



Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 315	Street Name: Fisher Road
Town: Drouin West		Postcode: 3818

FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

Option A:

Lot No:	10
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/> Title Plan <input type="checkbox"/> Plan of Subdivision <input checked="" type="checkbox"/>
Plan Number:	PS323256

Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

Section 2: PERMIT APPLICANT

Name:	
Business:	
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):	
Postal Address:	
Telephone No. (H)	
Email Address:	

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Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

10,000	By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.
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Section 5: PROPOSAL You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application..

Advertised

For what use, development or other matter do you require a permit?

Development:

<input checked="" type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input checked="" type="checkbox"/> Buildings and Works and Reduction in Carparking	<input type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input checked="" type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

Use:

<input checked="" type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

Subdivision:

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/>

Subdivision / Vegetation Removal:

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input style="width: 50px;" type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

Other:

Use and develop land for outdoor recreation and ancillary land uses, provide car parking to the satisfaction of the responsible authority and display business identification signage
--

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, Section 173 agreement or other obligation such as an easement or building envelope?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable (no such covenant, section 173 agreement or restriction applies)
If yes, you should contact Council for advice as to how to proceed with the application.

FURTHER DETAILS OF PROPOSAL (optional)

see above	This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.
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Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.

Advertised

Provide a plan of the existing conditions. Photos are also helpful.

Land containing a dwelling, agricultural sheds and group accommodation

Section 7: PRE-APPLICATION MEETING Has there been a Pre-Application meeting with a Council Planning Officer?

No <input type="checkbox"/>	
Yes <input checked="" type="checkbox"/>	If yes, with whom? Council written advice
Date of this meeting	

Section 8: DECLARATION This form must be signed. Complete box A or B

A. I declare that I am the Applicant and owner of this land and that all information given is true and correct.	Owner/ Applicant signature:	Date:
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature:	Date: 27-10-25

CHECK LIST Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

- A fully completed and signed copy of this form.
- Most applications require a fee to be paid. *Please make payment at time of lodgement if submitting at Councils Customer Service Centre or submitting through our on-line portal. If emailing your application, a payment link will be sent to your nominated email once registered on the system.*
Contact Council to determine the appropriate fee.

- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).

- Provided plans showing the layout and details of the proposal
- Provided any information required by the planning scheme, requested by Council
- Provided a description of the likely effect of the proposal (if required)
- Completed the declaration in Section 8
- Provided a contact phone number and e-mail address

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PLEASE FORWARD THIS APPLICATION TO

Advertised

E-mail:	planning@bawbawshire.vic.gov.au	Mail:	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
Phone:	5624 2411		
In Person:	Customer Service Centre: 33 Young Street Drouin		

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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Application to Amend Advertised a Planning Application S50/S57A

Section 1: PERMIT DETAILS

Planning Application No:	PLA0189/25
Address:	315 Fishers Road Drouin West

Section 2: PERMIT APPLICANT

Name:
Business:
Postal Address:
Telephone No. (H)
Email Address:

Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):
Postal Address:
Telephone No. (H)
Email Address:

Section 4: AMENDMENT CATEGORY Please tick ✓

Section 50 – Amendment to the application at request of the applicant before notice	<input checked="" type="checkbox"/>
Section 57A – Amendment to the application after notice of application is given (please note, this will incur a fee)	<input type="checkbox"/>

AMENDMENT DETAILS List the changes being applied for and highlight changes on corresponding plans if applicable. A copy of the plans must be submitted with this application. If you need more space, please attach these details separately.

<p>Include waiver of bicycle parking and facilities requirements of Clause 52.34 and remove 'cafe' from the application.</p>	<p style="color: red; font-size: small;">This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p>
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Section 5: DEVELOPMENT COST

State the estimated total cost of the proposed development, including amendment.	<input checked="" type="checkbox"/>	Unchanged from initial application Or total cost \$
Does the amendment proposal introduce any additional Permit Triggers? (eg. creation of easement, parking reduction) If yes, an additional application fee may be required.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Section 6: DECLARATION This form must be signed. ****PLEASE COMPLETE EITHER box A or B**

<p>A. I declare that I am the Applicant and Owner of this land and that all information given is true and correct.</p>	<p>Owner/ Applicant signature:</p>	<p>Date: Advertised</p>
<p>B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.</p>	<p>Applicant Signature:</p>	<p>Date: 05-03-2025</p>

PLEASE FORWARD THIS APPLICATION TO

<p>E-mail: planning@bawbawshire.vic.gov.au</p> <p>Phone: 5624 2411</p> <p>In Person: Customer Service Centre: 33 Young Street Drouin</p>	<p>Mail: Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820</p>
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- Transport Infrastructure Agencies such as VicRoads and VLine
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- Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 10154 FOLIO 569

Security no : 124129364639Q
Produced 27/10/2025 02:38 PM

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 323256M.
PARENT TITLES :
Volume 09398 Folio 848 to Volume 09398 Folio 849
Created by instrument PS323256M 07/02/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW083554Y 20/09/2022
WELL NIGH CAPITAL FUNDING NO 1 PTY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS323256M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 315 FISHER ROAD DROUIN WEST VIC 3818

ADMINISTRATIVE NOTICES

NIL

eCT Control 17125H GADENS LAWYERS
Effective from 20/09/2022

DOCUMENT END

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PLAN OF SUBDIVISION	STAGE No. /	LTO USE ONLY EDITION 1	PLAN NUMBER PS 323256M Advertised
----------------------------	----------------	----------------------------------	---

LOCATION OF LAND
PARISH: Jindivick
TOWNSHIP: —
SECTION: —
CROWN ALLOTMENT: 122 B (part)
CROWN PORTION: —
LTO BASE RECORD: Litho sheet 2. (2801)
TITLE REFERENCES:
VOL 9398 FOL 848 Vol 9398 Fol 849
LAST PLAN REFERENCE: LP 133053 Lots 7 + 8.
POSTAL ADDRESS: Fishers Road
AMG Co-ordinates Drouin West 3818
 N 5 786 540 ZONE: 55
 (of approx. centre of plan) E 397 260

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: Buln Buln REF: 42/93

- This plan is certified under section 6 of the Subdivision Act 1988
- ~~This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6~~
- This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

OPEN SPACE
 (i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has~~ has not been made.
 (ii) ~~The requirement has been satisfied.~~
 (iii) ~~The requirement is to be satisfied in Stage~~

Council Delegate
Council Seal
Date 27-5-92
~~Re-certified under section 11(7) of the Subdivision Act 1988.~~
~~Council Delegate~~
~~Council Seal~~
~~Date / /~~

LTO USE ONLY
 STATEMENT OF COMPLIANCE/
 EXEMPTION STATEMENT
 RECEIVED DATE: 18/10/93

LTO USE ONLY
 PLAN REGISTERED
 TIME
 DATE 7/2/94

NOTATIONS

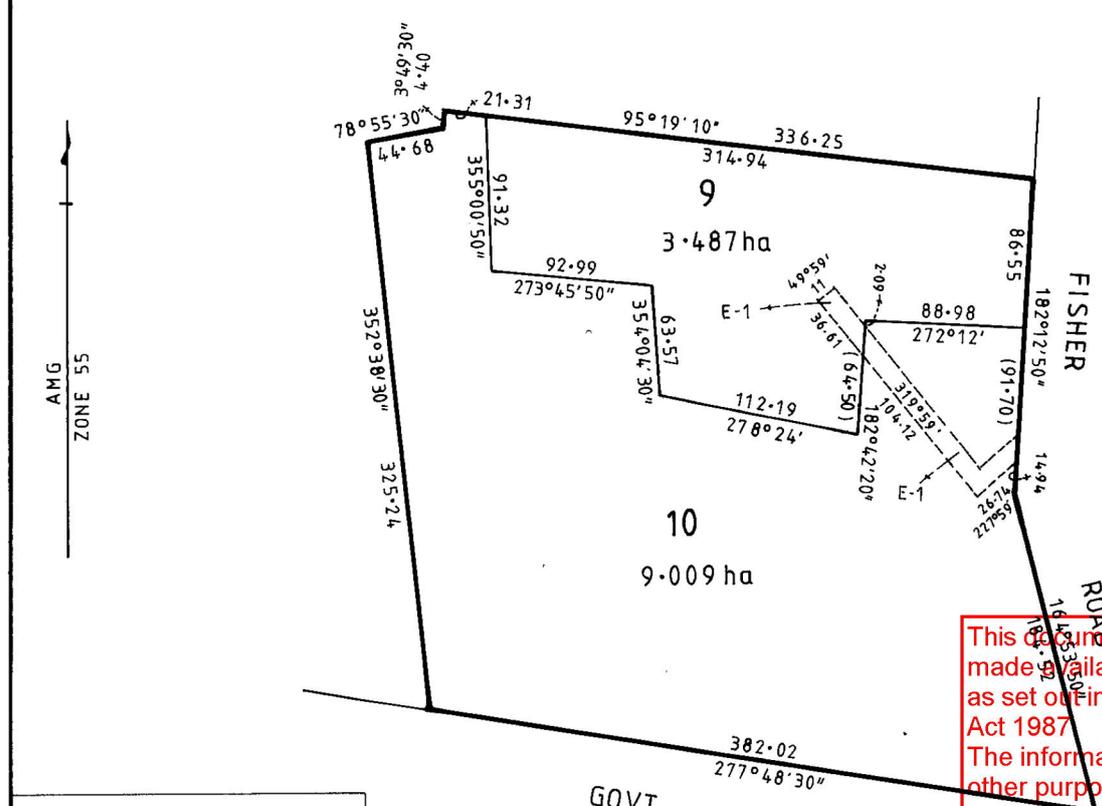
DEPTH LIMITATION: 15.24 metres. Applies to all the land in the plan.
 STAGING:
 This ~~is~~ is not a staged subdivision.
 Planning Permit No. /
 SURVEY:
 This plan is ~~not~~ based on survey.
 Lots 1 to 8 (inclusive) have been omitted from this plan.

VESTING OF ROADS OR RESERVES	
IDENTIFIER	COUNCIL/BODY/PERSON
Nil	Nil

EASEMENT INFORMATION

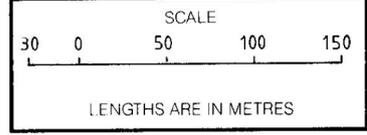
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of
E-1	Power Line	11	This plan - Section 103B of the State Electricity Commission Act 1958.	SECV



PS323256M

LEA CALDWELL
 LICENSED LAND SURVEYOR
 28 PRINCES WAY DROUIN 3818
 Bus: (056) 25 2543
 A.H.: (056) 25 2337



ORIGINAL
 SCALE 1:3000
 SHEET SIZE A3

LICENSED SURVEYOR (PRINT) Lea Caldwell
 SIGNATURE DATE 5/3/1993
 REF 402 VERSION

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COUNCIL DELEGATE SIGNATURE

Our Reference: 2502448

27 October 2025

ACN 006 197 235
ABN 38 006 197 235

Chief Executive Officer
Baw Baw Shire Council
PO Box 304
WARRAGUL VIC 3820

Warragul Office
1/71 Victoria Street
PO Box 58
WARRAGUL VIC 3820
Tel: (03) 56232257

beveridgewilliams.com.au

Dear Sir/Madam

**RE: PLANNING APPLICATION – USE AND DEVELOP LAND FOR OUTDOOR RECREATION (PETTING ZOO), PROVIDE CAR PARKING TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY AND DISPLAY BUSINESS IDENTIFICATION SIGNAGE
315 FISHER ROAD, DROUIN WEST**

I refer to advice given by Council to my client of 'Little Sherwood' in Drouin West, that a planning permit is required for this use,

A planning permit is now sought for retrospective approval to use and develop the land for a petting zoo, provide car parking to the satisfaction of the responsible authority and display business identification signage.

Enclosed with the application is:

- A current copy of title is enclosed with the application;
- Plans of the petting zoo and ancillary uses;
- A planning submission detailing the proposal; and
- A business operating plan

I trust there is sufficient information to allow Council to process the application. To facilitate this, in addition to the above information the relevant fee will be made when instructed by Council.

Yours faithfully

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Business Overview – Little Sherwood Pty Ltd

Address: 315 Fisher Rd, Drouin West, Victoria

Business Type: Petting Zoo & Educational Farm Experience

Date: September 11th, 2025

1. Executive Summary

Little Sherwood Pty Ltd is a family-owned petting zoo operating at 315 Fisher Rd, Drouin West, Victoria. Since opening on **29 March 2025**, the business has established itself as a **valued community attraction** in the Baw Baw region, attracting **16,594 visitors** to date (excluding school groups) with overwhelmingly positive feedback (4.7/5 from 72 reviews on Google).

The zoo provides hands-on educational and recreational experiences with livestock animals, a safe children's play environment, and hospitality through its food van and picnic areas. It has also delivered tailored programs for schools, TAFE classes, home-schooling networks, and NDIS-funded groups.

With plans to further utilise an existing **indoor area and commercial kitchen**, Little Sherwood aims to expand its offering by providing an **indoor children's play space** and **prepared food service**.

2. Business Description

Current Operations:

- **Operating since:** 29 March 2025
- **Opening Hours:** Wednesday–Sunday, 10:00am–4:00pm (excluding public holidays). Mondays/Tuesdays by arrangement for school groups.
- **Ticketing:** Managed via an online system capping patronage at **120 per session** (morning and afternoon) during weekends and school holidays. Capacity is not reached on weekdays outside these times.
- **Visitor Facilities:**
 - Playground and children's play area
 - Outdoor picnic tables
 - Onsite food van (inside ticketed area)
 - Indoor building (currently unused, but fitted with trap, waste system, and seating capacity)
 - Public toilets including ambulant access
 - General wheelchair accessibility

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Animals Exhibited (primarily livestock/farm animals):

- Sheep
- Goats
- Cows
- Alpacas
- Pigs
- Chickens
- Parrots

Interactions are managed by a safety briefing before entry. Smaller animals may be directly handled and fed by visitors; larger animals (cows, donkeys, alpacas) have interaction limited to over a fence or gate.

Community Engagement:

- Regular educational visits from public and private schools in the Baw Baw Council area and TAFE classes
- NDIS-funded group visits and positive engagement with disability-service providers
- Work experience placements
- Strong support from home-schooling groups and local community networks
- Positive neighbour relations (no complaints from neighbours since opening on 29 March 2025)
- Regular local volunteers helping with patrons and animal supervision

3. Staffing Plan

Little Sherwood operates with a clearly-defined team

- **2 Owners** – Management, animal care, administration, compliance, hospitality and customer engagement
- **2 Full-time Employees (Admissions & Animal Handling)** – Ticketing, customer service, safety briefings, animal supervision
- **1 Full-time Employee (Hospitality)** – Food van/café operations, cleaning, and customer service support

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4. Facilities & Property Use

- **Total Property:** 22 acres
- **Animal Exhibition Area:** 1.54 acres of paddocks.
- **Primary Production Area:** Majority of the land remains dedicated to breeding Wagyu cattle, sheep, and goats for Blaze Acres (a registered breeder with the AABMGS).
- **Ancillary Use Areas:** Playground, food van, picnic areas—developed on land not previously designated as paddocks, preserving primary production capacity.

