a cornice; iii) verandas or awning fascia; iv) ground floor windows; v) notice boards or plaques on ground floor piers; vi) small signs on individual architectural elements such as rendered blocks; vii) under awning signs; viii) small not</p>	<p>The proposed signage will be internally illuminated and will not create excessive glare or spillage of light.</p> <p>The proposed signage is consistent with the design of the existing signage and colour scheme, ensuring the preservation of the heritage item and the significance of the heritage conservation area.</p>	<p>Y</p> <p>Y</p>



Control	Requirement	Comment	Compliance
	<p><i>illuminated free standing pole signs; and ix) side walls (carefully considered).</i></p> <p><i>c) In addition to the requirements for the particular zoning, and matters listed above, the following matters must be taken into consideration: i) Signs on shop windows should not exceed 25 percent of the window area; ii) As the external colours applied in different historical periods varied, and were more muted in range than today, it is wise to research appropriate colour ranges for buildings in heritage areas. Generally however, the following dark or muted colours are suggested: Maroon, dark green, terracotta, brown, charcoal, etc. highlighted with creams, ochres, pinks and earth tones; iii) Heritage lettering styles may involve shaded letters, the mixing of sizes and styles of letters, and ornamental scrolls relevant to the period of the building; iv) Signs are preferably illuminated by floodlighting, with the source of the illumination being suitably concealed; v) Modern standardised “trademarks” advertising will not usually be appropriate. This however, could be compromised by placing the modern sign in a panel with a perimeter margin and surrounding wall surface, printed in sympathetic heritage colours.</i></p>	<p>The proposed signage is of a high quality design, and includes dark, muted tones. Additionally, the sources of illumination for the proposed signage will be concealed.</p>	Y
	<p>4.4.3.3 Controls for Particular Development Types</p> <p><u>Under-awning signs</u></p> <p>i) are to be limited to 1 under awning sign per site;</p> <p>ii) must be positioned at least 3m from any other awning sign to which this item applies, measured at the centre of each sign to allow for fair exposure and usability;</p> <p>iii) When a site has an exceptionally wide shopfront(s), more than one under-awning sign may be considered, but must in this instance be at least 4m apart;</p> <p>iv) must be at least 2.6m at any point above the ground (footpath level) and erected approximately horizontal to the ground</p> <p>v) must not exceed 2.5m in length and be offset a minimum of 0.6m behind the kerb;</p> <p>vi) are not to project beyond the edge of the awning;</p>	<p>There is 1 under-awning sign proposed for the site, which will replace the existing under-awning signage. It is located 2.75m above the ground level and is compliant with the outlined measurement controls.</p>	Y



Control	Requirement	Comment	Compliance
	<p>vii) must not be wider than 0.18m when not illuminated and 0.4m when illuminated;</p> <p>viii) must not exceed 0.5m in depth (the distance between the top and bottom edges of the structure);</p> <p>ix) must be erected at right-angles to the building to which the awning is attached; and</p> <p>x) must be securely fixed to the awning by means of suitable metal supports not exceeding 50mm in width or diameter.</p> <p><u>Fascia signs</u></p> <p>i) must not project above or below the fascia or return end of the awning to which it is attached;</p> <p>ii) must not extend more than 0.3m from the fascia end of the awning; and iii) unless the council otherwise approves, must not extend or project beyond a point 0.6m within the vertical projection of the kerb line.</p> <p><u>Top hamper signs</u></p> <p>i) must not extend more than 0.2m beyond any building alignment;</p> <p>ii) must not extend below the level of the head of the doorway or window above which it is attached; and iii) must not be more than 3.7m above the ground.</p>	<p>The proposed fascia signage is replacing existing signage at the site, and will comply with the outlined controls.</p> <p>The proposed top hamper signage is replacing existing signage at the site, and will comply with the outlined controls.</p>	<p>Y</p> <p>Y</p>
Part 5 – Special Character Areas and Sites			
5.1 Manly Town Centre Heritage Conservation Area and The Corso			
5.1.2 The Corso	<p>5.1.2.2 Internal changes are important</p> <p><i>a) The spaces and activities within the building give meaning to that building. In addition, internal building fabric may be significant even if not seen from the street. The heritage assessment will advise on the significance of any internal fabric.</i></p> <p><i>b) Where internal alterations are proposed:</i></p> <p><i>i) floor levels and the layout of activities are to retain a logical relationship with the window, door and balcony openings of the street façade;</i></p> <p><i>ii) floor levels are to be maintained adjacent to first floor windows and other openings; and</i></p> <p><i>iii) architectural organisation of interiors must relate to the building facade.</i></p>	<p>The proposed works include a re-arrangement of internal layout as detailed in the architectural plans at Appendix A, which is minimal in nature and will not impact upon the heritage significance of internal fabric.</p> <p>The proposed works include colour schemes</p>	<p>Y</p> <p>Y</p>



Control	Requirement	Comment	Compliance
	<p>5.1.2.15 External building colours are important to the overall presentation of The Corso</p> <p>a) Colours and tones are to pick out, rather than conceal, architectural details.</p> <p>b) Colour schemes need to demonstrate an appropriate balance between the contemporary function of each building and a consistent presentation of the street as a whole. To assist, Council encourages a choice between:</p> <p>i) a colour scheme that is historically correct to the age and style of the building; or</p> <p>ii) an alternative colour scheme that complements the desired character and traditional colour schemes of the wider Conservation Area.</p>	that complement the existing commercial theme of The Corso, as detailed in the architectural plans at Appendix A.	

Table 3 SEPP (Industry and Employment) Schedule 5 Assessment Criteria

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?	The proposed signage is compatible with the scale of the existing building and consistent with the 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 in 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?	The proposed signage is not of a scale to cause any significant detract from the amenity and visual quality of the area.	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?	As above. 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 signage is proportionate to the building and existing on-site signage. It is appropriate for the commercial character of the area.	Y



Assessment Criteria		Comment	Compliance
	Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage will contribute to the visual interest of the site in context of its local centre setting.	Y
	Does the proposal reduce clutter by rationalizing and simplifying existing advertising?	The proposed signage will not cause proliferation or clutter, as it has been designed to be located in a compatible manner that integrates into the existing building.	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 flush with the shopfront. It 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 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 business identification signage is of a modern high-quality design.	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 is affixed to the building. All fixtures have been designed to be compatible with the proposed signage.	Y
7) Illumination	Would illumination result in unacceptable glare?	No, the proposed signage will not result in excessive glare. The brightness of the signs is configurable.	Y
	Would illumination affect safety for pedestrians, vehicles or aircraft?	As above. The signage does not raise safety concerns relating to excessive illumination or light spill.	Y
	Would illumination detract from the amenity of any residence or other form of accommodation?	No, the proposed signage will not detract from amenity of any residence or form of accommodation.	Y
	Can the intensity of the illumination be adjusted, if necessary?	The brightness level of the display can be adjusted if necessary.	Y



Assessment Criteria		Comment	Compliance
	Is the illumination subject to a curfew?	The signs will only operate in conjunction with the premises.	Y
8) Safety	Would the proposal reduce the safety for any public road?	The signage will not affect road safety on any public road.	Y
	Would the proposal reduce the safety for pedestrians or cyclists?	No, the signage will not affect the safety of 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 as signage is internal to building and at an appropriate scale.	Y



APPENDIX C – WASTE MANAGEMENT PLAN

