



# Application to Amend a Planning Permit S72

Advertised

This form is only for an application under Section 72 of the Planning and Environment Act 1987

## Section 1: PERMIT DETAILS

Original Permit Reference:	PLA0382/17 - also SEC0010/23
Address:	3 Crole Drive Warragul

## Section 2: PERMIT APPLICANT

Name:	
Business:	TAG-Waterford Rise Warragul
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: LAND DETAILS (Please complete either A or B – this information can be found on the Certificate of Title)

### Option A:

Lot No:	1
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/> Title Plan <input type="checkbox"/> Plan of Subdivision <input checked="" type="checkbox"/>
Plan Number:	831534B

### Option B:

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

## Section 5: AMENDMENT DETAILS

You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application. Please indicate the type of changes proposed to the permit and list the details of the proposed changes.

This application seeks to amend:

What the permit allows <input type="checkbox"/>	Plans endorsed under the permit <input checked="" type="checkbox"/>
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Current conditions of the permit <input type="checkbox"/>	Other documents endorsed under the permit <input type="checkbox"/>
Does the amendment proposal breach, in anyway, a registered covenant, Section 173 agreement or restriction on Title?  <input type="checkbox"/> Yes <input type="checkbox"/> No <input 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.	

Please provide details of the amendment: Provide plans clearly identifying all proposed changes to the endorsed plans, together with; any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

Refer to submitted plans and report Ref: SEC0010/23. The amendments relate to the provision of signage within the approved development.

### Section 6: DEVELOPMENT COST

State the estimated total cost of the proposed development, including amendment.	Unchanged from initial application <input type="checkbox"/> Or Additional costs proposed through this amendment \$ <b>10000</b>
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 7: EXISTING CONDITIONS** Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Have the conditions of the land changed since the time of the original permit application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please provide details of the existing conditions:	
Construction of approved development commenced	

### Section 8: DECLARATION

This form must be signed. Complete box A or B

<b>A.</b> I declare that I am the Applicant and all information given is true and correct.	Applicant signature:	Date:
<b>B.</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:

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**16/05/2023**

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**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.
- ☐ The application fee (if not already paid). Most applications require a fee to be paid.  
**Contact Council to determine the appropriate fee.**
- ☐ All necessary supporting information and documents – Including Endorsed Plans if applicable
- ☐ Full and current copy of title (no older than 60 days) for each individual parcel of land forming the subject site.

**PLEASE FORWARD THIS APPLICATION TO**

<b>E-mail:</b>	<a href="mailto:planning@bawbawshire.vic.gov.au">planning@bawbawshire.vic.gov.au</a>	<b>Mail:</b>	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
<b>Phone:</b>	5624 2411		
<b>In Person:</b>	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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## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 12241 FOLIO 557

Security no : 124105938954R  
Produced 09/05/2023 10:25 AM

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 831534B.  
PARENT TITLE Volume 11351 Folio 690  
Created by instrument PS831534B 18/08/2020

### REGISTERED PROPRIETOR

Estate Fee Simple

### ENCUMBRANCES, CAVEATS AND NOTICES

### DIAGRAM LOCATION

SEE PS831534B 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: 3 CROLE DRIVE WARRAGUL VIC 3820

### ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 18/08/2020

DOCUMENT END

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Document Type	<b>Plan</b>
Document Identification	<b>PS831534B</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>09/05/2023 10:26</b>

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<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS831534B</b>	Advertised
<p><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> DROUIN EAST</p> <p><b>TOWNSHIP:</b> _____</p> <p><b>SECTION:</b> _____</p> <p><b>CROWN ALLOTMENT:</b> 88 &amp; 88A (PARTS)</p> <p><b>CROWN PORTION:</b> _____</p> <p><b>TITLE REFERENCE:</b> VOL. 11351 FOL. 690</p> <p><b>LAST PLAN REFERENCE:</b> PS639485J, LOT 1201</p> <p><b>POSTAL ADDRESS:</b> 1 SANDSTOCK DRIVE, (at time of subdivision) WARRAGUL. 3820.</p> <p><b>MGA94 CO-ORDINATES:</b> E 404 065 (of approx. centre of land in plan) N 5777 100</p> <p style="text-align: right;"><b>ZONE:</b> 55</p>			<p>Council Name: Baw Baw Shire Council</p> <p>Council Reference Number: PSB0037/19 Planning Permit Reference: PLA0184/18 SPEAR Reference Number: S138768J</p> <p><b>Certification</b></p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Sarah Prime for Baw Baw Shire Council on 09/01/2020</p> <p><b>Statement of Compliance</b> issued: 16/07/2020</p>		
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
<b>NOTATIONS</b>					
<p><b>DEPTH LIMITATION:</b> DOES NOT APPLY</p> <p><b>STAGING</b> This is not a staged subdivision Planning Permit No. PLA0184/18</p> <p><b>SURVEY</b> THIS PLAN IS BASED ON SURVEY</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.</p>					
<b>EASEMENT INFORMATION</b>					
<b>LEGEND:</b> E - ENCUMBERING EASEMENT A - APPURTENANT EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	DRAINAGE	SEE DIAG.	PS639485J	BAW BAW SHIRE COUNCIL	
E-2	DRAINAGE CARRIAGEWAY	SEE DIAG.	PS639485J THIS PLAN	BAW BAW SHIRE COUNCIL	
E-3	CARRIAGEWAY	SEE DIAG.	THIS PLAN	BAW BAW SHIRE COUNCIL	
E-4	DRAINAGE PIPELINE OR ANCILLARY PURPOSES	2-50	PS639485J THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION	
E-5	PIPELINE OR ANCILLARY PURPOSES	2-50	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION	
<b>Millar   Merrigan</b> <small>(03) 8720 9500 R (03) 5134 8611 www.millarmerrigan.com.au survey@millarmerrigan.com.au SAI GLOBAL Quality ISO 9001</small>		<b>SURVEYORS REF: 22653S1</b> <small>13/11/2019</small> Digitally signed by: Gregory Robert O'Neill, Licensed Surveyor, Surveyor's Plan Version (3), 27/11/2019, SPEAR Ref: S138768J		<b>PLAN REGISTERED</b> <small>TIME: 10:07 AM DATE: 18/08/2020</small> H.L. Assistant Registrar of Titles	