The areas currently being used to exhibit animals are within paddocks and total 1.54 acres (the property is 22 acres), however, these animals are also used for breeding and the primary production arm of the business. The property is currently leased to a local petting zoo who leases these animals to the petting zoo for exhibition purposes. Blaze Acres is a registered breeder with the AABMGS (Australian All Breeds Miniature Goat and Sheep Society) and has been breeding for nearly 3 years. We also have agreements with a local pig breeder. So even these exhibition areas are being essentially used for primary production purposes.

Note: The indoor building and commercial kitchen were previously operated as a café, with infrastructure such as grease trap, waste system, and septic already compliant and maintained. It is therefore reasonable to expect these facilities to continue being used for their original intended purpose.

5. Customer & Community Impact

Little Sherwood has demonstrated strong community integration:

- Popular with **families, schools, disability groups, and tourists**
- Inclusive facilities, with proven accessibility for mobility-challenged visitors
- Provides **educational and therapeutic benefits** by encouraging safe animal interactions
- Strengthens regional identity by supporting **agricultural education** and showcasing livestock farming

6. Future Development Plans

- **Indoor Area Conversion:** Establish an indoor children’s play space featuring interactive play walls, arcade tables, and limited seating.
- **Commercial Kitchen Use:** Develop food offerings prepared onsite, extending beyond the food van.
- **Continued Community Engagement:** Expand partnerships with schools, disability providers, and home-school networks.

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7. Marketing & Branding

- **Current Signage:** 3 modest aluminium composite signs at the property frontage (two oval logo signs, one rectangular hours sign). Solar-lit, non-intrusive, and aligned with rural character.
 - **Branding:** Recognisable rooster logo on a tan background with brown lettering.
 - **Customer Engagement:** Word-of-mouth, online reviews (4.7/5 rating), social media presence, and community partnerships.
-

8. Compliance & Safety

- **Animal Safety & Welfare:** Managed through controlled interactions, restricted access to larger animals, and safety briefings before entry.
 - **Food Safety:** Food van currently compliant; commercial kitchen infrastructure in place for future use.
 - **Waste & Septic:** Septic system inspected and emptied by Simpsons and Sons prior to opening. Veolia are contracted to remove waste weekly.
 - **Accessibility:** Wheelchair-friendly facilities, ambulant toilet, and inclusive visitor experience.
-

9. Conclusion

Little Sherwood has quickly established itself as a trusted, family-friendly attraction that complements the region's agricultural identity and educational services. With strong community support, careful visitor management, and plans to activate underutilised infrastructure (indoor play area and kitchen), the business is well-positioned for a sustainable future.

As the property historically housed a café and commercial kitchen, and considering the non-invasive nature of current developments, it is reasonable to continue utilising existing infrastructure for its intended purposes while preserving the property's primary production functions.

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Justification for the Use of Site

1. Appropriateness of Location

- The site at **315 Fisher Rd, Drouin West** is a 22-acre property already operating as a working agricultural property, primarily breeding Wagyu cattle, sheep, and goats.
- The petting zoo component occupies only **1.54 acres**, ensuring the overwhelming majority of the land remains dedicated to agriculture.
- Its rural setting is ideal for a farm-based animal interaction experience and aligns with regional tourism trends in Baw Baw Shire, where authentic agricultural and farmgate experiences are in demand.

2. Support and Enhancement of Agriculture

- The petting zoo directly promotes agricultural education by enabling children and adults to engage with livestock (sheep, goats, cows, alpacas, pigs, poultry).
- Partnerships with local breeders (e.g. miniature sheep and goat breeding through Blaze Acres, local pig breeder) strengthen local agricultural enterprises and broaden public awareness of farming practices.
- The facility complements the **primary production arm** of the business (Wagyu cattle, sheep, and goat breeding) by providing a visible outlet to showcase animals and agricultural methods.

3. No Loss of Productive Agricultural Land

- Only 1.54 acres of the 22-acre property are used for animal exhibition. The remainder continues in **primary production**.
- The play area, food van, and picnic space are sited on land not previously used as paddocks, ensuring no impact on the property's ongoing ability to support livestock breeding.
- By retaining agricultural use as the dominant land activity, the petting zoo diversifies rather than fragments farm output.

4. Net Community Benefit

- The zoo has already welcomed **16,594 visitors** since March 2025 and is strongly supported by schools, TAFEs, NDIS groups, and home-school networks.
- It provides **educational, recreational, and therapeutic benefits** for the Baw Baw community, particularly for children, people with disabilities, and tourists.
- With no neighbour complaints to date, the zoo demonstrates **responsible co-existence** within the local rural environment.
- Ancillary facilities (food van, playground, picnic area) increase visitor stay length, supporting broader **local tourism spend** in the region.

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5. Comparable Operations

- Similar models of petting zoos and farm attractions operate successfully in **adjacent municipalities** (e.g. Mornington Peninsula, Yarra Ranges, South Gippsland), where farm-based tourism complements primary production and enhances regional branding.
- These operations are recognised as compatible uses within farming zones, provided they are secondary to the main agricultural production of the land — as is the case with Little Sherwood.

6. Previous Uses of the Site and Fragmentation

- The indoor building and commercial kitchen were previously operated as a café, including a grease trap and waste system. It is therefore reasonable to continue utilising this infrastructure for food preparation and hospitality.
- The existence of these prior non-agricultural uses demonstrates that the site has historically supported ancillary hospitality functions without undermining agricultural activity.
- Importantly, the petting zoo does not represent further **fragmentation of agricultural land**, as the principal use of the property remains livestock breeding, with exhibition activities integrated into (rather than displacing) farm operations.

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Use and develop land for outdoor recreation and ancillary uses, provide car parking to the satisfaction of the responsible authority and display business identification signage and waive Bicycle parking requirements

Little Sherwood Farm

315 Fishers Road, Drouin West

Client

Issued

08-10-2025



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BW
Beveridge Williams

Introduction

A planning permit is sought for retrospective approval to use and develop land for an outdoor recreation facility and ancillary land uses, provide carparking to the satisfaction of the responsible authority and display business identification signage and waiver of bicycle parking facilities.

parking requirements.

The report provides details of the site and environs, the proposal, planning controls and an assessment against the provisions of the Baw Baw Planning Scheme.

Subject Site	
Address	315 Fishers Road Drouin West
Title Particulars	Lot 10 Plan of Subdivision 323256 Certificate of Title Volume 10154 Folio 569
Title Encumbrances	Nil
Zone	Farming Zone (Schedule 1)
Overlays	Development Contributions Plan Overlay – Schedule 1
Aboriginal Cultural Heritage	No
Permit Triggers	Clause 35.07 (use and develop land for a section 2 use) Clause 52.06 (provide car parking to the satisfaction of the responsible authority) Clause 52.05 (Signage)
Applicant	
Applicant Contact	Beveridge Williams & Co Pty Ltd PO Box 58, Warragul VIC 3820

The site is located in the rural area of Drouin West.

Advertised

The land is commonly referred to as 315 Fisher Road, Drouin west and is formally described as Lot 10 on Plan of Subdivision 323256. The land is a small rural parcel with an area of just over 9 hectares.

The land contains no restrictions registered on title however does contain 1 easement marked on the Plan of Subdivision as E-1 and set apart for The purpose of a power line in favour of the former SECV.

The land has frontage to Fisher Road of 276.22 metres from which it has two gravel crossovers providing access to the land.

The land currently contains a single storey brick dwelling issued under Planning Permit PLA0108/274, sited towards the western boundary long the main access track onto the farm.

The land enjoys existing use rights for group accommodation and contains two small accommodation cottages sited centrally in the land.

The land is used as an outdoor recreation facility (petting zoo) for which no current planning approval has been granted. This includes ancillary food and drink premises in the form of a food van available only to patrons of the use.

The former dwelling on the land has been removed in accordance with the requirements PLA0108/24 and has been replaced with outdoor play equipment. Adjacent to the dwelling is a detached garage also to be demolished, a small woodshed, chicken enclosure, greenhouse and stables which have been converted to a food and drink premises associated with the outdoor recreation facilities, offering food and drink to patrons. A large gravel area exists at the rear of the greenhouse which is used for car parking associated with the outdoor recreation facility, as second overflow car parking and DDA spaces are sited a shorty distance from this carpark. An amenities building is sited to the west of the stables building.

Four brightly coloured animal; huts are sited in the north-eastern portion of the land, These are located within fenced pens and are used to house small animals as part of the petting zoo.

The balance of the land includes small livestock sheds and paddocks used for agriculture.

Business Identification signage has been erected at the second entrance to the land, which is the main entrance to the petting zoo.

