

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA13/0779
Proposed development:	Change of Use to Real Estate Office
Property address:	92 Oxford Street, CAMBRIDGE PARK NSW 2747
Property description:	Lot 1 DP 262656 Lot 5 DP 262656 Lot 1 DP 262656 Lot 2 DP 262656 Lot 3 DP 262656 Lot 4 DP 262656
Date received:	30 July 2013
Assessing officer	Aaron Howard
Zoning:	NEIGHBOURHOOD BUSINESS (PPS)
Class of building:	Class 6
Recommendations:	Approve

Executive Summary

Council is in receipt of a development application for the fitout and use for a Real Estate office at Lot 1 DP 262656, 92 Oxford Street, Cambridge Park. Under the Penrith Planning Scheme Ordinance, the proposal is defined as a 'commercial premises'. The subject site is zoned 3C - Neighbourhood Business and the proposal is a prohibited land use in the zoning. However, State Environmental Planning Policy No. 22 - Shops and Commercial Premises permits the change of use of a lawful shop to a commercial premises even if the use is prohibited under the relevant environmental planning instrument. As such, the proposal is permissible with Council consent.

An assessment under Section 79C of the Environmental Planning and Assessment Act 1979 has been undertaken and the application is recommended for approval, subject to recommended conditions.

Site & Surrounds

The development is proposed to occur in an existing structure situated on the corner of Oxford and College Streets, with a primary frontage facing to Oxford Street . The property is located in a block of shops/commercial premises all facing north to Oxford Street, with the subject site 155.7 square metres in area. The premises is currently vacant.

The surrounding area is characterised by small to medium scale residential development, with Cambridge Park Hall and Allsopp Oval immediately north of the shopping complex. Other tenancies in the complex are currently a mix of individual shops and commercial premises primarily serving the immediate local community.

Two (2) parking spaces are provided at the rear of the site to the south for employees of the premises. Additional customer parking for the shops and various commercial premises are located on street and in the public car park north of Oxford Street.

The applicant did not attend a pre-lodgement meeting with the Development Advisory Panel prior to lodging the development application.

Proposal

The proposed development involves:

- Use of site for a Real Estate office (for Century 21 estate agents),
- Internal fitout and associated external signage on front facade, and
- Operating hours from 9:00 am to 5:30 pm Mondays to Fridays, 9:00am to 4:00pm Saturdays and 10:00am till 1pm Sunday

Plans that apply

- Development Control Plan 2006
- State Environmental Planning Policy No 22 - Shops and Commercial Premises
- State Environmental Planning Policy No 64—Advertising and Signage
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

Planning Assessment

• Section 79C - Evaluation

The development has been assessed in accordance with the matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, and having regard to those matters, the following issues have been identified for further consideration:

Section 79C(1)(a)(i) The provisions of any environmental planning instrument

State Environmental Planning Policy No 22 - Shops and Commercial Premises

The proposed Real Estate is to utilise a vacant structure located in a row of existing shops/commercial premises. A Real Estate use is most appropriately classified as a 'commercial premises' in the Penrith Planning Scheme Ordinance (PPS). However, the subject site is located in a 3C (Neighbourhood Business) zone under the PPS and, in the 3C zone, 'commercial premises' are prohibited. Therefore an assessment has been undertaken of the application against relevant criteria in State Environmental Planning Policy (SEPP) No 22—Shops and Commercial Premises.

In the 3C (Neighbourhood Business) zone under the PPS, 'shops' are permissible without consent. It is noted the most recent use, a video rental shop, did not require consent. Nevertheless, previous development consents on the site include:

- BA943100: Shop fittings for Veterinary Clinic and retail pet accessories
- BA001228: Fitout and room addition for doctors surgery.

These consents represent lawful activities that have occurred on the site.

