



# Statement of Environmental Effects

## Coles - Manly Peninsula - 9 Wentworth St Manly NSW 2095

### 1. What are the details of the Property?

Coles is situated within the Manly Peninsula shopping complex situated at 9 Wentworth St Manly NSW 2095

### 2. What are the Proposed Changes to the property?

Installation of signs in accordance with attached montage to an Existing approved Commercial Shopping Center

If this were not a heritage area/building, all sign except for 1 would have been DA exempt as they are like for like,

Same Size or small, Similar type and in the same location as existing signs.

Or are internal signs not visible from outside the Shopping Centre

And are therefore 'Exempt and Complying Development 2008' 'Subdivision 8 Replacement of Identification Signs'

The exception are

Sign A0.8 (see attached Montage)

Coles Heritage Print

Proposed print covers 100% of the windows to obscure shadows cast by internal shelving and use

All changes to the signage need to be communicated to council as the building is heritage listed

### 3. Total List Signs to be installed

Sign No.	Description of Sign	Environmental Impact
A.02	Change in colour scheme of Vision Strip change to transparency of Frosting	Small – Bring Door and Window and Glass door in line with requirements of AS 1428.1
A.03	Change in colour scheme of under awning sign Red on White to White on Red	Small – Larger Sign Same hours of operation
A.05	Change in colour scheme of Vision Strip change to transparency of Frosting	Small – Bring Door and Window and Glass door in line with requirements of AS 1428.1
A.06	Change in colour scheme of Vision Strip change to transparency of Frosting	Small – Bring Door and Window and Glass door in line with requirements of AS 1428.1
A.07	Change in colour scheme of Vision Strip change to transparency of Frosting	Small – Bring Door and Window and Glass door in line with requirements of AS 1428.1
A.08	Coles Heritage Print covering 100% of window	Small – Print covers shadows created by internal items
A.09	Change in colour scheme of Vision Strip change to transparency of Frosting	Small – Bring Door and Window and Glass door in line with requirements of AS 1428.1
B.01	Change in colour scheme of under awning sign Red on White to White on Red	Small – Larger Sign Same hours of operation



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B.02	Change in colour scheme of Vision Strip change to transparency of Frosting	Small – Bring Door and Window and Glass door in line with requirements of AS 1428.1
C.01 Internal	Change in colour scheme of Vision Strip replacing Frosting to Coles Heritage Print	Small – Bring Door and Window and Glass door in line with requirements of AS 1428.1
C.02 Internal	Change in colour scheme of Vision Strip replacing Frosting to Coles Heritage Print	Small – Bring Door and Window and Glass door in line with requirements of AS 1428.1
C.03 Internal	Change in colour scheme of Vision Strip replacing Frosting to Coles Heritage Print	Small – Bring Door and Window and Glass door in line with requirements of AS 1428.1
C.04 Internal	Change in colour scheme of Vision Strip replacing Frosting to Coles Heritage Print	Small – Bring Door and Window and Glass door in line with requirements of AS 1428.1
C.05 Internal	Installation of a Larger Welcome to Coles Sign	Small – Larger non illuminated sign not visible from outside the building
C.06 Internal	Installation of a new Through to Coles Sign Same size different colour scheme	Small – Larger non illuminated sign not visible from outside the building

### 4. What is the proposed property use?

No changes to the use of the premises is envisage by this proposal. Premises will continue to be a B2 Local Centre - Commercial Retail Shopping Centre.

### 5. What is the surrounding land use for?

The Coles store is situated within the existing Shopping Complex surrounded by a mixture of Commercial Buildings and Residential properties (See Montage.)

### 6. Previous and Present use of property?

Commercial Retail Shopping Centre B2 Local Centre, Class 6 Commercial Retail

### 7. Are any potential contaminating activates envisaged with this proposal?

No

### 8. Is the building Heritage Listed or of Significate Cultural importance?

Yes

### 9. What are the existing structures on the property?

A6 - Commercial Retail Shopping Centre

### 10. Which existing structures to be demolished?

None



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11. Does the proposal alter traffic flow or access?

No

12. Does the proposal have an adverse impact on Utilities or Waste?

No

13. Does the proposal have an adverse impact on surrounding properties (Privacy Views or Overshadowing)?

No

14. Does the proposal have an adverse impact on Flooding or Drainage?

No

15. Does the proposal need Erosion or Sediment Controls?

No

This Statement of Environmental Effects was prepared for the G Hain & H S Kim by:

Name \_\_Glenn Hain\_\_\_\_\_

Signature \_  \_\_\_\_\_

Date \_21/\_09/\_2020\_

## SEPP 64 Assessment

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 character of the area. As the signage updates the store and area with the new modern design.	Yes
	Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed signage does not involve advertising as they are business identification signs.	N/A



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Assessment Criteria		Comment	Compliance
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 consistent with the surrounding signage and is not in an area designated as being 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 proposed signage does not obscure or compromise any important views.	Yes
	Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signage will not dominate the skyline or reduce the quality of vistas as all the signs are within the building envelop or designated signage structure	Yes
	Does the proposal respect the viewing rights of other advertisers?	The proposed signage does not obscure any other signs.	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 will be consistent with the scale, proportion and form of the area and surrounding signage.	Yes
	Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage would contribute to visual interest of the streetscape as the Coles Local brand is well known and immediately recognised.	Yes
4) Streetscape, setting or landscape	Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed signage is proportional, to prevent clutter, and to keep signage simple and conducive to the requirements of SEPP 64.	Yes
	Does the proposal screen unsightliness?	The proposal does not screen unsightliness.	Yes
	Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed signage is contained within the building envelop	Yes
	Does the proposal require ongoing vegetation management?	The proposed signage does not require ongoing vegetation management.	Yes



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Assessment Criteria		Comment	Compliance
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 proposed signage has been designed to be compatible with existing and future signage.	Yes
	Does the proposal respect important features of the site or building, or both?	Proposed signage does not detract from important features of the site or building.	Yes
	Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage is consistent with the Coles branding and modern store design. The placement of signage has been considered the most appropriate given the site and layout of the building while incorporating existing building characteristics and existing signage.	Yes
6) Associated devices and logos with advertisements and advertising structures	Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The proposed signage will be appropriately internally illuminated.	Yes
7) Illumination	Would illumination result in unacceptable glare?	Illuminated signage will not result in unacceptable glare.	Yes
	Would illumination affect safety for pedestrians, vehicles, or aircraft?	The illuminated signage does not raise any safety concern.	Yes
7) Illumination	Is the illumination subject to a curfew?	The existing Business Identifications Signs are controlled by a Timer and the replacement signs will operate for the same hours as the existing Business Identifications Signs.	Yes
	Would illumination detract from the amenity of any residence or other form of accommodation?	The proposed signage does not detract from any residential properties as the proposed changes are like for like replacements of existing signage	Yes
8) Safety	Would the proposal reduce the safety for any public road?	The proposed signage will not adversely impact safety as sightlines will not be affected and there will be no distractions for drivers.	Yes
	Would the proposal reduce the safety for pedestrians or cyclists?	The proposed signage will not adversely impact safety for pedestrians and cyclists.	Yes



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Assessment Criteria		Comment	Compliance
8) Safety	Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage does not obscure sightlines from public areas.	Yes

This State Environmental Planning Policy No. 64 Assessment was completed for G Hain & H S Kim by:

Name \_\_Glenn Hain\_\_\_\_\_

Signature \_  \_\_\_\_\_

Date \_21\_/\_09\_/\_2020\_