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Subject land

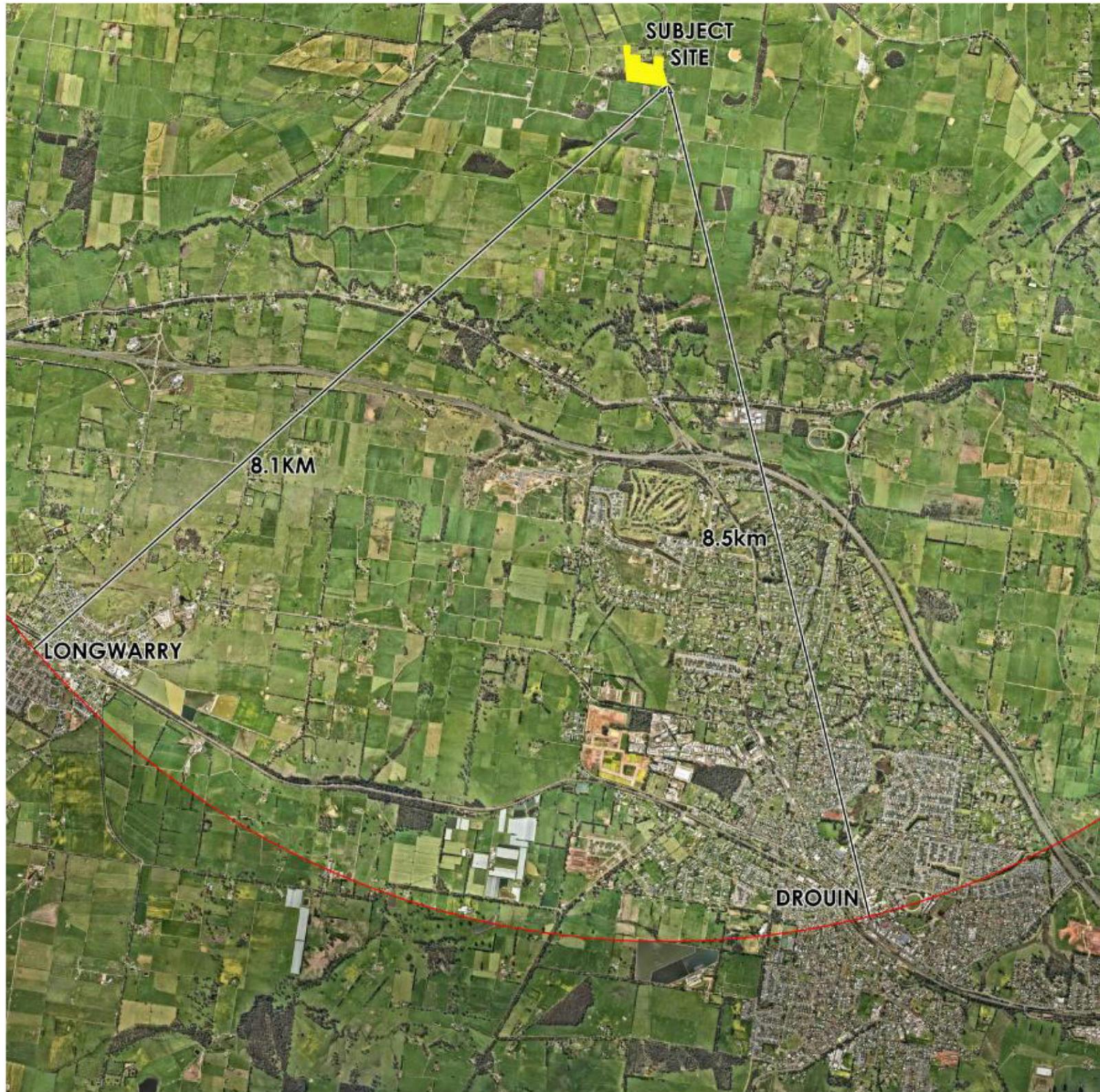


Figure 1 Locality Plan

source : near map

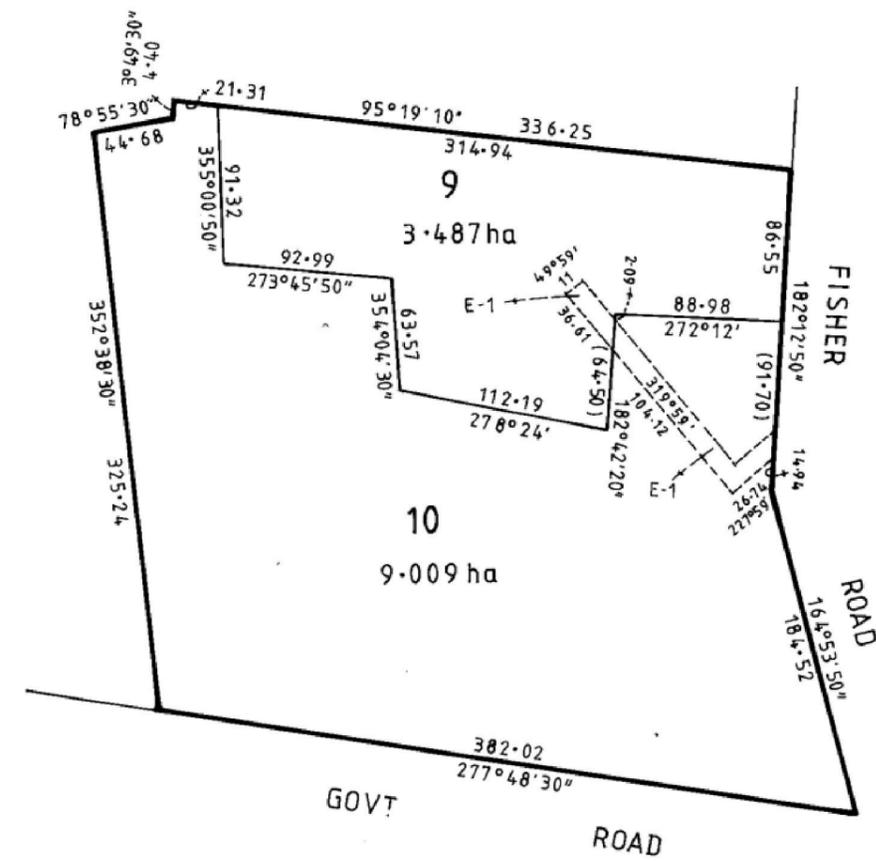


Figure 2 Extract Plan OF Subdivision 323526

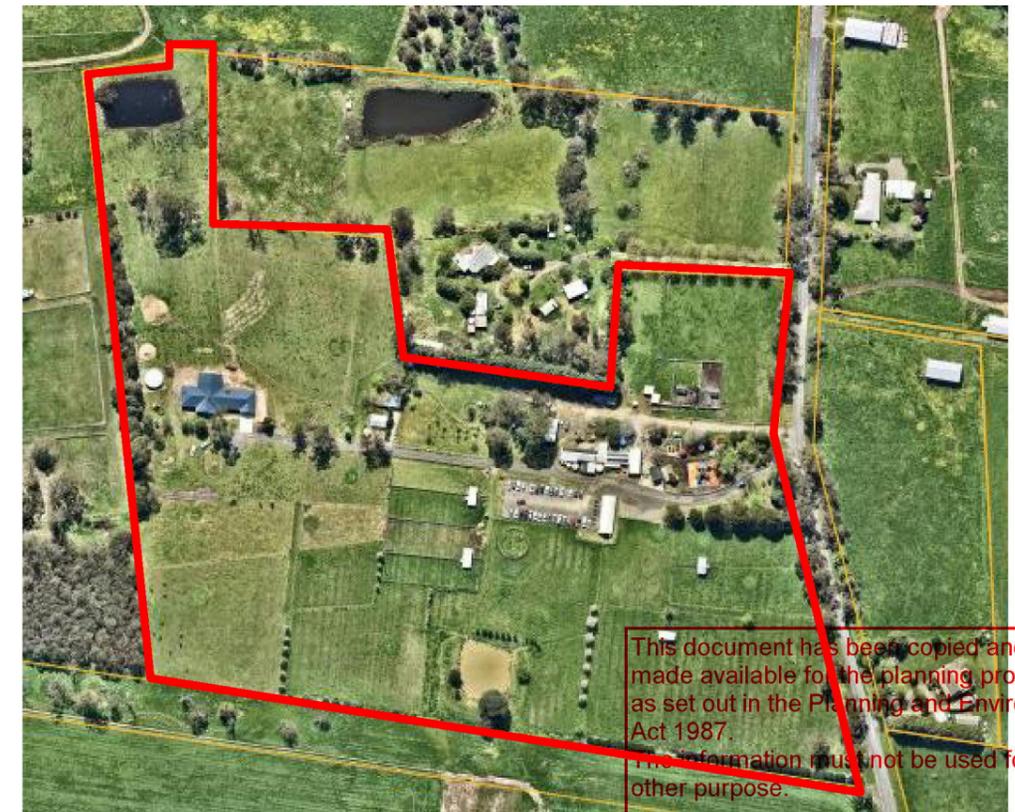


Figure 3 Subject land

source : near map

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Surrounding land

- ① The land abutting to the north is known as 325 Fisher Road. It is a small parcel of roughly 3.254 hectares which appears to be used for rural lifestyle purposes. It contains a dwelling sited roughly 50 metres from the shared boundary with subject land.
- ② The land abutting to the north and west is known as 135 Drayton Road. It is roughly 60 hectares in area and is used for horse keeping and grazing. It contains a dwelling sited roughly 160 metres from the subject land.
- ③ On the south side of Drayton Road opposite the subject land is 140 Drayton Road. It has an area of roughly 49 hectares and contains a dwelling that is located in the western portion of the land approximately 280 metres from the shared boundary with the subject land. The land appears to be used for grazing.
- ④ On the eastern side of Fisher Road, opposite the subject land is the land known as 300 Fisher Road. It contains a dwelling on a small lot with an area of roughly 1.6 hectares, and contains a dwelling sited roughly 50 metres from the shared boundary with the subject land.
- ⑤ On the eastern side of Fisher Road, opposite and south of the subject land is 290 Fisher Road. It is a small narrow lot with an area of roughly 1.9 hectares and contains a dwelling sited roughly 130 metres from the shared boundary with the subject land.

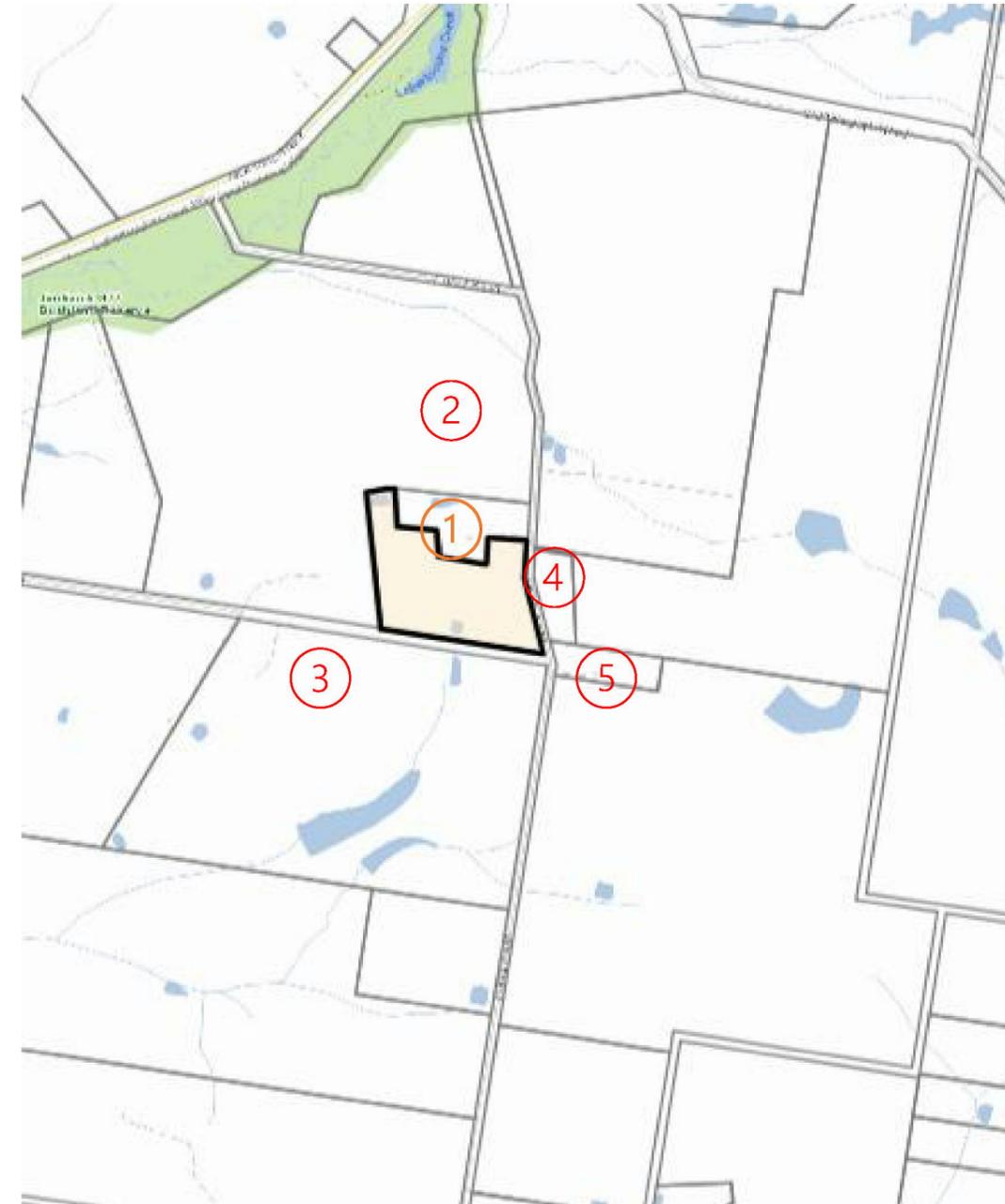


Figure 4 Surrounding land

source : near map

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Proposal

Advertised

Proposed use and development of the land for an outdoor recreation facility and ancillary land uses

The proposal is for retrospective approval to use and develop the land for an outdoor recreation facility and ancillary land uses, provide car parking to the satisfaction of the responsible authority and display business identification signage.

The 'Little Sherwood' petting zoo (outdoor recreation facility) operates a property which has an area of 9.009Ha of which of which the petting zoo use occupies roughly 6160m². The balance of the land is used for grazing animal production (sheep, goats, cows, alpacas, pigs, poultry and other animals) and for a dwelling which is sited in the western portion of the land and group accommodation within two cottages to the west of the petting zoo. The land is accessed via two crossovers which link internally into a main farm access track which also provides access to the dwelling, group accommodation and car parking for the petting zoo.

The car park constructed for the petting zoo is constructed from crushed rock and allows for 33 car parking spaces. A separate car park containing 9 spaces is sited in the eastern side of the greenhouse and is accessed via the main car park, it provides for DDA parking.

The Petting Zoo has an ancillary food and drinks facility in the form of a food-van open only to the patrons of the zoo, an onsite amenities block and small playground with picnic area.

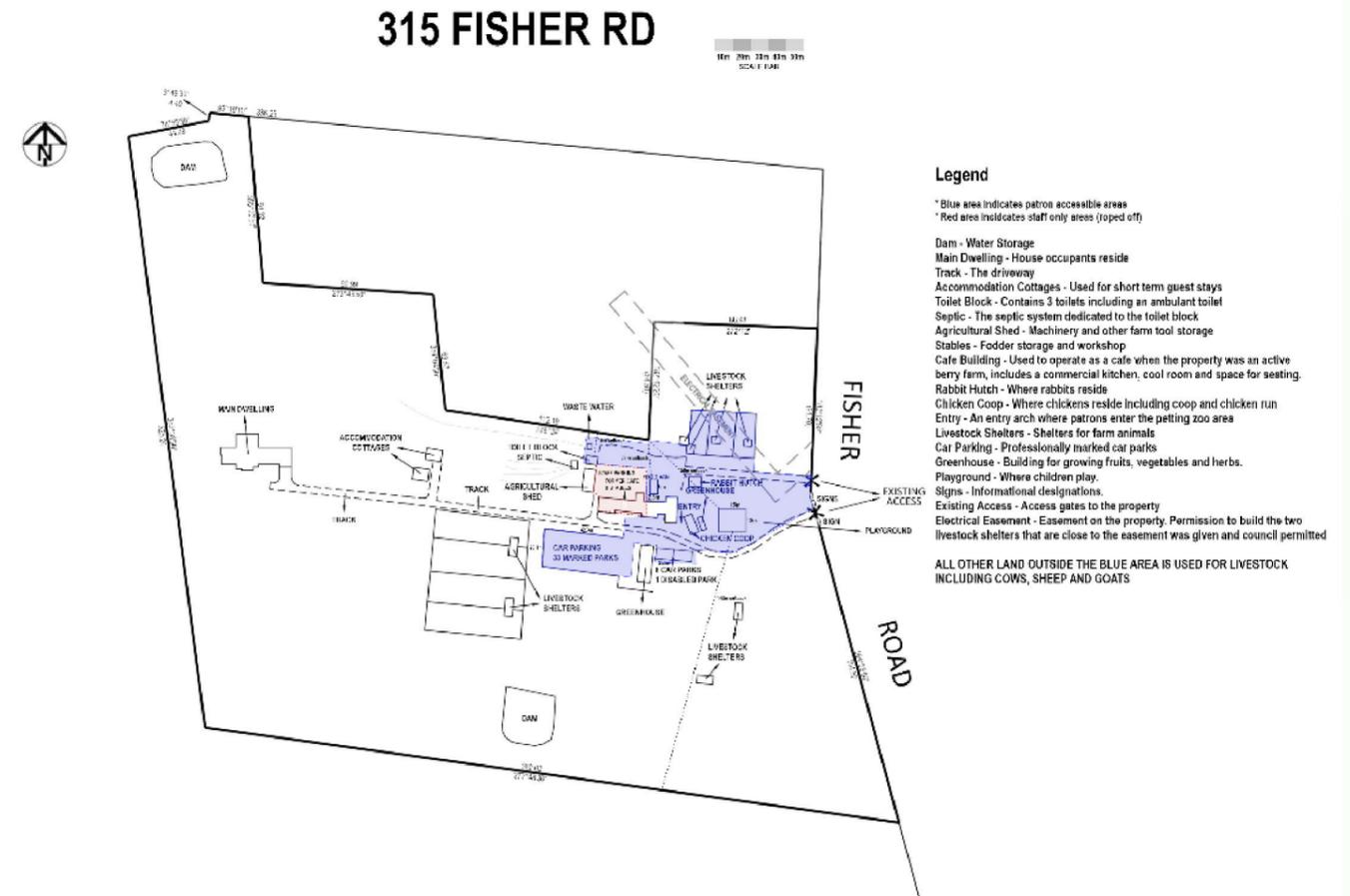


Figure 6: Site plan



Figure 5: Land used for petting zoo

The petting zoo occupies existing buildings on site. Retrospective approval is sought for works associated with this use in the form of a playground and car parking areas.

The petting zoo centres around offering up-close agriculture animal encounters. The use operates two 'sessions' divided into morning and afternoon sessions which can each cater for 120 guests per session. The first session starts at 10am and finished at 12 pm and the second session starts at 12:30pm. The use operates::

- Wednesday to Sunday 10am – 4pm
- Mondays and Tuesday (closed)

The petting zoo has 5 full time staff which includes the two land-owners and 3 full time staff responsible for the day to day management of the petting zoo use including the ancillary food and drink premises.

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Provide car parking to the satisfaction of the responsible authority

The use of the land is not a use listed to Table 1 of Clause 52.06. Therefore, car parking must be provided to the satisfaction of the responsible authority.

There are 33 line marked car parking spaces provided on site for the use, and 9 overflow spaces including provision for DDA compliant spaces. This provision of parking has been developed over time in direct response to the experience of visitation to the site and demand based on this and is sufficient to cater for the proposed use. It is noted that the site has an area of 9.009 Hectares and internal accessways and paddocks that can cater for overflow car parking if this was to ever eventuate however this has not been the experience of the use to date during maximum occupation.

The proposal seeks to waiver bicycle facilities pursuant to Clause 52.34-5. There is no rational basis for bicycle facilities at the venue as it is too great a distance from any town to make cycles access a practical or reasonable mode of transport to get to the premises.



Figure 7: Car Park



Figure 8: DDA Carpark /Overflow spaces

Proposed Signage

The proposal seeks retrospective approval for business identification signage.

Advertised

Three business identification signs have been erected, two circular signs with a diameter of 1.0 metre (0.8m²) and a rectangular sign measuring 1.2 metres x 0.9 metres (1.08m²). Combined the signs have an area of 2.68m².

The signs are located on either side of the southern entrance gate.