SEPP No 22 permits that:

(1) "A person may, with the consent of the consent authority, change the use of a building in a business zone:

a) that is being lawfully used for a particular kind of commercial premises to another kind of commercial premises or to a shop, or

b) that is being lawfully used for a particular kind of shop to another kind of shop or to a commercial premises,

even though the proposed change of use is prohibited in that zone under another environmental planning instrument."

Under SEPP 22, a 'business zone' is defined as *"a zone within the meaning of an environmental planning instrument and identified in that instrument as being a business or commercial zone"*. The 3C (Neighbourhood Business) zone under the PPS is considered a 'business zone'.

However, subclause (1) above can only be undertaken if the consent authority (Council):

"is satisfied that the proposed change of use will not have more than a minor environmental effect and is in keeping with the objectives (if any) of the zone"

A review of the proposed development has concluded that the development will have minimal impact upon the adjoining area. The development is compatible with surrounding/adjoining land uses and will not detrimentally impact upon the residential character of the locality. Additionally, the works proposed are suitable and improve the appearance of the existing structure and it is considered the development will generate local economic activity.

As the PPS does not stipulate objectives for the 3C zone, and the works development will have minor environmental effect, the application is considered to satisfactorily comply with the objectives and controls of SEPP 22. Satisfaction of the SEPP requirements overrides the prohibition within the PPS and therefore the proposal is a permissible development.

State Environmental Planning Policy No 64—Advertising and Signage

An assessment has been undertaken of the application against relevant criteria with State Environmental Planning Policy No 64—Advertising and Signage:

Clause 3:

The aims of the SEPP are to ensure that signage (including advertising)

- (i) is compatible with the desired amenity and visual character of an area;*
- (ii) is of high quality design and finish;*
- (iii) to provide time-limited consents for the display of certain advertisements.*

The Policy does not regulate the content of signs and does not require consent for a change in the content

of signage. Notwithstanding this, the content of the signage is consistent with the approved use of the site.

Clause 8:

Under Clause 8, 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
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.

Part 3:

The definition of proposed business identification:

business identification sign means a sign:

- (a) that indicates:
 - (i) the name of the person, and
 - (ii) the business carried on by the person, at the premises or place at which the sign is displayed, and
- (b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not include any advertising relating to a person who does not carry on business at the premises or place.

It is considered the proposed signage is consistent with the above definition. An assessment under Schedule 1 has been undertaken for these signs:

Criteria	Compliance – Yes/No	Comment
1. Character of the Area		
<i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i>	Yes	The adjoining area exhibits an existing residential character. The overall size of the new signage is to be consistent with the size of the awning and other signage on adjoining shopfronts. It is considered the building identification signage will not detract from residential character.
<i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	Yes	As above.
2. Special Areas		
<i>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?</i>	Yes	The site is located in an existing shopping complex and not located in close proximity to any environmentally sensitive areas, heritage areas, natural or other conservation areas, waterways, or rural landscapes. The signage is adjacent to an open space area and residential areas yet it is considered the signage will not impact detrimentally to the amenity due to its minor nature.
3. Views and Vistas		
<i>Does the proposal obscure or compromise important views?</i>	Yes	The signage is to be located on the existing building. No significant views will be impacted.