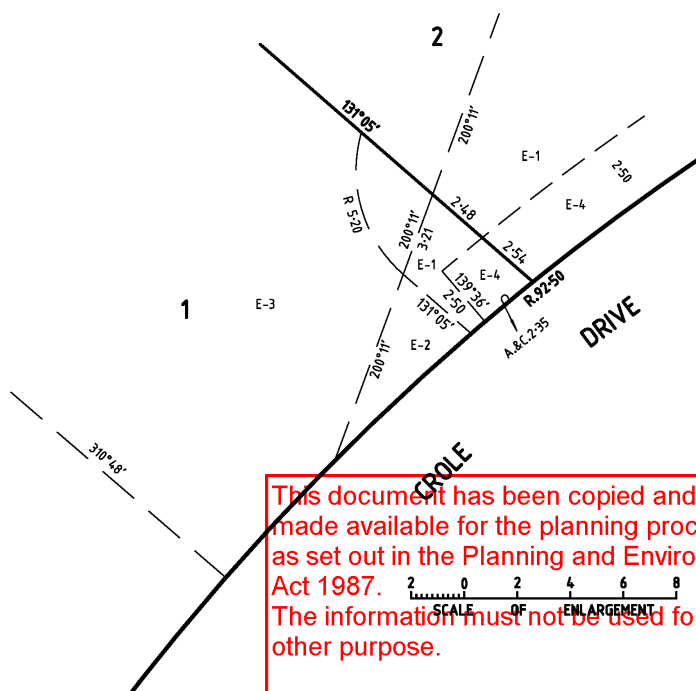
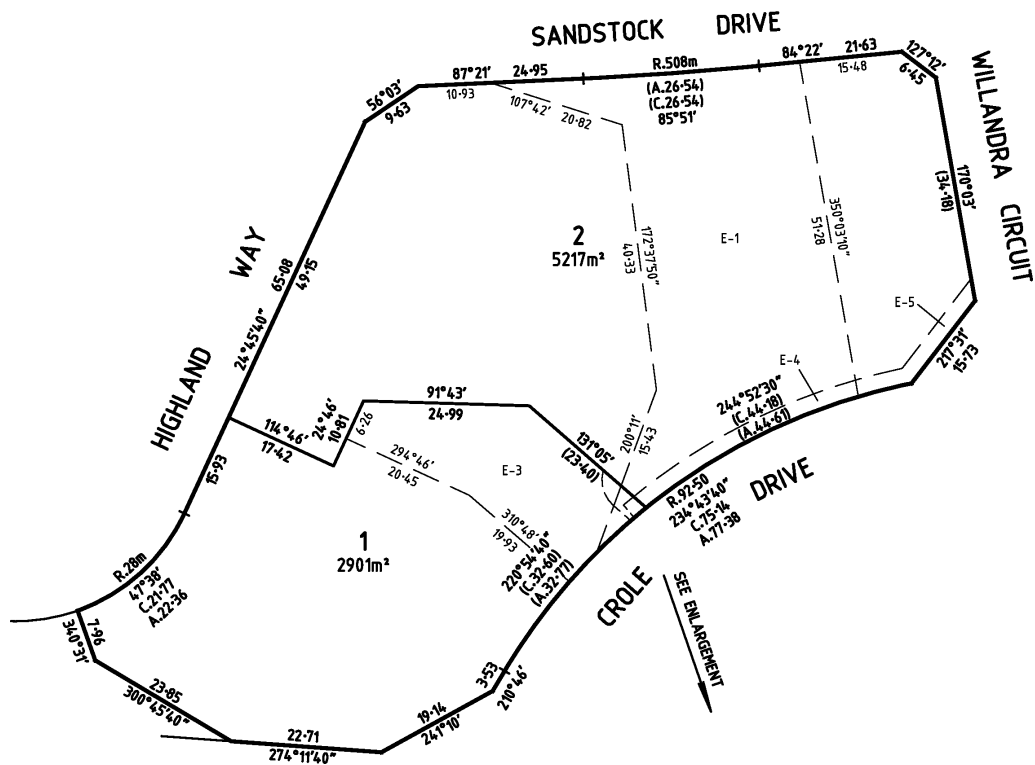
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# PLAN OF SUBDIVISION