Figure 9: Signage erected

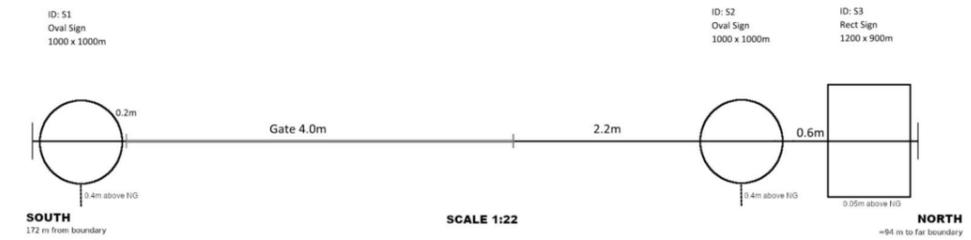
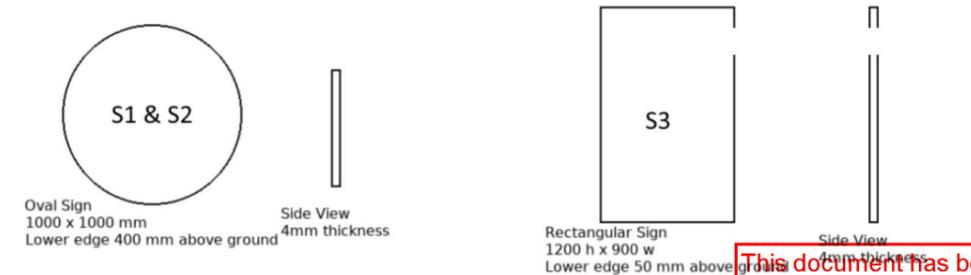


Figure 10: Siting of signage



Sign ID	Sign Type	Dimensions (mm)	Display Area (m ²)	Above NG
S1	Business Identification Sign	1000 × 1000 (Oval)	0.79	400mm
S2	Business Identification Sign	1000 × 1000 (Oval)	0.79	400mm
S3	Business Identification Sign	1200 × 900 (Rectangular)	1.08	50mm
Total Display Area			3.08m²	2.66

Figure 11: Dimensions of signage

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SITE PHOTOS

Advertised



Animal Enclosure



Animal Enclosures



Amenity Building



Former Café building



Playground



Chicken coop



Food Van



Guest Entrance



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Planning Context

Farming Zone

The site is located in the Farming Zone. The purpose of the Farming Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land. To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities. To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Clause 35.07-4 requires that a permit is required for section 2 uses and buildings and works associated with section 2 uses. The proposed use of the land for outdoor recreation is a section 2 use and the retrospective works (car park) are works associated with this section 2 use.



Figure 12: Zoning Map Source: mapshare.vic.gov.au

Overlays

Advertised

The land is affected by the Development Contributions Plan Overlay (DCPO) Schedule 1. The Overlay does not require a planning permit and does not trigger requirement for development levies.

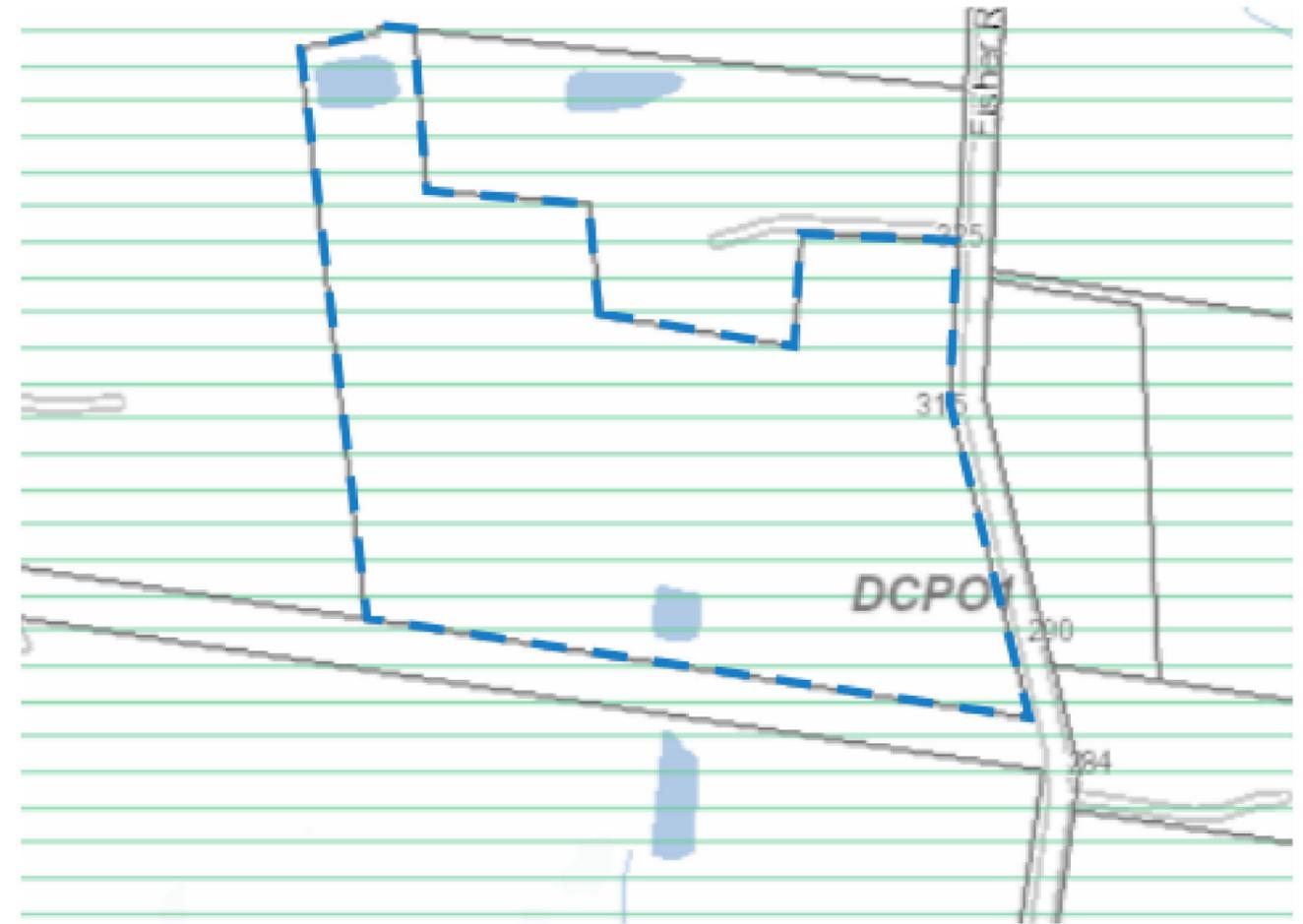


Figure 13: DCPO Map Source: mapshare.vic.gov.au

Other Provisions

- Clause 52.05 – Signage, for retrospective approval of the display of business identification signage
- Clause 52.06 – Car parking for the supply of carparking to the satisfaction of the responsible authority.

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Planning Policy Framework & Municipal Strategic Statement:

The proposal is for retrospective approval to use and develop the land for an outdoor recreation facility, display business identification signage and provide car parking to the satisfaction of the responsible authority. In light of this, the proposal accords with the policy objectives of:

- Responding to the Strategic direction at **Clause 02.03-5** which states that Council will *Attracts investments into agri-business that supports farming and primary production* and further that the Council will *promote the region as a tourist destination comprising high quality scenic landscapes and diverse attractions.*
- Not removing productive land from primary production in accordance with **Clauses 14.01-1S & 14.01-1L** as the proposal has a direct nexus with agriculture and only occupies 6160m² of land, being 6.8% of the land area and uses land already occupied by buildings associated with the historic use of the land for a berry farm open to the public as an agricultural experience.
- Allow the sustainable use of the land for a purpose that is compatible with existing use of the land as a farm and the neighbouring farms in accordance with **Clause 14.01-1S** and **Clause 14.01-1L** in that the use of the land is associated with agriculture and does not demand a high onsite amenity. The land use is also at least 100 metres from any point source of amenity impact on any adjacent farm;
- The subject land is able to dispose of effluent on site, as demonstrated by the currently dwelling which has successfully managed effluent on the land to date. A new septic system will be required to be installed and it is expected that a permit condition will require this to be accord with the EPA Act 1970 and Septic Tank Code of Practice.
- The Planning Policy Framework has strong policy support for the tourism sector. Policies at **Clause 17.04-1S** seek to support *tourism that is compatible with agricultural production or the natural, environmental or heritage attributes of the area.* The Baw Baw Economic Development and visitor economy strategy describes the tourism sector in Baw Baw as attracting 1 million Visitors to the area in 2109 and creating employing 1382 people. The proposal supports the viability of the visitor economy by increasing tourism experience in the area that can be shared with visitors coming to the area for different forms of tourism based visits. It also creates new visitation for groups not already visiting the area such as schools and interest groups.
- The policy supports the integrated tourist ventures and agri-based tourism. The Baw Baw local policy at **Clause 17.04-1L** supports large-based tourist ventures and those ventures that can support the tourist activities in the area including enjoyment of the natural resources and attractive landscapes that Baw Baw Shire offers. The use has enjoyed significant success with over 17,000 people visiting the site to date. This level of attraction will encourage tourist to enjoy other wineries, restaurants and tourist attractions in the area, thereby supporting the wider economy.
- The policies at **Clause 17.04-1L** also seeks to facilitate experience based tourism, which is achieved by the proposal which encourages guest to activity learn and be immersed in rural activities and with agricultural animals.

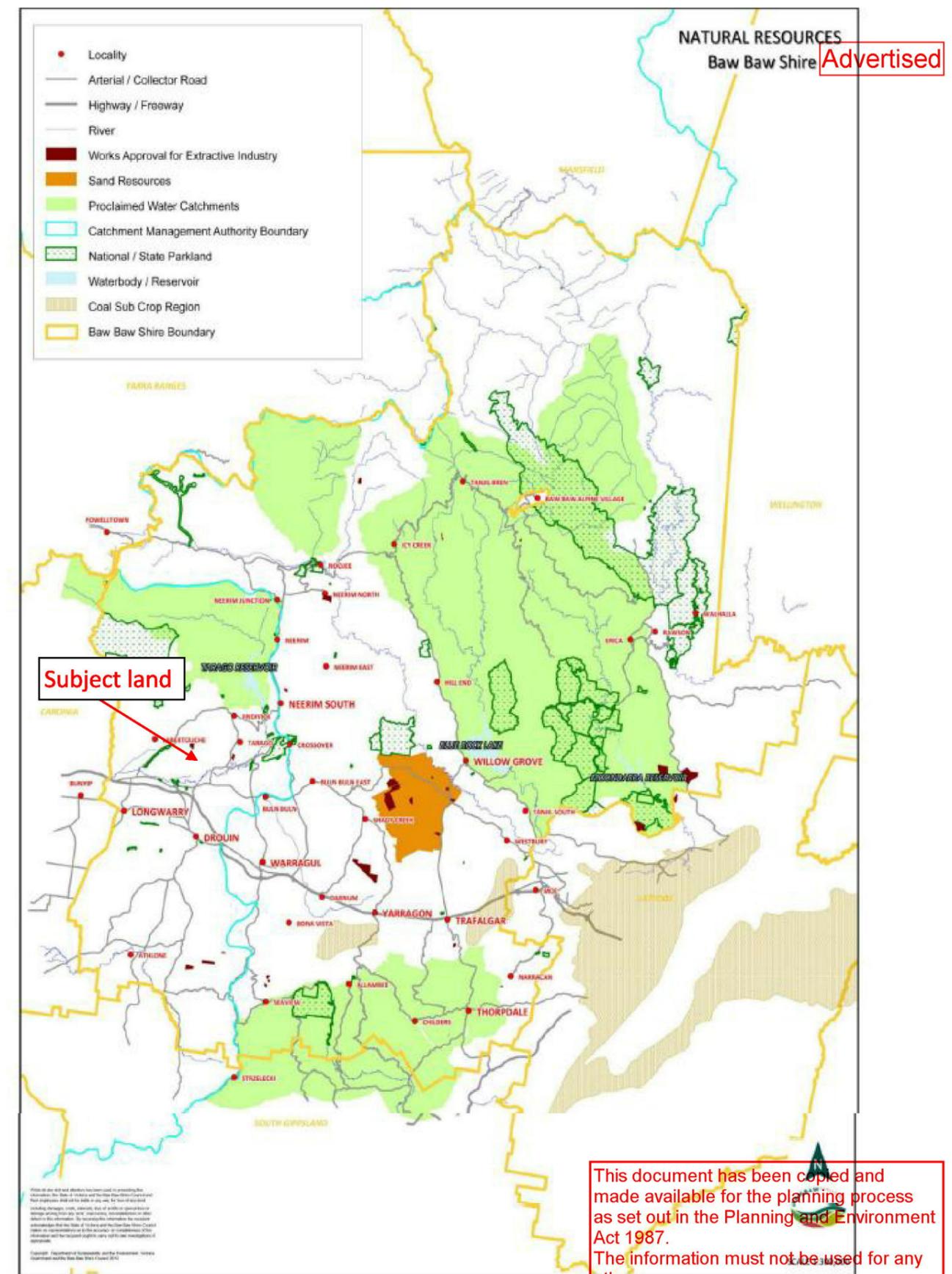


Figure 14: Natural Resources Map Source: Baw Baw Planning Scheme

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Decision Guidelines for Use of land	Guidelines Response
Municipal Planning Strategy and the Planning Policy Framework	This has been addressed earlier in this report.
Any Regional Catchment Strategy and associated plan applying to the land.	The land is subject to the Port Phillip and Westernport Regional Catchment Strategy. The proposal is neutral with respect to the RCS as the Strategy does not seek to manage land uses described in the proposal. The proposal does not include works or activities referenced in the RCS as it is outside of the growth areas referred to in the strategy and does not disrupt native vegetation or area of habitats.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent	The land is already used for agriculture which supplies much of the existing infrastructure required for the petting zoo which is an extension to this use. The proposal has a pre-existing amenities block which is used by guests and therefore has not created an additional pressure on the land to accommodate new buildings or changes to the existing effluent systems.
How the use or development relates to sustainable land management.	The changes have a neutral relationship to sustainable land management. The proposal occupies existing developed areas and does not impact on the management of the balance of the land.
Whether the site is suitable for the use and development and whether the proposal is compatible with adjoining and nearby land uses.	The proposal is considered to have minimal impact on the existing agricultural uses and rural lifestyle uses of neighbouring land. It introduces an interactive, small-scale petting zoo that showcases farm animals and promotes agricultural education, this maintains the agricultural themes of the area. The proposal occurs in a small area of the farm which is well set back from any dwelling not in the same ownership and is considered to have appropriate offset from any neighbouring farm hub.
Whether the use or development will support and enhance agricultural production.	The proposal is compatible with the use of the balance of the farm, it can house small and young animals later used for grazing animal production of the farm. It also provides for an opportunity for shared resourcing for both platforms of the farm (the grazing animal production and petting zoo) which have similar requirements for feed, machinery and staff.
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The petting zoo will not impact neighbouring farms. In accordance with earlier submissions, the proposal activity area is not within vicinity of nearby farms 'hubs' or 'point sources of amenity impact' and therefore it is unlikely that any change to these farms would be impacted by the proposed use. The use is primarily agricultural in nature and therefore there has a genuine compatibility with other agricultural land uses.
The capacity of the site to sustain the agricultural use.	The land currently stocks a range of agricultural animals which is able to sustain based on available pasture. The proposal does not generate an additional significant load on the pasture management as most agricultural animals associated with the petting zoo will have additional feed supplied to meet their needs.
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure	The subject land is in an area of Baw Baw recognised for high quality and diverse agricultural soils. The use does not include land available on the property for pasture and paddock, instead of existing built-up areas of the site and therefore does not impact soil quality. There is appropriate water supply in site to manage the requirement of the farm and the petting zoo. Shared rural infrastructure on site, such as access tracks and feed sheds, provide appropriate support for both uses.
Any integrated land management plan prepared for the site.	This is not relevant, as no integrated plan has been formerly approved for the land.
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	The proposed use occupies only just over 1.5 acres for the use and this land is land that has been developed with tracks, shedding, a horse menage and infrastructure associated with the former use of the land for a berry farm and dwelling that kept horses. The use will not result in the loss or fragmentation of productive land.
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	Not applicable, as the proposal does not include a 'dwelling'.
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	Not applicable, as the proposal does not include a 'dwelling'.
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	Not applicable, as the proposal does not include a 'dwelling'.