<i>Does the proposal dominate the skyline and reduce the quality of vistas?</i>	Yes	The signage will not be dominant on the skyline. The signage is to be located below the ridge line of the existing structure on the fascia consistent with the signage recommendations of DCP 2006.
<i>Does the proposal respect the viewing rights of other advertisers?</i>	Yes	The signage will not affect the viewing rights of other advertisers.
4. Streetscape, setting or landscape		
<i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i>	Yes	The signage is consistent of what is evident on some adjoining properties. The signage will not be overbearing but will add visual interest. As such, it is considered appropriate.
<i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i>	Yes	The signage will be used to identify the business and will not be a visually dominate feature when viewed from the street and will not detract from the streetscape.
<i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i>	Yes	The proposal is considered to modernise the external facade. No signage currently exists on the shopfront or awning
<i>Does the proposal screen unsightliness?</i>	Yes	The signage is not used as a visual screen.
<i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i>	Yes	The signage is to be located below the ridge line of the existing structure. Considered appropriate.
<i>Does the proposal require ongoing vegetation management?</i>	Yes	Not applicable.
5. Site and building		
<i>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?</i>	Yes	The signage is of suitable scale and design for its intended purpose as business identification signage.
<i>Does the proposal respect important features of the site or building, or both?</i>	Yes	The signage will be the predominant visual feature of the building but does not detract from the adjoining premises.
<i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i>	Yes	The signage is for business identification purposes and as such is simplistic in nature. Considered satisfactory.
6. Associated devices and logos with advertisements and advertising structures		
<i>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?</i>	Yes	Signage to display company name only.
7. Illumination		
<i>Would illumination result in unacceptable glare?</i>	N/A	No illumination proposed
<i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i>	N/A	-

<i>Would illumination detract from the amenity of any residence or other form of accommodation?</i>	N/A	-
<i>Can the intensity of the illumination be adjusted, if necessary?</i>	N/A	-
<i>Is the illumination subject to a curfew?</i>	N/A	-
8. Safety		
<i>Would the proposal reduce the safety for any public road?</i>	Yes	The signage is to be located on the existing building and is not considered to reduce safety.
<i>Would the proposal reduce the safety for pedestrians or bicyclists?</i>	Yes	The signage is to be located on the existing building and is not considered to reduce safety.
<i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i>	Yes	The signage will not cause disruption of sightlines.

The application is considered satisfactory subject to recommended conditions of consent.

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

An assessment has been undertaken of the application against relevant criteria with Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997).

Sydney Regional Environmental Plan No.20 (SREP 20) provides an overall direction for planning to protect the environment of the Hawkesbury/Nepean River catchment. It requires that the impact of future land uses need be considered in a regional context and that any development must be consistent with the aims of this policy.

The proposed development involves the use and internal fitout of an existing shop/commercial structure. The proposed development does not require any external excavation or earthworks or propose any changes to the existing stormwater drainage system. The proposal includes the erection of signage on the awning and facade of the building however this will have a very minimal impact on current stormwater management.

It is noted the subject site is located within 70 metres of Boundary Creek, a tributary of the Hawkesbury-Nepean catchment. However, the proposed development largely involves internal fitout work. The development does not involve any external excavation or earthworks. All external work is restricted to signage on the front facade. Furthermore, appropriate conditions of consent have been recommended to ensure the ongoing use is managed appropriately to prevent any negative environmental impact to the creek and surrounding catchment.

It is concluded the proposed development will have negligible impact on the river system and is consistent with the objectives and controls of SREP 20.

The application is satisfactory subject to recommended conditions of consent.

Section 79C(1)(a)(ii) The provisions of any draft environmental planning instrument

The following draft Environmental Planning Instruments (EPI's) apply to the site:

Penrith City-Wide Local Environmental Plan (LEP 2010 Stage 2)

Under the provisions of the Penrith City-Wide Local Environmental Plan the land is proposed to be zoned B1 - Neighbourhood Centre. 'Business premises' are permissible in the proposed zone with Council consent. It is considered that a real estate would fit the definition of a 'business premises'. As such, the subject proposal is not inconsistent with the proposed objectives and controls of the zone and the plan.