PS831534B

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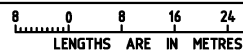
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Land Development Consultants  
Millar & Merrigan Pty Ltd ACN 005 541 668  
Metro 2/126 Merindale Drive, Croydon 3136  
Regional 156 Commercial Road, Morwell 3840  
Mail PO Box 247 Croydon, Victoria 3136

SCALE  
1:800



SURVEYORS REF: 22653S1

13/11/2019

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Surveyor's Plan Version (3),  
27/11/2019, SPEAR Ref: S138768J

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Page 2 of 2

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09/01/2020,  
SPEAR Ref: S138768J

# PLAN OF SUBDIVISION

PS831534B

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## CREATION OF RESTRICTION

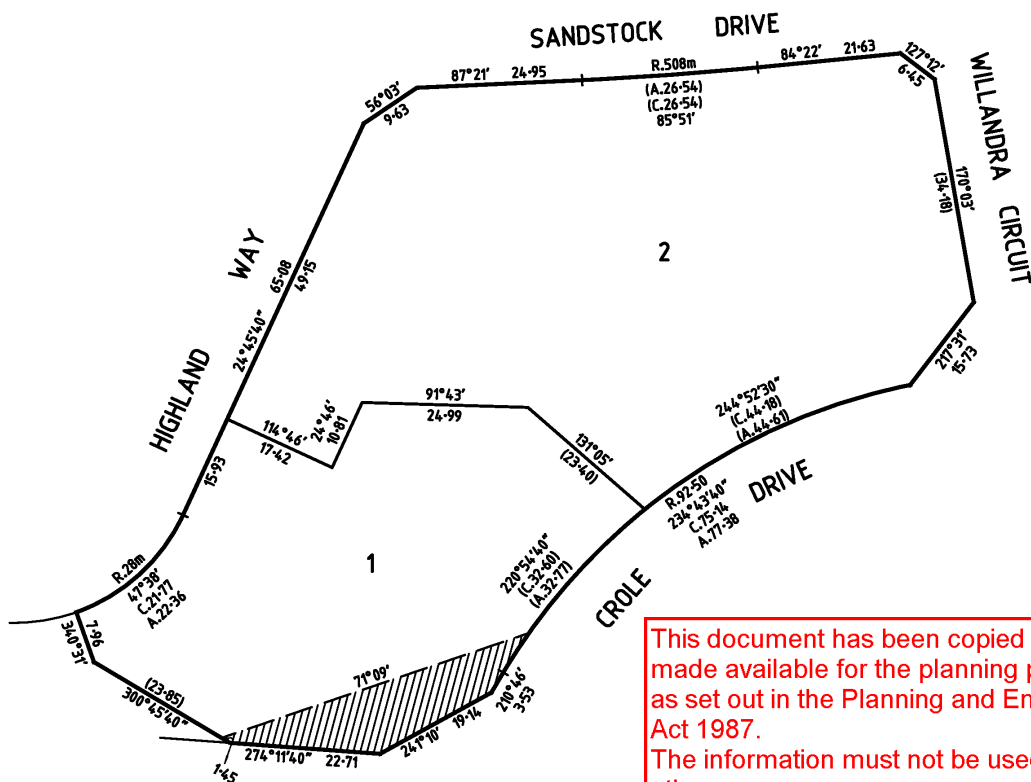
THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT: LOTS 1 & 2 ON THIS PLAN.

LAND TO BE BURDENED: LOT 1 ON THIS PLAN.

DESCRIPTION OF RESTRICTION: THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT SHALL NOT:

ERECT OR PERMIT OR ALLOW TO BE OR REMAIN ERECTED ANY BUILDING CONTAINING A WASTER WATER FACILITY WITHIN THAT PART OF THE LAND SHOWN HATCHED IN THE PLAN BELOW WITHOUT THE PRIOR WRITTEN CONSENT OF THE CENTRAL GIPPSLAND REGIONAL WATER CORPORATION.



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0 8 16 24  
LENGTHS ARE IN METRES

SURVEYORS REF: 22653S1

13/11/2019

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Surveyor's Plan Version (3),  
27/11/2019, SPEAR Ref: S138768J

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## FORM 18

### Section 181

#### APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

#### Planning and Environment Act 1987

**AJ553159A**

19/03/2012 \$107.50 173



Lodged at the Land Titles office by:

Name: **WAKEFIELD + JONAL LAWYERS**

Phone:

Address:

Ref:

Customer Code: **2881A**

The Authority having made an agreement referred to in section 181(1) of the **Planning and Environment Act 1987** requires a recording to be made in the Register for the land.