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Decision Guidelines for Use of land	Guidelines Response
<p>The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> • A permit for a wind energy facility; or • An application for a permit for a wind energy facility; or • An incorporated document approving a wind energy facility; or • A proposed wind energy facility 	<p>Not applicable - Accommodation is not proposed .</p>
<p>The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990</p>	<p>Not applicable - Accommodation is not proposed .</p>
<p>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</p>	<p>The proposed use does not impact any areas of native vegetation and is not located within proximity to any creek, waterways or sensitive natural feature.</p>
<p>The impact of the use or development on the flora, fauna and landscape features of the locality.</p>	<p>The proposal is in a cleared area, occupied by buildings and farm tracks and is not located within vicinity of any environmentally sensitive area.</p>
<p>The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.</p>	<p>The proposed activity area is located away from vegetation or sensitive areas of the land, which are limited to small isolated pockets of native vegetation scattered within the farm paddocks west of the activity area.</p>
<p>The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.</p>	<p>Not applicable – no new buildings are proposed.</p>
<p>The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.</p>	<p>Not applicable – no new buildings are proposed.</p>
<p>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</p>	<p>The existing infrastructure on site consistent of established farm tracks, car park, troughs, and shedding, waste disposal, water tanks. These all currently service the farm, accommodation and dwelling uses and the existing (albeit nonconforming) petting zoo, sufficiently and are appropriate for the proposed use.</p>
<p>Whether the use or development will require traffic management measures.</p>	<p>The number of vehicle movements per day are limited by the limited number of patrons onsite. The patron number is limited by online ticket sale entry requirement which avoids unplanned traffic that would require specific traffic management on the land.</p>

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Decision Guidelines for Signage	Guidelines Response
<p>The character of the area including:</p> <ul style="list-style-type: none"> The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape, or residential character. The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located. The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs. The consistency with any identifiable outdoor advertising theme in the area. 	<p style="text-align: right; border: 1px solid red; padding: 2px;">Advertised</p> <p>Drouin West is a rural area dominated by agricultural pasture and rural buildings. The landscape also has large scattered trees and small patches of native vegetation disbursed within the pastoral land.</p> <p>Signage in the area is generally limited to farm identification signage as well as some limited signage for other non-agricultural uses. These consist of small signs with a range of colours and designs displayed in fence posts or wooden hoards. The proposed signage is consistent with this pattern and respects the rural qualities of the area by adopting small signs erected on the existing timber post and wire fencing and timber railing at gateways.</p> <div style="text-align: center;">  <p>Signage types in Fisher Road</p> </div>
<p>Impacts on views and vistas:</p> <ul style="list-style-type: none"> The potential to obscure or compromise important views from the public realm. The potential to dominate the skyline. The potential to impact on the quality of significant public views. The potential to impede views to existing signs. 	<p>The signage sits flush with the fenceline, it does not project out into the nature strip or site high over the fenced or building on the land. Therefore, the signage is not skylines and will not form a dominant feature in the landscape.</p>
<p>The relationship to the streetscape, setting or landscape:</p> <ul style="list-style-type: none"> The proportion, scale, and form of the proposed sign relative to the streetscape, setting or landscape. The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements. The ability to screen unsightly built or other elements. The ability to reduce the number of signs by rationalising or simplifying signs. The ability to include landscaping to reduce the visual impact of parts of the sign structure. 	<p>The combined area of the signage is 2.68m², this is broken down into three signs, and this maintains a low scale of the signage relative to the significant road frontage of the land and maintains a consistency with the signage pattern with the nearby farm and other land uses that also have signage in Fisher Road. The signage does not rely on new structures to display the signage, therefore limiting the need for any additional screening for parts of the sign structure.</p>
<p>The relationship to the site and building:</p> <ul style="list-style-type: none"> The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building. The extent to which the sign displays innovation relative to the host site and host building. The extent to which the sign requires the removal of vegetation or includes new landscaping. 	<p>The site has a frontage of 276.22 metres of which the proposed use has an interface of roughly 80 metres. The signage is located within a small area of this 80-metre frontage directly at the entrance to the land and is of an appropriate scale having regard to the scale of the use and existing built form on the land.</p>
<p>The impact of any illumination:</p> <ul style="list-style-type: none"> The impact of glare and illumination on the safety of pedestrians and vehicles. The impact of illumination on the amenity of nearby residents and the amenity of the area. The potential to control illumination temporally or in terms of intensity. This is not applicable, as no illumination is proposed. 	<p>The signage is not lit. The signage is of a colour scheme that is muted and does not conflict with traffic signage. As there is no lighting, there is no risk of glare or nuisance to any neighbouring property.</p> <div style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p style="color: red; font-size: small;">This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.</p> <p style="color: red; font-size: small;">By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any</p> </div>

The impact of any logo box associated with the sign:

- The extent to which the logo box forms an integral part of the sign through its position, lighting and any structures used to attach the logo box to the sign.
- The suitability of the size of the logo box in relation to its identification purpose and the size of the sign. The need for identification and the opportunities for adequate identification on the site or locality.

No logo box or illuminated box signage is proposed

The impact on road safety. A sign is a safety hazard if the sign:

- Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property.
- Obstructs a driver's view of a traffic control device or is likely to create a confusing or dominating background that may reduce the clarity or effectiveness of a traffic control device.
- Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated, or flashing.
- Is at a location where particular concentration is required, such as a high pedestrian volume intersection.
- Is likely to be mistaken for a traffic control device, because it contains red, green, or yellow lighting, or has red circles, octagons, crosses, triangles, or arrows.
- Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic.
- Invites drivers to turn where there is fast moving traffic or the sign is so close to the turning point that there is no time to signal and turn safely.
- Is within 100 metres of a rural railway crossing.
- Has insufficient clearance from vehicles on the carriageway.
- Could mislead drivers or be mistaken as an instruction to drivers.

The signage consists largely of a muted yellow-cream background with a logo of a rooster with a bow and arrow. The colours and design of the signage are distinct from traffic or hazard signs and are unlikely to be confused by drivers.

The signage is flush with the entrance gate timber railings which are offset from the road pavement approximately 8.5 metres and will therefore have sufficient clearance from vehicles using Fisher Road whilst not requiring drivers to have difficulties viewing the sign for directional purposes.



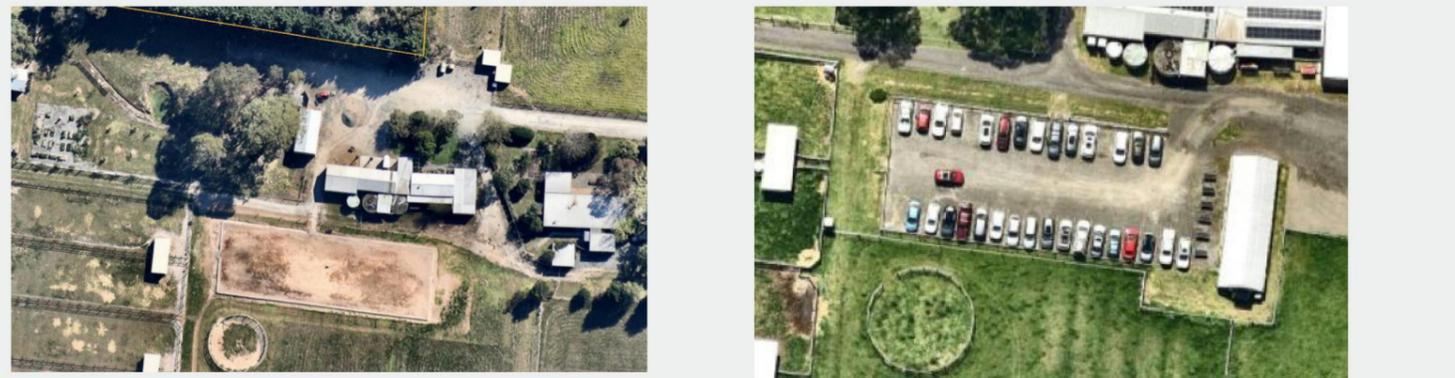
★ Signs
 — Road pavement

Limited lighting removed



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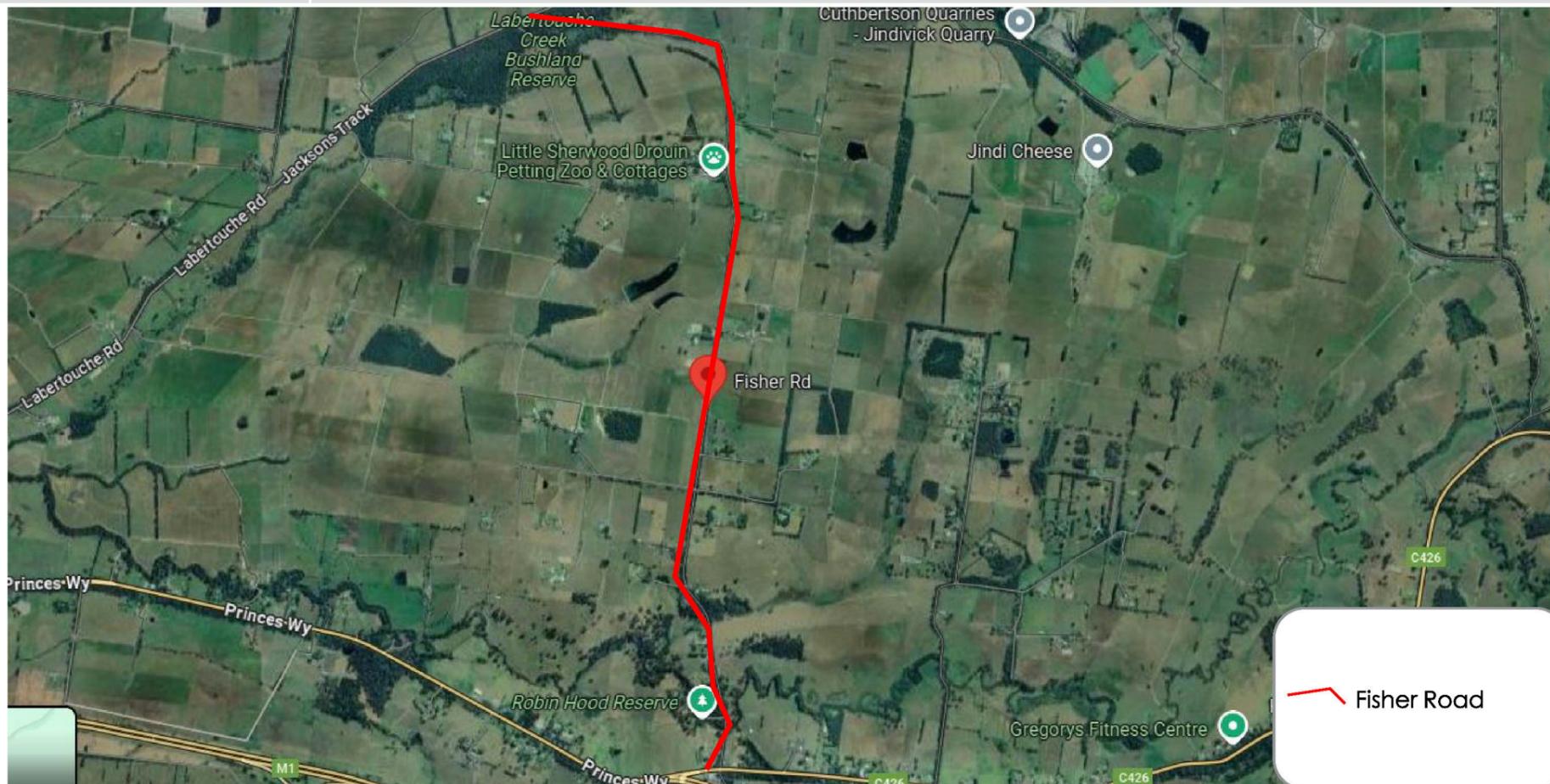
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Decision Guidelines for Car Parking Reduction	Guidelines Response
The Car Parking Demand Assessment.	The proposal caps patron numbers at 120 patrons per session. The experience of the business having operated for some time is that the 33 spaces provided is sufficient for the use. The use also provides for 9 overflow spaces which include DDA compliance spaces.
Any relevant local planning policy or incorporated plan	Not applicable. There is no car parking plan prepared for Drouin West incorporated into the Scheme.
On street parking in residential zones in the locality of the land that is intended to be for residential use.	The site has no interface with residentially zoned land and is not expected to impact on-street car parking set aside for residential land uses.
The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.	<p>The subject land is 9.009 Hectares. To limit impact on pasture the car parking areas have been designed round previously disturbed area of the site used historically for a menage. This allows for 41 spaces (including DDA) spaces, however there is sufficient grassed pasture areas that could accommodate overflow or intermittent parking if ever required</p> <div data-bbox="1023 609 2507 1060" style="text-align: center;">  <p>Prior horse menage turned into parking</p> </div>
Any adverse economic impact a shortfall of parking may have on the economic availability of any nearby activity centre.	The proposal is not within a commercial centre, there is no car parking competition created by the proposal.
The future growth and development of any nearby activity centre.	The area is rural and is not expected to have a development growth pattern that impacts car parking. There is no activity centre nearby.
Any car parking deficiency associated with the existing use of the land.	<p>The existing use of the land is for a dwelling, agriculture and group accommodation. The dwelling and group accommodation uses or have their own separate car parking located west of the activity areas not impacted by the proposal.</p> <div data-bbox="949 1396 2522 1722" style="text-align: center;">  </div>

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Decision Guidelines for Car Parking Reduction	Guidelines Response
Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.	No credits apply to the site and no special charge scheme applies to the area.
Local traffic management in the locality of the land	Fisher Road is a bitumen sealed rural road of roughly 1.5km in length connecting Jacksons Track and Princes Way. It services local traffic on Fisher Road which includes 31 parcels and fewer landholdings. The traffic on this road relates to residential homes and farm machinery and does not require specific management with respect to the proposal.
The need to create safe, functional and attractive parking areas.	The carparking is well set back from the road and /or any other public vantage point. It is screened by existing buildings and vegetation. The car parking is accessed internally via an existing driveway and the movement of car into and out of the carparking will not be directly to a road, limiting unsafe movements onto public roads from car parking areas.
Access to or provision of alternative transport modes to and from the land	The land is sited in a rural area and will be primarily serviced by private cars.
The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.	Not applicable.
The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.	The area is an attractive rural landscape. The car parking areas are not visible from offsite, being screened by buildings and existing Garden and vegetated areas.
Any other matter specified in a schedule to the Parking Overlay.	Not applicable as no Parking Overlay applies to the land.