Section 79C(1)(a)(iii) The provisions of any development control plan

Development Control Plan 2006

Provision	Compliance
Chapter 2.1 - Contaminated land	N/A
Chapter 2.2 - Crime prevention through environmental design	Complies
Chapter 2.3 - Engineering works	N/A
Chapter 2.4 - Erosion and sediment control	N/A
Chapter 2.5 - Heritage management	N/A
Chapter 2.6 - Landscape	N/A
Chapter 2.7 - Notification and advertising	Complies
Chapter 2.8 - Significant trees and gardens	N/A
Chapter 2.9 - Waste planning	Complies - see Appendix - Development Control Plan Compliance
Chapter 2.10 - Flood liable land	N/A
Chapter 2.11 - Car parking	Complies - see Appendix - Development Control Plan Compliance
Chapter 2.12 - On-site sewage management	N/A
Chapter 2.13 - Tree preservation	N/A
Chapter 3.1 - Advertising signs	Complies - see Appendix - Development Control Plan Compliance
Chapter 3.2 - Baby care rooms	N/A
Chapter 3.4 - Health care consulting rooms	N/A
Chapter 3.6 - Outdoor eating and trading areas - Penrith and St Marys CBD's	N/A
Chapter 3.3 - Child care centres	N/A
Chapter 3.5 - Siting and aesthetics of telecommunication facilities	N/A

Section 79C(1)(a)(iiia) The provisions of any planning agreement

There are no planning agreements applying to this application.

Section 79C(1)(a)(iv) The provisions of the regulations

Fire safety

In accordance with Section 143 of the Environmental Planning and Assessment Regulation 2000, an assessment of the fire protection and structural capacity of the proposed building is necessary.

The application has been referred to Council's Building Surveyors for assessment with the following comments being provided:

'I have reviewed the application and plans. It is proposed to occupy an existing vacant shop for the purpose of a real estate office. The classification will be Class 6 Shop as per the original classification. No CC has been applied for and is not required as no structural work is proposed. No objection is raised to the application subject to the recommended building conditions being included should consent be granted.'

The proposed development complies with the requirements of the Regulations.

Section 79C(1)(b) The likely impacts of the development

Likely impacts of the proposed development as identified throughout the assessment process include:

Impacts raised in referral comments

The development application was referred to Councils Building Surveyor and had no objection subject to conditions.

Other impacts identified in assessment include:

(i) Context and Setting (environmental impacts and impacts on built environment)

The proposal is located within an existing structure, with minor external facade works for signage, and with standard conditions of consent it is considered the fitout and use not detrimentally impact upon the natural environment.

It is considered the use of the site for a real estate office and the erection of signage on the front facade will not detract from the residential character of the locality. The proposed use is consistent with the surrounding business land uses of the complex and impact from the proposed development to adjoining tenancies will be negligible. Furthermore, the development is unlikely to significantly impact on the amenity of the area or the streetscape.

(ii) Access and transport

The existing / proposed access arrangements and car parking on site will be adequate for the development.

The applicant estimates that the use will generate an additional 7 cars per day (a combination of staff and customers). As such, the development will not impact on the local road system with traffic flow unlikely to change or be impacted upon.

The proposed access arrangements and car parking on site will be adequate for the development. A total of 3 spaces is required for the development, with 2 of these spaces for staff. The 2 staff spaces are available at the rear of the site with parking for customers available on street and in the public car park north of Oxford Street.

(iii) Heritage

The property is not subject to any Heritage Order or identified as a heritage item under a planning instrument.

(iv) Soil

The proposed development will have no impact on soil erosion and sedimentation

(v) Natural and Technological Hazards

The development site is not subject to bushfire, subsidence or slip nor subject to flood related development controls.

(vi) Site Design

No external building works are proposed and as such the external facade of the building will remain unchanged. The proposed fitout will result in minor alterations to the internal building design.

(vii) Socioeconomic Impacts

The premises is currently vacant. The proposal would utilise a vacant site and create economic activity and employment opportunities in the local area. The development is likely to increase the vitality of the shopping complex and provide a service to the wider community.

Section 79C(1)(c)The suitability of the site for the development

The site is suitable for the following reasons:

- The development is permissible under SEPP 22,
- The development complies with the relevant LEP and DCP objectives and controls,
- The development is consistent with the proposed zoning under Stage 2 of the LEP,
- The development is compatible with surrounding/adjoining land uses and will not detrimentally impact upon the residential character of the locality,
- The works proposed are suitable and improve the appearance of the existing structure, and
- The development will utilise a vacant shop and generate local economic activity.