Land: **C/T Volume 11331 Folio 936**

Authority: (name and address) **Baw Baw Shire Council  
Civic Place  
WARRAGUL VIC 3820**

Section and Act under which agreement made: **Section 173 Agreement  
Planning & Environment Act  
1987**

A copy of the Agreement is attached to this Application.

Signature for the Authority:

Position held: **MANAGER STATUTORY PLANNING**

Name of Officer:

Date **14. MARCH 2012.**

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THIS AGREEMENT is made the 14th day of March 2012

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BETWEEN

**Baw Baw Shire Council**  
of  
**Civic Place Warragul**  
(hereinafter called "Council")

**AJ553159A**



AND

of

(hereinafter called the "Owner")

**Whereas:**

1. The Owner is the registered proprietor of Lots 1223 to 1227 PS 639485J (the "Land") being a subdivision of the land comprised in Certificate of Title Volume 11331 Folio 936
2. The Council and the Owner have agreed to enter into an agreement under Section 173 of the Planning and Environment Act 1987 to provide, as set out in Condition No 8 of Planning Permit No PSB 0038/09.A that:
  - a) No part of any building, excepting a chimney or aerial or similar service apparatus to the satisfaction of the responsible authority, may be erected or built at a height greater than 142 metres AHD or in the case of lot in the extreme south-western corner (to the south of any lot at the mid point of the ridge), 141m AHD.
  - b) Lots having an abuttal to the land to the west must provide a two metre wide landscape strip along the common boundary to be planted with trees and shrubs and thereafter maintained so as to in time form a visual screen when viewed from the west to the satisfaction of the responsible authority.

**Now this agreement witnesseth and the parties agree and covenant as follows:**

1. Without limiting the operation or effect which this Agreement otherwise has, the parties acknowledge that this Agreement is made pursuant to the provisions of Section 173 of the Planning and Environment Act 1987.
2. This Agreement shall come into force immediately upon execution by both parties hereto or the approval by the Registrar of Titles of Plan of Subdivision PS 639485J whichever is the later, and shall run with the "Land".
3. The Owner covenants that it will bring this Agreement to the attention of all purchasers, mortgagees, transferees and assignees of the "Land".
4. Each of the parties hereto shall respectively sign and execute all such further documents and deeds and do all acts and things as the other party shall reasonably require for completely effectuating this Agreement.

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**AJ553159A**

19/03/2012 \$107.50 173



**Advertised**

5. The Owner covenants with the Council that:

a) That no part of any building, except a chimney or aerial or similar service apparatus to the satisfaction of the Council, constructed on Lots 1223 to 1225 PS 639485J may be erected to a height greater than 142m AHD or in the case of Lot 1227<sup>and Lot 1226</sup> above 141m AHD or 6m above the base of the lowest retaining wall constructed within the lot and parallel to the western boundary of the lot.

*6/3/12*

*6/3/12*

b) The owner of the lot will plant and maintain a 2m wide landscape strip along the western boundary of the lot so as to in time form a visual screen to the development when viewed from the west to the satisfaction of the responsible authority. Prior to undertaking the planting the owner shall submit to and have approved by the Council a landscape plan detailing species, location and number of plants to be planted. Landscaping shall include species which will at maturity be of four metres or greater in height so as to clearly exceed the height of the boundary fence. Some consistency of planting species must be maintained across the properties subject to this requirement in terms of species as specified by the Council. Planting must take place within three (3) months of practical completion of a dwelling on the lot or twelve (12) months after transfer of the certificate of title to the lot from the developer, whichever is soonest or at such time as may be agreed to in writing by the Council having regard to factors such as works commencing on a dwelling in proximity to the expiry of the twelve month qualification.

6. The Owner covenants that it will prepare or cause to be prepared an application under Section 181 of the Planning and Environment Act 1987 to enable the registration of this Agreement at the Land Registry and the Owner further agrees to pay (on request) the Council's costs and expenses in connection with this agreement including anything done in anticipation of this Agreement and the enforcement of any obligations imposed on the owners excepting the cost of any unsuccessful enforcement action.

7. The Owner covenants that it will as soon as practicable upon the formation of this Agreement take all steps reasonably necessary to enter a memorandum of this Agreement on the Certificate of Title to the Land in accordance with Section 181 of the Planning and Environment Act 1987 so that it shall run with the "Land".

8. Whenever herein the word "Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the whole or part of the "Land".

### EXECUTED AS A DEED

Executed by  
authorised to sign for the company.

by being *signed* by those persons who are

Full Name  
Usual Address

Director

Full Name  
Usual Address

Director

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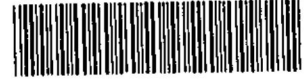
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**AJ553159A**

Advertised

19/03/2012 \$107.50 173



Signed on behalf of Baw Baw Shire Council

By

Dated... 16 DECEMBER 2011

In the presence of

Witness

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6 September 2023

Statutory Planning  
Baw Baw Shire Council

Lodged electronically

Dear

**Permit:** AMD0034/23  
**Address:** 3 Crole Drive Warragul  
**Re:** Amendments to Signage

We continue to act on behalf of TAG Waterford Rise Pty Ltd in respect to 3 Crole Drive Warragul and Amendment AMD0034/23.