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Orderly Planning:

The proposal is or retrospective approval for a use that is generally consistent with the MPS and strategic direction for agricultural land uses in Victoria. The use has a relationship to primary production and tourism supported by strategic direction in the Scheme and is considered to constitute orderly planning.

The matters set out in Section 60 of the Act:

The relevant Baw Baw Shire Planning Scheme and objectives have been adhered to.

Any significant effects the environment, including the contamination of the land, may have on the use or development:

The subject land is located in an area that is not identified as having sensitive environmental qualities. There is no evidence to suggest that the land is subject to contamination or has a history of use that would warrant particular investigation into contamination matters. The use is not a sensitive use that would trigger this requirement.

The Municipal Planning Strategy and the Planning Policy Framework:

The proposal as it addresses the PPF and MPS and local policy at **Clause 14.01-1L** has been addressed earlier. The proposal satisfies the relevant policy base for the Baw Baw Planning Scheme as it is a proposed use that has a genuine nexus with agriculture and which does not require the loss of productive agricultural land to operate.

The purpose of the zone, overlay or other provision:

The purpose of the zone is to support broad acre farming and compatible land uses. The subject land is a small parcel, with a dwelling and existing rights for group accommodation the Farming Zone. The proposed use and development of the land for the proposed petting zoo in compatible with these existing uses on the land and the board farming landscape in accordance with the purposes of the Zone.

Any matter required to be considered in the zone, overlay or other provision:

This has been discussed above, no additional matter required to be considered.

The effect on the environment, human health and amenity of the area:

The proposal is serviced with existing facilities understood to be compliant with the required health legislation in accordance with the pre application advice provided to the owner of the land prior to lodgement of the application.

The proximity of the land to any public land.

The site has an abuttal to Fisher Road as the only interface of the site with public land. The proposal does not proposed new works at this interface and is not anticipated to impact this area of public land.

Factors likely to cause or contribute to land degradation, salinity, or reduce water quality:

The land is not identified as being within an area subject to salinity or erosion, nor is it identified that it is within a catchment area. It is noted that the nearest waterway is in excess of 100 metres to the subject land. It is not considered that there is reasonable risk that the proposal with cause salinity, water quality or land degradation issues.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

The proposed development does not proposed areas than change discharge stormwater

The extent and character of native vegetation and the likelihood of its destruction:

The proposed proposal is not within vicinity of any native vegetation and does not propose additional works in addition to those carried out on site to date and does not impact native vegetation.

Whether native vegetation is to be or can be protected, planted or allowed to regenerate:

The site contain minimal native vegetation concentrated to the far west of the area of petting zoo, on the western side of the existing dwelling, there is no impact to vegetation and no justification for particular requirements for protection or replanting of vegetation on site.

The degree of flood, erosion or fire hazard associated with the location of the land use, development or management of the land so as to minimise any such hazard:

The land is not impacted by Overlays that seek to control a particular risk such as erosion or fire. The land is within a declared bushfire prone area and as such, the fire mitigation measures are dealt with under building regulations.

The land is affected by inundation which has been discussed at length earlier in this submission and has appropriate mitigation for this risk.

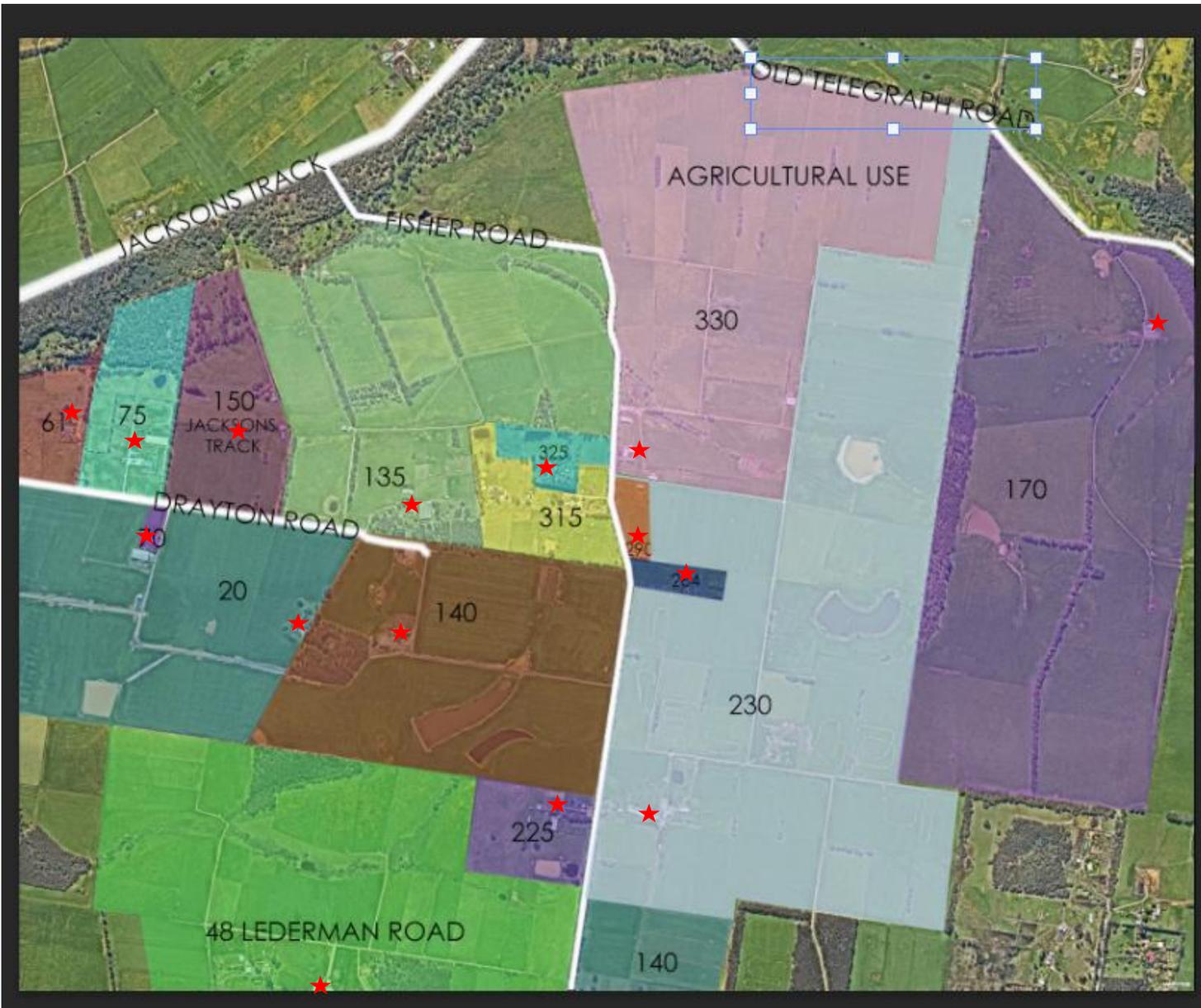
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts:

The proposal provides adequate loading and unloading facilities within the lot.

No changes to access or loading are proposed.

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330 Fisher Road	Lifestyle / small grazing
315 Fisher Road	Hobby farm – Subject Site
325 Fisher Road	Residential and small scale grazing Animal production
230 Fisher Road	Grazing Animal Production with dwelling
290 Fisher Road	Residential and small scale grazing Animal production
284 Fisher Road	Residential and small scale grazing Animal production
225 Fisher Road	Residential and small scale grazing Animal production
140 Fisher Road	Residential and small scale grazing Animal production
140 Drayton Road	Grazing Animal Production with dwelling
61 Drayton Road	Residential and small scale grazing Animal production
70 Drayton Road	Residential
135 Drayton Road	Residential and small scale grazing Animal production
20 Drayton Road	Grazing Animal Production with dwelling
170 Old Telegraph Road	Grazing Animal Production with dwelling
48 Lederman Road	Grazing Animal Production with dwelling

Advertised

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★ dwellings



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TRAFFIC AND PARKING IMPACT ASSESSMENT REPORT

315 Fisher Road, Drouin West VIC 3818

Prepared for:	
Date Prepared:	March 2026
Revision:	2.3

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Introduction

Background

The property at 315 Fisher Road, Drouin West, is proposed to use and to develop the land for an outdoor recreation facility.

AusWide Consulting was commissioned by _____ to prepare this Traffic and Parking Impact Assessment for the proposed development.

The proposed change of use includes a petting zoo and an onsite food van.

The opening hours are as follows:

- Monday and Tuesday CLOSED
- Wednesday to Sunday 10am to 4pm

Tickets are required to control allocation for a 10am admission and 12:30pm admission. There is a maximum allocation of 120 patrons.

There is a food van is intended for the use of patrons onsite and will only provide light refreshments.

Purpose of this Report

This report sets out an assessment of the anticipated traffic and parking implications of the proposed outdoor recreation facility, including consideration of the following:

- the existing site conditions;
- the proposal;
- car parking demand assessment;
- the adequacy of the proposed parking provision;
- the traffic impact of the proposal on the surrounding road network.

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Existing Conditions

Site

The development site is located at 315 Fisher Road, Drouin West, and is zoned as – Farming Zone (FZ). The site has frontages with Fisher Road to the west and Drayton Road to the south, which does not have a constructed road. The site is located amongst vast farmlands approximately 10km north of Drouin town centre.

The site would generally be accessed via Princes Highway at either the Longwarry North or Drouin interchanges, depending on the direction of travel.

The location of the subject site is shown in **Figure 1** below and **Figure 2** overleaf shows an aerial image from September 2025.

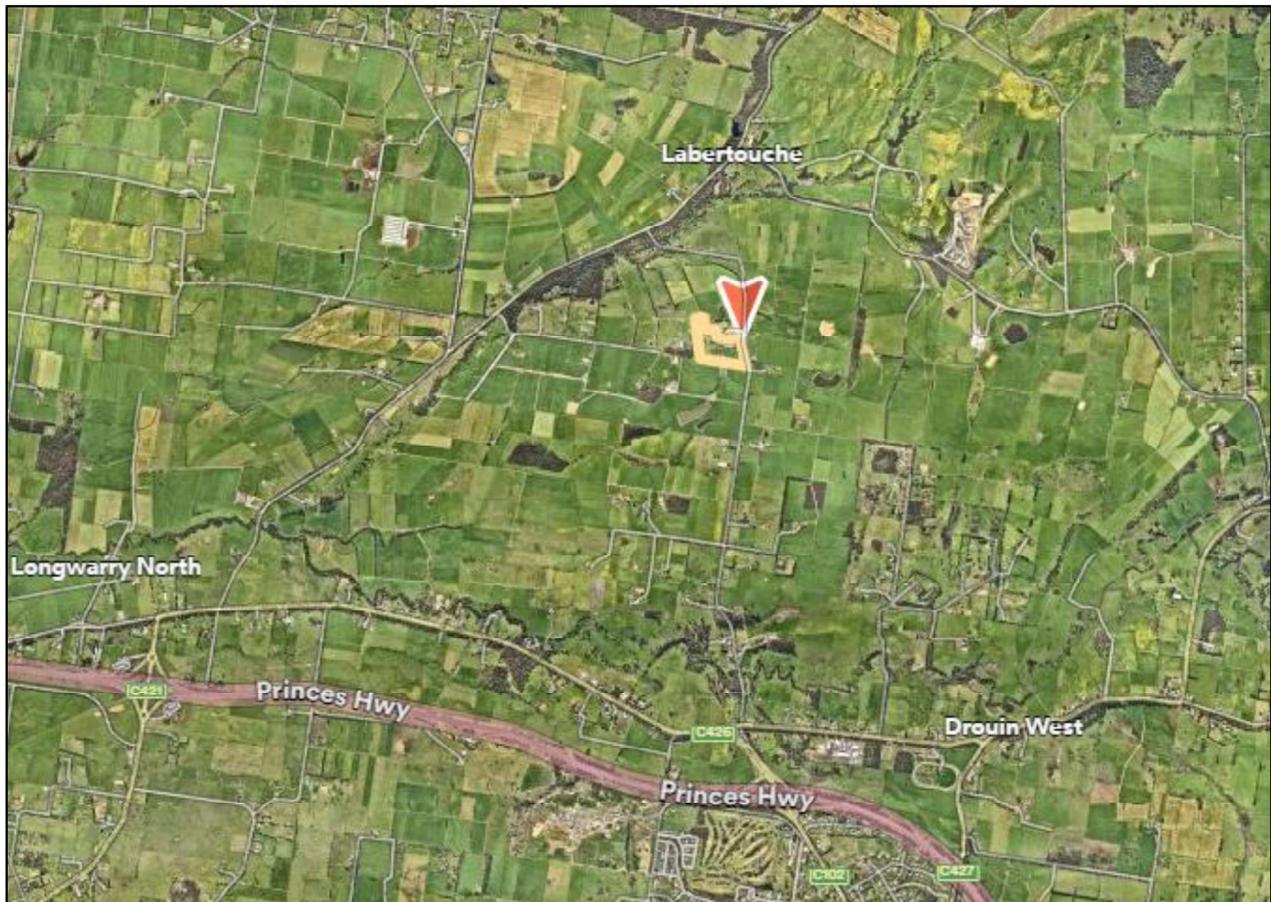


Figure 1: Location of the subject site (Source: Neomaps)

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Figure 2: Aerial image of site (Source: Nearmap)

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Road Network

Fisher Road

Fisher Road is a local road, under the management and authority of Baw Baw Shire Council. Near the frontage of the site, the carriageway width is fairly narrow at less than 5.5m within a 20m road reserve. There are no shoulders or runoff area as the road seal meets the grass verge directly. **Figure 3** below shows Fisher Road looking north at the site access.



Figure 3: Fisher Road facing north (Source: Google Street View)

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Car Parking Demand Assessment

Existing Car Parking

The site currently provides 33 parking spaces in the main car park located to the east of the greenhouse. The car spaces are line marked 2.6m wide and 5.4m long with a generous aisle width of over 9m. There is a turnaround bay on the southwest corner.

There is also a secondary car park to the east of the greenhouse, which is used for additional 9 parking spaces including a signed accessible space. On school visit days, this is used as a bus bay and turnaround area.

The accessway comprises a rural gravel sealed vehicle crossing with a large bellmouth to facilitate turning from both directions. The sealed width of the driveway is 3.5m at its narrowest point. In conjunction with the grassy verge adjacent to the seal, there is passing allowable along the entire length of the access.