Council is satisfied the proposed development is suitable for the subject site.

Section 79C(1)(d) Any Submissions

Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
Building Surveyor	No objections - subject to conditions

Section 79C(1)(e)The public interest

Due to the nature of the proposal and its commercial use viewed as a benefit to the community, it is considered the proposed development will not generate any significant issues of public interest.

Conclusion

In assessing this application against the relevant environmental planning policies, being SEPP 22, SREP 20, the Penrith Planning Scheme Ordinance and DCP 2006, the proposal satisfies the aims, objectives and provisions of these policies. The site is suitable for the proposed development, the proposal is in the public interest, and the proposal is unlikely to generate any negative impacts that would affect the site or the surrounding community. Therefore, the application is worthy of support, subject to recommended conditions.

Recommendation

1. That DA13/0779 for the fitout and use as a Real Estate office at 92 Oxford Street Cambridge Park, be approved subject to the attached conditions (Development Assessment Report Part B)

CONDITIONS

General

1 A001

The development must be implemented substantially in accordance with the plans stated in the table below and stamped approved by Council, the application form, and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Drawing Title	Drawing No.	Issue	Prepared By	Dated
Floor Plan	.01	-	-	4/09/13
External Elevations	.02	-	-	4/09/13
Statement of Environmental Effects	-	-	Leonie Blattman	25/07/13
Signage Plan	.03	-	-	4/09/13
'Changes to external and internal' documentation	-	-	Leonie Blattman	25/07/13

2 A019 - OCCUPATION CERTIFICATE (ALWAYS APPLY)

The development shall not be used or occupied until an Occupation Certificate has been issued.

3 A026 - Advertising sign (not for residential)

A separate development application is required for the erection of any further signs or advertising structures not approved under DA13/0779, other than an advertisement listed as exempt development, and is to be submitted to Penrith City Council, complying with the requirements of Penrith Development Control Plan 2006.

4 A029 - HOURS OF OPERATION AND DELIVERY TIMES

The operating hours are from 9:00 am to 5:30 pm Mondays to Fridays, 9:00am to 4:00pm Saturdays and 10:00am to 1:00pm Sunday. Any deliveries and service vehicles generated by the development are also limited to these timeframes.

5 A032 - Goods in buildings

All materials and goods associated with the use shall be contained within the building at all times.

6 A039 - Graffiti

The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.

Environmental Matters

7 D009 - Covering of waste storage area

All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.

8 D010 – Appropriate disposal of excavated or other waste

All excavated material and other wastes generated as a result of the development are to be re-used, recycled or disposed of in accordance with the approved waste management plan.

Waste materials not specified in the approved waste management plan are to be disposed of at a lawful waste management facility. Where the disposal location or waste materials have not been identified in the waste management plan, details shall be provided to the Certifying Authority as part of the waste management documentation accompanying the Construction Certificate application.

All receipts and supporting documentation must be retained in order to verify lawful disposal of materials and are to be made available to Penrith City Council on request.

BCA Issues

9 **E006 - Disabled access and facilities**

Access for persons with disabilities is to be provided and maintained in accordance with the requirements of the Building Code of Australia and AS 1428 "Design for Access and Mobility".

10 **E009 - Annual fire safety-essential fire safety (Class 2-9 buildings)**

The owner of a building, to which an essential fire safety measure is applicable, shall provide Penrith City Council with an annual fire safety statement for the building. The annual fire safety statement for a building must:

- (a) deal with each essential fire safety measure in the building premises, and
- (b) be given:

- within 12 months after the last such statement was given, or
- if no such statement has previously been given, within 12 months after a final fire safety certificate was first issued for the building.