Further to Council's request for further information dated 13 June 2023 we are pleased to attach the following information:

- Updated site development plans including elevations showing all proposed additional signage, reference TP03Zh, TP04Zh, TP05Zh and TP06Zh, all dated 4 September 2023 prepared by FD Architects Pty Ltd.

In response to the information requirements contained in Council's letter the following responses are provided:

1. Clause 52.05 Assessment  
An assessment of the proposed additional signage is provided below.
2. Amended Site Plan
  - a) The site plan has been updated to reflect the approved site plan endorsed under Permit PLA0382/17 on 24 November 2022 but have been modified to show the additional signage proposed in this amendment.
  - b) The setback of the proposed signs from the title boundaries and the adjacent Transport 2 Zone have been added to the site plan on TP06Zh. We note that dimensions for all already approved signs have not been added as these are not proposed to be changed.
3. Site Plan  
As above, the site plan and signage plan have been updated to show the location of all existing approved and proposed signage.
4. Details of illumination  
As relevant, the signage plan (TP06Zh) has been updated to include details of proposed illumination where proposed, noting that the illuminated signs are all internally illuminated with no flood or external lighting proposed.

Following the issue of the amended Planning Permit following the recent VCAT hearing and endorsement of plans, we are applying for amendments to the approved signage on the subject site to reflect the tenancy requirements of EG Garages Australia Pty Ltd.

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## Proposed Amendments to Plans.

The following amendments are being sought to the endorsed plans relating only to the approved signage:

### Signage to be removed.

The following signs are to be removed from the approved drawings:

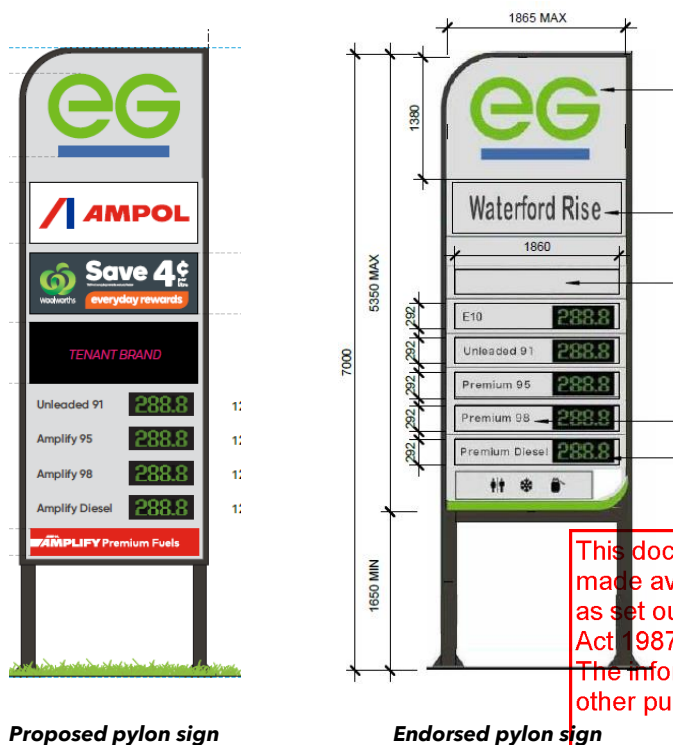
- S2** - 5.2sqm internally illuminated business identification sign (EG Waterford Rise) positioned on the western side of the fuel canopy.
- S3** - 2 x 1.26sqm internally illuminated business signs (EG logo) positioned on the north and south elevation of the canopy.

These signs total 7.72sqm and are to be removed from the canopy.

### Changes to approved signage.

The following changes are proposed to already approved signage:

- S1-** The approved pylon sign at the front of the site is proposed to be amended in respect to the material to be shown including the promotional component of signage which now includes the 'Save 4c' discount logo. The total signage area has not changed and remains under 10sqm. The sign remains in the approved location.



- S3** - The S2 type sign located on the east façade of the kiosk building above the main entry doors is be amended by slightly increasing the height of the backing board

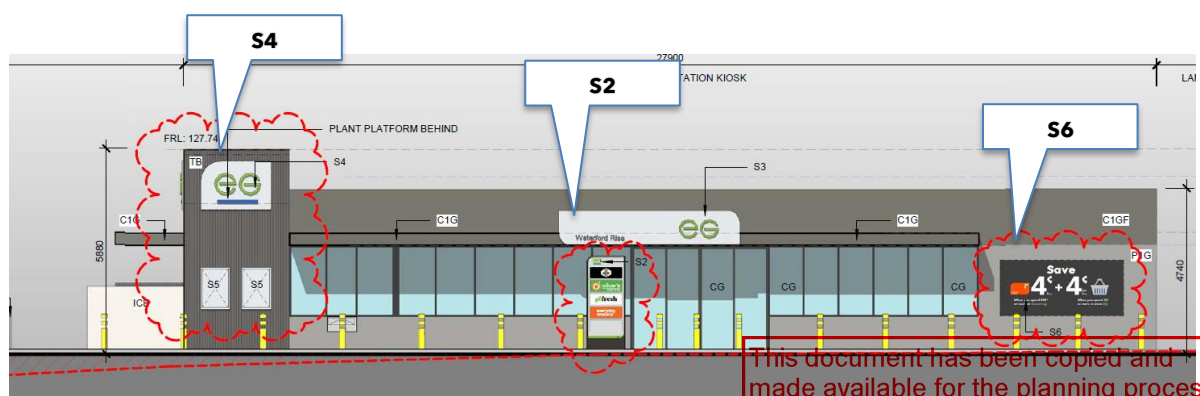
from 1.0m to 1.25m with the length to increase from 5.2m to 5.25m resulting in a slight overall increase in the signage area by 1.36sqm. The design of the sign and information displayed remains unchanged. .