There is an offset of more than 8m from the front fence to the Fisher Road carriageway that provides sufficient sight lines to oncoming traffic on the road. The corner splay requirement is technically not satisfied, however, with no expectation of pedestrians or cyclists along Fisher Road, this is not a technical requirement.



Figure 4: Existing Car Parking

There is sufficient space to park two 12.5m long buses without impeding the driveway. **Figure 5** and **Figure 6** show swept paths to demonstrate this.



Figure 5: 12.5m bus park - first space



Figure 6: 12.5m bus park - second space

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There is sufficient space to park a long rigid bus (14.5m) in the first space as shown in **Figure 7** below. It is noted that school buses generally drop off and leave the site and return at the end of the visit. In the event a bus is unable to use the second car park, there is a turnaround area at the end of the driveway in front of the dwelling as shown in **Figure 8** below.



Figure 7: 14.5m bus park - first space ingress



Figure 8: 14.5m bus park - first space egress

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Figure 9: 14m bus turnaround at the end of the driveway

Buses are advised to arrive and to depart to the north. The left out/right in access manoeuvre currently enables school bus movements to the site's existing vehicle crossing.



Figure 10: Bus ingress and egress

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Parking Provision and Adequacy

Clause 52.06 of the Baw Baw Planning Scheme sets out the requirements for the provision of car parking for a variety of land uses. There is no direct land use applicable for the proposed use of this planning permit application. As such, an empirical assessment will be undertaken.

As the site requires ticketing, management have control over the morning and afternoon allocations to ensure the 120 maximum patrons are not exceeded. Management advises the site is visited by families with a typical car occupancy rate of 3-4 persons.

Applying a parking rate of 3.5 patrons per 41 parking spaces (plus one accessible space), the proposed use has a parking capacity for 143 patrons, which well exceeds the maximum ticketed allocation.

The onsite food van is only available to petting zoo patrons. No external visitors are expected to visit the site solely to access the food van. Despite this, it is expected that the parking provision can absorb what little traffic and parking that may be generated for professional services or other administrative purposes.

The existing parking provision is therefore considered appropriate for the proposed land use.

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Conclusion

The assessment of parking impacts of the proposed development has concluded that:

- The subject site's use of an outdoor recreation facility will provide adequate parking for the proposed use;
- The layout of the access and car parking areas as suitable for the proposed use;
- There are no expected adverse impacts on the surrounding road network based on the expected parking demand or traffic generation;
- The development is supportable on traffic planning grounds.

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ABN: 30 659 378 462
315 Fisher Rd, Drouin West, Victoria

Business Identification Signage – Planning Submission



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Planning Justification Statement

1. Legislative and Policy Context

This application is assessed under:

- Clause 35.07 – Farming Zone (FZ)
- Clause 52.05 – Signs

Clause 35.07 seeks to encourage the retention of productive agricultural land and support sustainable agricultural enterprises, including value-adding and diversification activities that complement farming operations.

Clause 52.05 seeks to ensure that signs are appropriately located and designed so as not to adversely affect the amenity of the area, the natural or built environment, or road safety.

2. Appropriateness of Location

The proposed signage is located along the frontage of 315 Fisher Road, Drouin West, mounted on existing boundary fencing.

The sign clearly identifies the entrance and improves wayfinding without obstructing driver sightlines, creating traffic hazards, or interfering with agricultural operations.

Consistent with Clause 52.05-4 (Decision Guidelines), the signage will not adversely affect road safety, nor will it result in visual clutter within the rural landscape.

3. Support and Enhancement of Agriculture

(Clause 35.07 – Farming Zone)

The signage identifies Little Sherwood Pty Ltd, a petting zoo and accommodation provider that operates in conjunction with the existing agricultural enterprise on the property.

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The agritourism activity supports diversification of farm income, strengthens the long-term viability of the farming operation, and promotes education and engagement with livestock and primary production.

This outcome aligns with the purpose of the Farming Zone, which encourages sustainable agricultural use of land and activities that support and enhance agricultural productivity.

4. Protection of Productive Agricultural Land

The signage is affixed to existing fencing and does not remove, sterilise, or fragment productive agricultural land.

The property comprises approximately 9.009 hectares, the majority of which continues to be actively used for Wagyu cattle, sheep, and goat breeding.

The proposal therefore has no adverse impact on the ongoing agricultural productivity of the land and is consistent with the strategic intent of Clause 35.07.

5. Design, Colour and Visual Impact

(Clause 52.05 – Signs)

The signage has been designed to be clear, legible, and respectful of the rural setting.

- The colours are muted and non-fluorescent with earthy tones.
- The lettering is simple and professional in appearance.
- The sign does not incorporate flashing elements, illumination, animation, or reflective finishes.

The overall presentation is not obtrusive, visually dominant, or commercial in character beyond what is reasonably expected for rural wayfinding signage.

Accordingly, the proposal satisfies the amenity and design objectives of Clause 52.05, ensuring the rural character of the area is maintained.



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6. Community and Net Community Benefit

The zoo has become a valued asset within the Baw Baw community, attracting families, schools, and NDIS-supported groups.

The signage assists visitors in safely locating the site, reducing confusion and unnecessary vehicle movements along Fisher Road. Clear identification supports orderly access and enhances visitor safety. Presenting hours of operation provides clear and necessary information to potential visitors.

The proposal therefore delivers a net community benefit without undermining agricultural or rural landscape objectives.



7. Comparable Agritourism Models

Comparable agritourism and educational farm operations in West Gippsland and the Yarra Ranges utilise clear roadside signage of similar scale and presentation.

The proposed signage is consistent with these established rural tourism models and does not establish an inappropriate precedent.

8. Previous Site Use

The property previously operated as a berry farm with an ancillary café and commercial kitchen.

While this historical use does not necessarily confer existing use rights, it demonstrates the site's established integration of agricultural production with visitor-based activities. The proposed signage continues this pattern without contributing to rural land fragmentation or loss of productive land.

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Conclusion

The proposed signage is modest in scale, appropriately located, non-obtrusive in design, and supportive of a legitimate agricultural diversification activity.

The proposal is consistent with the objectives and decision guidelines of Clause 35.07 (Farming Zone) and Clause 52.05 (Signs) and should therefore be supported.

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Septic Information Checklist On-Site Wastewater Disposal

Please note that this form MUST be completed by a licensed plumber or drainer and returned to Council within 30 days of receipt. If the Plumber/Drainer identifies any issues that may impact on the operation of the system, Council's Health Department will investigate the issue and may require the owner to carry out works.

Section 1. Property Details	
Property Address	315 Fisher rd Drouin West
Property Owner	
System Permit No.	
If the system does not have a permit, fill in the below details	
Year of installation (if unknown, year of house construction)	2020
Tank Size	3200 (L)
No. of bedrooms	Spa Yes <input type="checkbox"/> No <input type="checkbox"/> (L)
System details (Name, treatment distribution method)	All waste septic tank with 90LM 700 wide SOD for toilet block of and
Section 2. On-Site Wastewater System Details.	
Septic Tank	
Has the tank been desludged within the last three years	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Desludged	21/8/2024 Attach receipt of desludge
If tank has not been desludged, please note current usage conditions and estimate of when a desludge may be required. (I.e. Occupied by two people, last desludged 5 years ago, expect desludge needed within two years)	
Tank appears to be watertight and in good condition	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Septic tank lids are intact and sufficiently sealed	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If an effluent filter is present it is clear of debris	Yes <input type="checkbox"/> No <input type="checkbox"/>
Aerated Wastewater Treatment Systems	
The system is functioning as designed	Yes <input type="checkbox"/> No <input type="checkbox"/>
Maintenance contract and record of last maintenance check	Yes <input type="checkbox"/> No <input type="checkbox"/>
Sand Filters	
The system is functioning as designed	Yes <input type="checkbox"/> No <input type="checkbox"/>
Has the surface of the sandfilter been built over or damaged	Yes <input type="checkbox"/> No <input type="checkbox"/>
Sand filter area is free from surface water runoff	Yes <input type="checkbox"/> No <input type="checkbox"/>
Pump System and Alarms	
The pump is working as designed	Yes <input type="checkbox"/> No <input type="checkbox"/>
The alarm is working as designed	Yes <input type="checkbox"/> No <input type="checkbox"/>
Electrical components are sufficiently protected from moisture	Yes <input type="checkbox"/> No <input type="checkbox"/>
Effluent Distribution System	
All effluent is contained within the property boundary	Yes <input type="checkbox"/> No <input type="checkbox"/>
Has the area been built over or damaged	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Area is free from surface water runoff	Yes <input type="checkbox"/> No <input type="checkbox"/>
System is functioning as designed	Yes <input type="checkbox"/> No <input type="checkbox"/>
Distribution pits adequately sealed, not damaged and working effectively	Yes <input type="checkbox"/> No <input type="checkbox"/>

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Septic Information Checklist On-Site Wastewater Disposal

Section 3. Plan Drawing

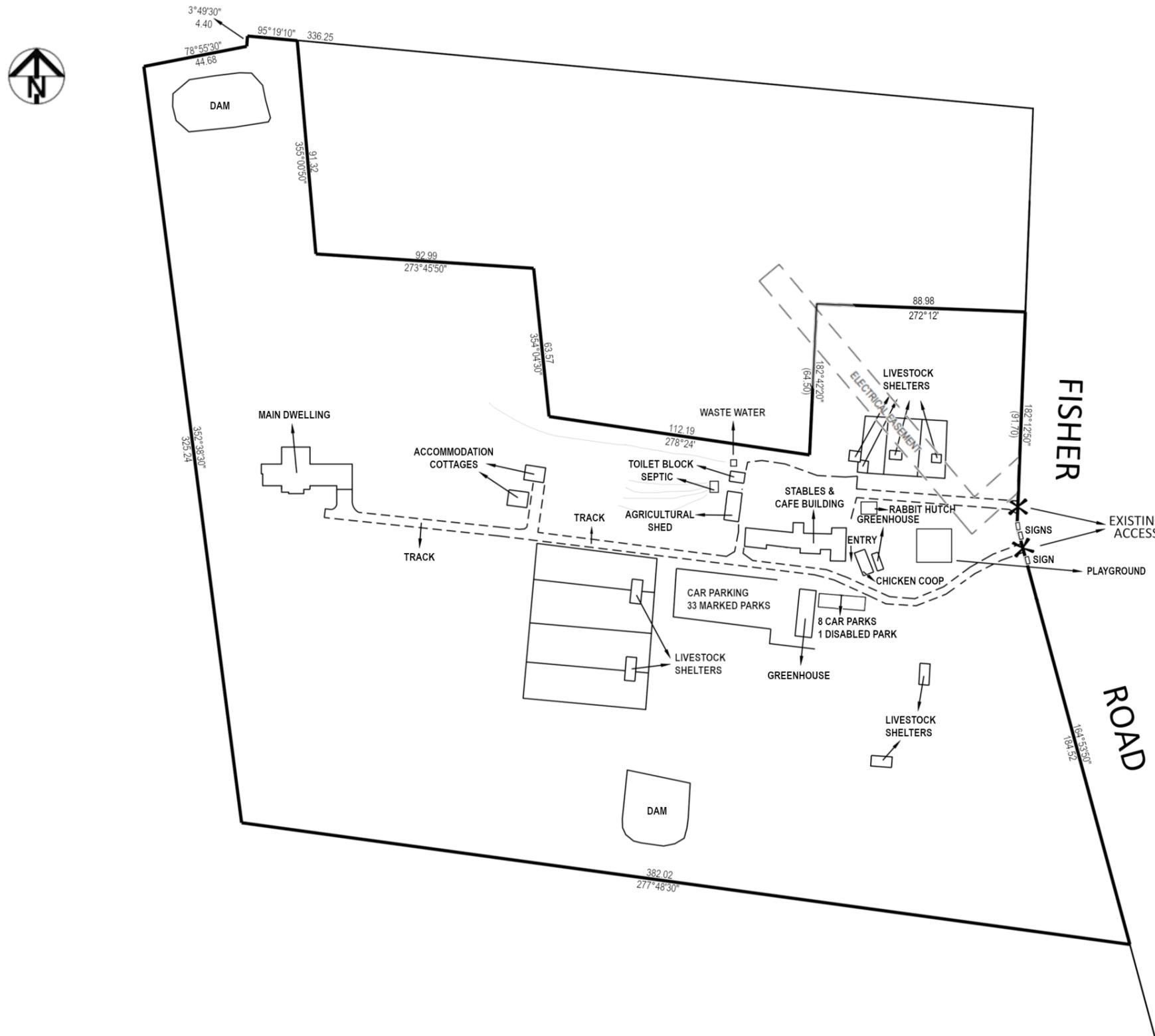
Include where present,

- All parts of wastewater treatment system including; tanks, treatment systems, distribution pits, inspections points, land application area and dimensions of lines
- House / dwelling
- Setback distances to; buildings, boundaries, side cuts, waterways, bores
- Driveways and roads
- Drainage and stormwater infrastructure
- Fall of land
- Position of North
- Drawing does not have to be to scale but all distances should be shown on map

A large, empty grid area intended for the plan drawing. The grid consists of approximately 20 columns and 20 rows of small squares, with larger grid lines every 5 units.