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As soon as practicable after the annual fire safety statement is issued, the owner of the building to which the statement relates:

- must also provide a copy of the statement (together with a copy of the current fire safety schedule) to the Commissioner of New South Wales Fire Brigades, and
- prominently display a copy of the statement (together with a copy of the current fire safety schedule) in the building.

11 **E01A - BCA compliance for Class 2-9**

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

- (a) complying with the deemed to satisfy provisions, or
- (b) formulating an alternative solution which:

- complies with the performance requirements, or
 - is shown to be at least equivalent to the deemed to satisfy provision, or
- (c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/ statement for the building.

Construction

12 **H041 - Hours of work (other devt)**

Construction works or subdivision works that are carried out in accordance with approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

Appendix - Development Control Plan Compliance

Development Control Plan 2006

Part 2 - City wide controls

2.7 Notification and Advertising

It is considered the proposal would have a minimal impact on the streetscape and amenity of the area. The proposal is viewed as a positive development for the area and will benefit the local shopping complex in regards to employment and economic activity. As such, the proposed development was not notified to adjoining neighbours or advertised.

2.9 Waste Planning

A waste management plan has not been provided for the proposed development. Nevertheless, the applicant has addressed the ongoing waste management in the Statement of Environmental Effects. The use is likely to generate only general rubbish from food storage and paper waste. All paper waste is to be recycled with internal recycling bins provided on site. All waste will be moved to the external bin and removed weekly by the waste contractor. Standard conditions of consent are recommended to ensure all building and construction waste is disposed of appropriately during the fitout phase of development.

2.11 Car Parking

Although an existing structure, a new use on the site must not commence or the floor area increased unless the required car spaces have been provided. The gross floor area of the structure measures 85 square metres in size, with a total area of 155.7 square metres for the site. The applicant has advised the Real Estate is to employ 4-6 staff, with an approximate 4-6 customers visiting per day. Commercial premises are required to provide 1 car space per 40 square metres of gross floor area.

Based on 85 square metres, 3 spaces are required to be provided. After reviewing the plans and from a site inspection, 2 parking spaces are readily available at the rear of the unit. The site fronts Oxford Street, with on street parking available on both sides on the street for any additional parking. Furthermore, a public carpark is located immediately north of Oxford Street and this would manage any customer parking needs. It is considered the site has the capability to cater for the parking requirements for both staff and customers, with a mix of parking on site and in the public domain of the road and carpark. This is satisfactory for the proposed development.

Part 3 - City wide specific land uses

3.1 Advertising Signs

'Business identification signage' has been proposed as part of the development. The signage proposed to be erected includes:

1. Business logo and website to fascia above the entrance to the site (768cm x 77cm). Black background and white and gold text;
2. Business logo to fascia facing Oxford Street (300cm x 77cm). Black background and white and gold text;
3. Business logo to fascia facing College Street (500cm x 77cm). Black background and white and gold text;
4. Business logo to fascia facing College Street (300cm x 77cm). Black background and white and gold text;
5. Business logo stickers to above glass entry doors and in windows. Black background and white and gold text.

It is considered the signage satisfactorily meets the controls of DCP 2006, with the signage:

- Adequately relating to the use of the building,
- Wholly contained within the property and to the wall/awning which it is mounted,
- Constructed of appropriate materials,
- Located below the ridgeline of the existing building,
- Having minimal projection from the building,
- Compatible with the front facade of the building, and
- Unlikely to impact upon other premises within the complex or to the existing residential character of the adjoining area.

Although multiple signs are proposed to identify the name of the company and the site use, it is considered the signage will not detrimentally impact upon the streetscape or injure the amenity of the area.

It is noted the signage is not a form of undesirable signage as demonstrated in Figure C9.1 in DCP 2010. The signage is not to be illuminated.

An assessment of the proposed signage has been undertaken and it is considered that the signage is consistent with the objectives and controls of DCP 2006 in relation to advertising and signage.