- S7-** 5.2sqm internally illuminated business identification sign (*EG Waterford Rise*) positioned on the eastern side of the fuel canopy is to be amended to a *Ampol* logo of with the same size and in the same location on the canopy. This sign was previously referred to as a S2 sign.
- S8 -** The approved leader board signage on the fuel bowsers has been updated to reflect the Ampol branding of the fuel being used at the service station with no increase in the overall advertising areas. The signs were previously referred to as S4.

#### New Signage

The following additional signage is proposed:

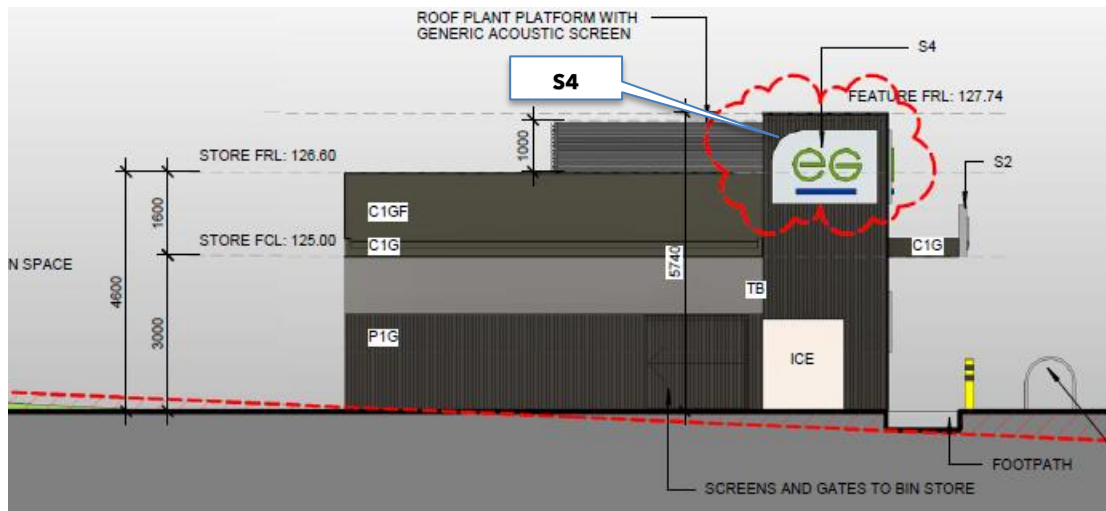
- S2 (new) -** A new 3.01sqm business identification totem sign is proposed to be placed adjacent to the front entrance to the kiosk building which will include brands being sold on the premises. The sign is non-illuminated and located centrally within the site.
- S4 (new)-** 2.8sqm internally illuminated business identification sign displaying the *EG* brand to be placed on the protruding architectural fin at the southern end of the building facing east. The sign is setback over 15m from the boundary of the site.  
  
The same sized sign is also to be placed on the southern side of the building façade.
- S6 (new) -** A 5.68sqm poster sign is to be displayed on the northern end of the kiosk façade which will display the 'Save 4c' logo. The sign is non-illuminated and will be placed directly onto the building at the lower level.



**Proposed new signage to east elevation of kiosk**

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**Proposed new signage to south elevation of kiosk**

### Air & Water signage

Additional information has also been provided showing the location and design of Air & water signage including directional material.

The relevant considerations under the planning scheme for this application are the purposes of Clause 52.05 Signs of which include:

- To regulate the development of land for signs and associated structures.
- To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
- To ensure signs do not contribute to excessive visual clutter or visual disorder.
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

The following decision guidelines under Clause 52.05, are applicable with a response provided against each:

- The character of the area including:
  - 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.
- The relationship to the streetscape, setting or landscape:
  - 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 only the existing signs.