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Annotations

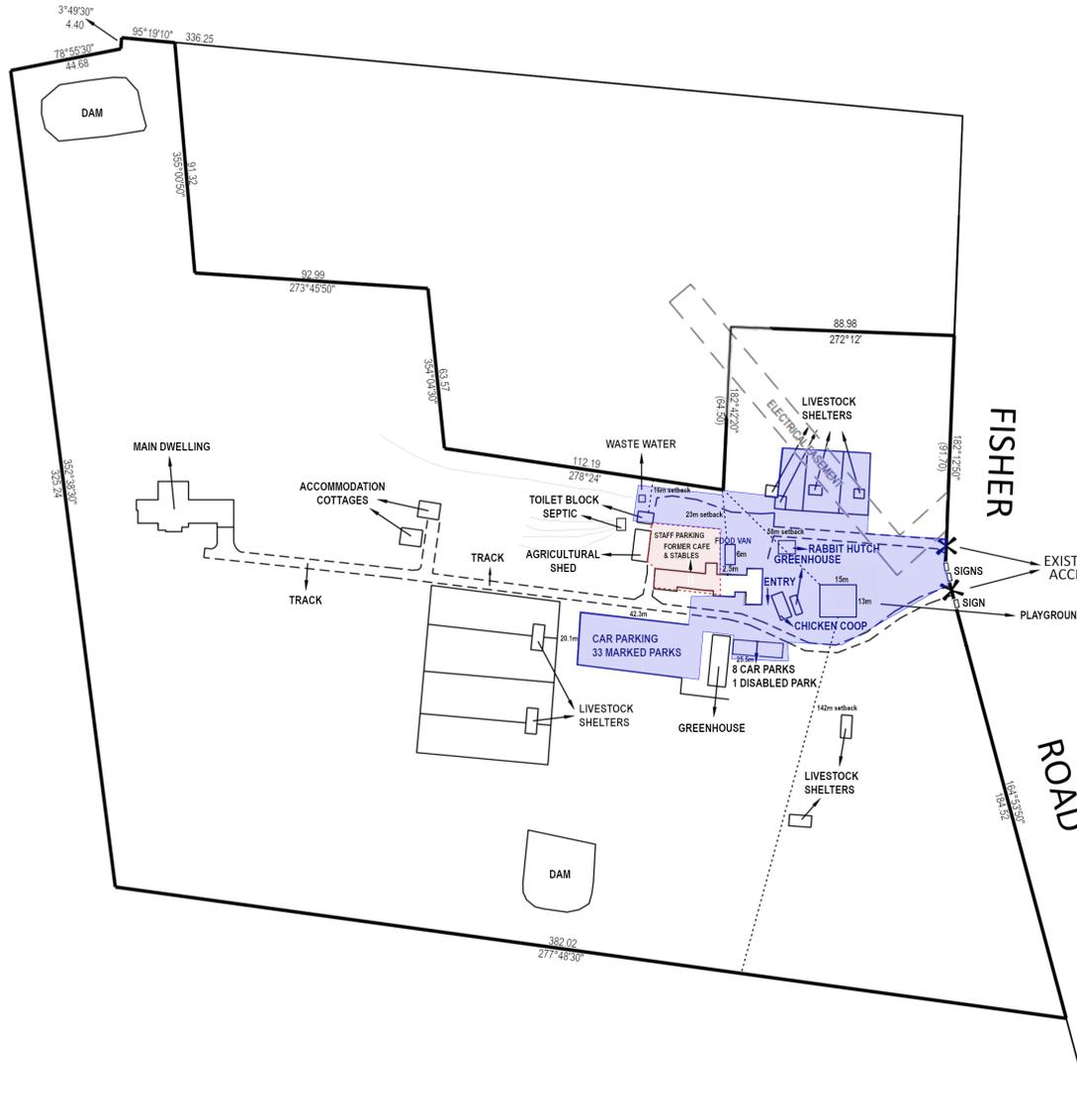
- Dam - Water Storage
- Main Dwelling - House occupants reside
- Track - The driveway
- Accommodation Cottages - Used for short term guest stays
- Toilet Block - Contains 3 toilets including an ambulant toilet
- Septic - The septic system dedicated to the toilet block
- Agricultural Shed - Machinery and other farm tool storage
- Stables - Fodder storage and workshop
- Cafe Building - Used to operate as a cafe when the property was an active berry farm, includes a commercial kitchen, cool room and space for seating.
- Rabbit Hutch - Where rabbits reside
- Chicken Coop - Where chickens reside including coop and chicken run
- Entry - An entry arch where patrons enter the petting zoo area
- Livestock Shelters - Shelters for farm animals
- Car Parking - Professionally marked car parks
- Greenhouse - Building for growing fruits, vegetables and herbs.
- Playground - Where children play.
- Signs - Informational designations.
- Existing Access - Access gates to the property
- Electrical Easement - Easement on the property. Permission to build the two livestock shelters that are close to the easement was given and council permitted

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315 FISHER RD



Legend

- * Blue area indicates patron accessible areas
- * Red area indicates staff only areas (roped off)

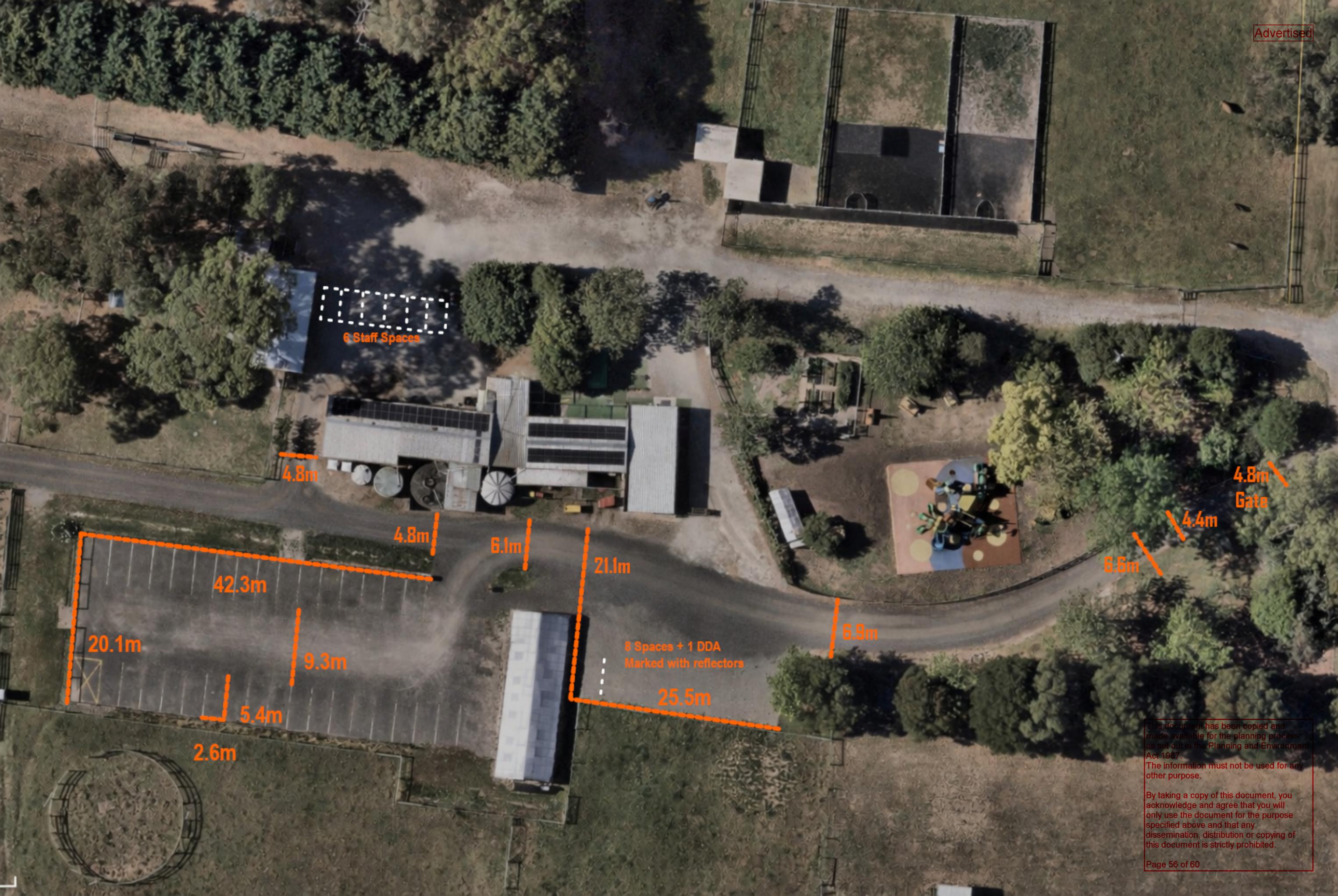
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ALL OTHER LAND OUTSIDE THE BLUE AREA IS USED FOR LIVESTOCK INCLUDING COWS, SHEEP AND GOATS

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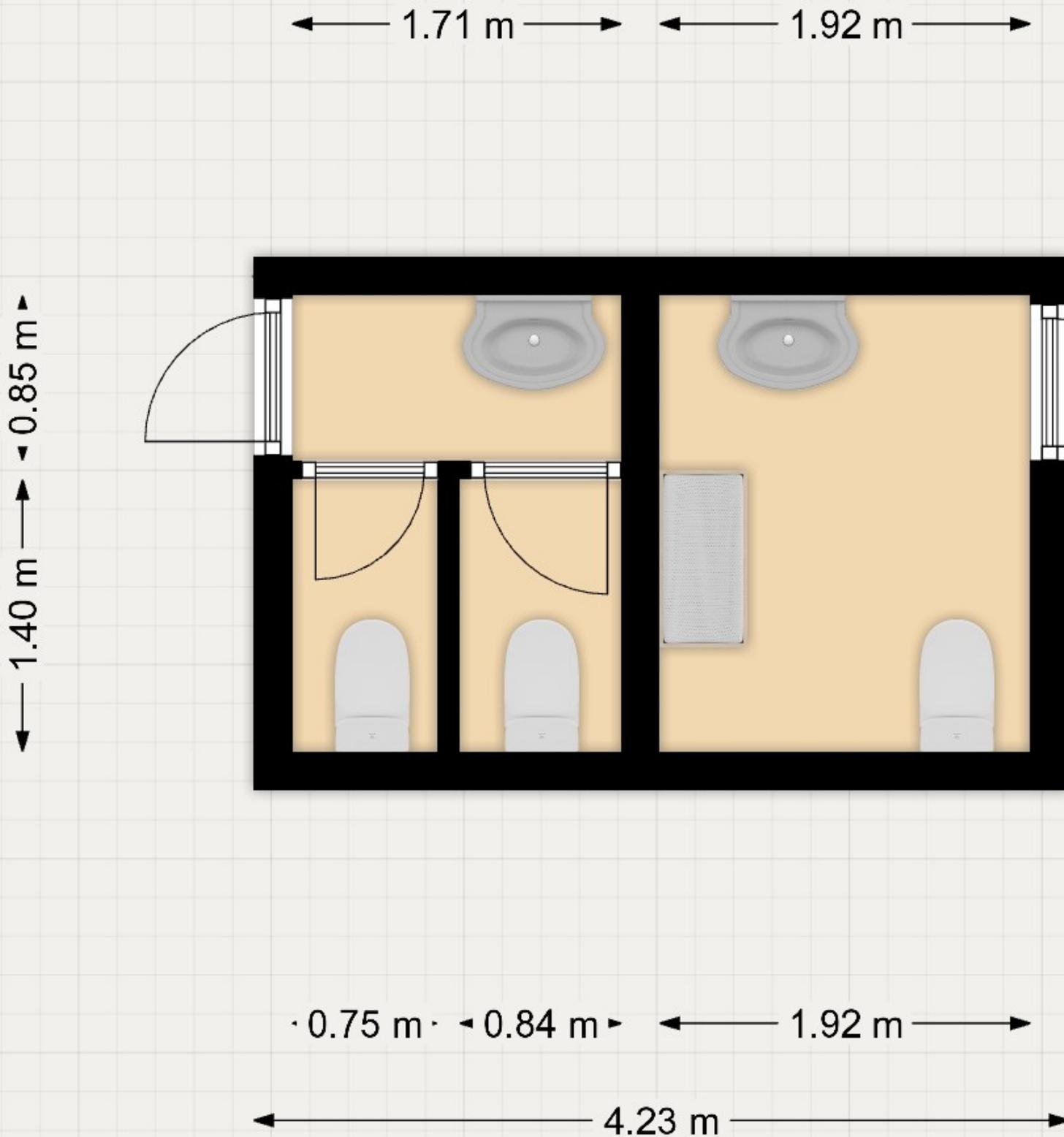


5.1m

11.5m

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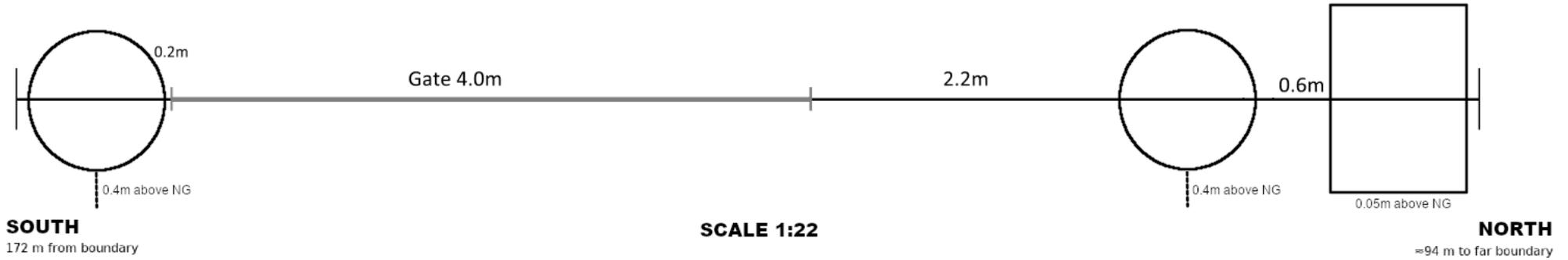
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Site Signage Frontage Plan

ID: S1
Oval Sign
1000 x 1000m

ID: S2
Oval Sign
1000 x 1000m

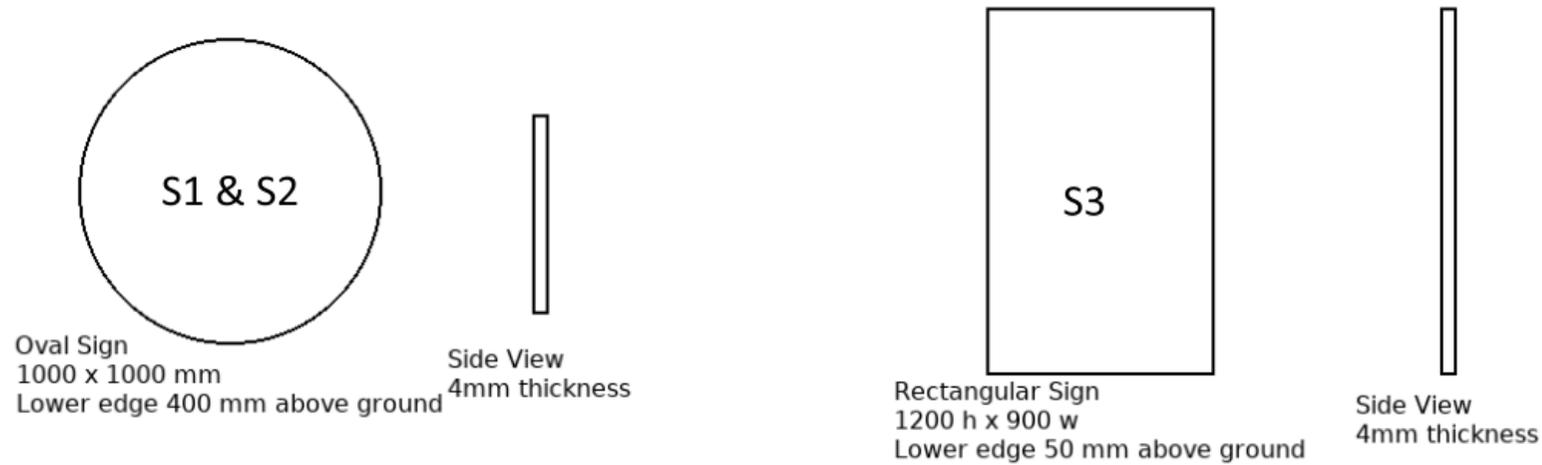
ID: S3
Rect Sign
1200 x 900m



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Signage Elevations



Sign ID	Sign Type	Dimensions (mm)	Display Area (m ²)	Above NG
S1	Business Identification Sign	1000 × 1000 (Oval)	0.79	400mm
S2	Business Identification Sign	1000 × 1000 (Oval)	0.79	400mm
S3	Business Identification Sign	1200 × 900 (Rectangular)	1.08	50mm
Total Display Area		3.08m ²	2.66	

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