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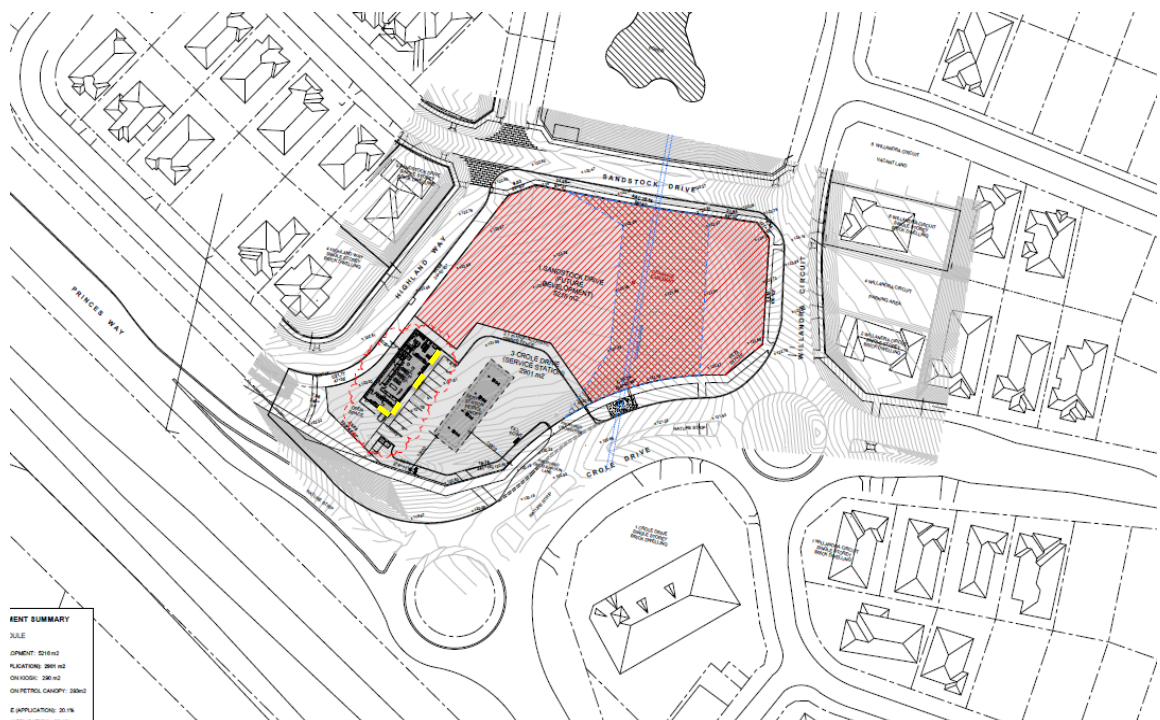
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- The ability to include landscaping to reduce the visual impact of parts of the sign structure.

While the site is in the General Residential zone, it is located at the entry to the Waterford Rise residential estate, not within the middle of the residential area and with a frontage to Princes Highway. The adjoining property to the east is also developed for a non-residential land use with the Waterford Rise Early Learning Centre. There is no identifiable outdoor advertising theme in the area.

The plan below shows that the subject site is separated from any nearby residential properties by Highland Way and Sandstock Drive which provides a suitable buffer of the building from adjoining sensitive land uses. We have highlighted in yellow the location of the additional signage proposed to the kiosk building which confirms the signs will not face or be visible from the nearby residential properties.



**Site plan highlighting location of proposed additional signage (in yellow).**

The new signs are all located to face either internally into the site towards the fuel bowers or on the south elevation of the building facing Princes Highway is a main arterial road. Given the positioning of the signs, they will not be directly visible from the nearby residential properties and will not result in unreasonable impacts on the character of the area noting that the site already has approval for the proposed use and this amendment application simply seeks to establish a suitable level of business identification signage on the site.

The additional signage is considered to be commensurate with the scale and nature of the service station use.

The pattern, number and type of signage is entirely consistent with typical services station and convenience centre developments within regional Victoria and Metropolitan Melbourne and meets the branding and identification needs of the future operators.

- Impacts on views and vistas:
  - The potential to obscure or compromise important views specified above and

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- *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.*

There are no important views of vistas which will be impacted by the proposed additional signage noting that the signs are all located within the subject site and proposed to be applied to the already approved building structure and away from any line of sight view lines.

- *The relationship to the site and building:*
  - *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.*

The proposed additional signage is integrated into the design of the building rather than projecting above the approved structures on the site. The signs to be displayed on the architectural fin element are proportionate to the element and contained wholly within its width and height. These signs are simple advertising signs displaying the EG brand.

The proposed additional signage will not result in a requirement to remove any approved landscaping.

- *The impact of structures associated with the sign:*
  - *The extent to which associated structures integrate with the sign.*
  - *The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area.*

The proposed additional signs are integrated into the buildings and do not include any associated supporting structures will be visible.

- *The impact of any illumination:*
  - *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.*

The proposed new signs are to be internally illuminated and are positioned away and setback clear of boundaries of the site where they will not result in any direct impacts on the safety of pedestrians or vehicles. As noted above, the illuminated signs are positioned to face internally into the building or towards Princes Highway and will not directly impact or be visible from nearby residential properties.

The proposed additional signage is integrated into the design of the building and carefully placed to avoid visual clutter ensuring that there are suitable breaks between the signs nor do they project over the building.

- *The need for identification and the opportunities for adequate identification on the site or locality.*

The proposed additional signage is required to provide for a reasonable amount of business identification of the site with the current approval not including any signage on the site of the kiosk building facing the Freeway. The additional signage will be consistent with the approved land use and is consistent with the typical advertising patterns in the surrounding region.

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- *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 proposed signage is appropriate setback from the boundaries of the site and the adjoining road network including the TZ2 with setbacks of over 13 to the sign on the south elevation of the kiosk building and over 17m to Crole Drive.

The illuminated signs are not moving or animated and do not cause a distraction to drivers passing the site or driving along Crole Drive.

The location of the proposed additional signs will not result in any obstruction of view lines given they are all located well into the site and as there are no traffic lights in the immediate area, they will not be confused for traffic signals.

Overall it is submitted that the proposed amended signage arrangement is an appropriate response to the planning and physical context of the site and warrants approval. The additional signs are located to face away from nearby residential properties and will not result in unreasonable impacts in respect to the considerations of Clause 52.05.

If you require any further information please do not hesitate to contact me on \_\_\_\_\_ or by email at \_\_\_\_\_

Yours sincerely,

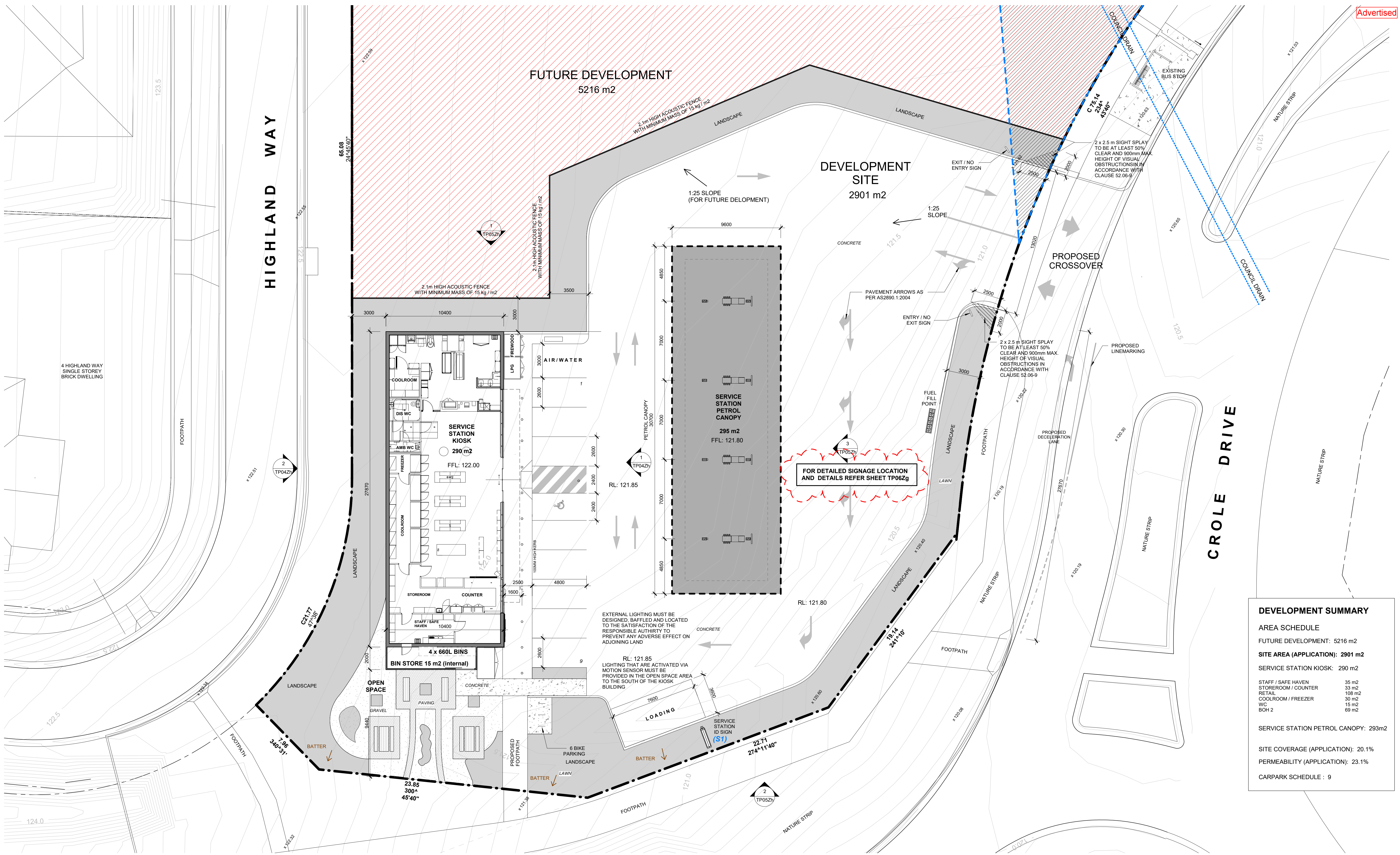
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DEVELOPMENT SUMMARY	
AREA SCHEDULE	
FUTURE DEVELOPMENT: 5216 m2	
SITE AREA (APPLICATION): 2901 m2	
SERVICE STATION KIOSK: 290 m2	
STAFF / SAFE HAVEN	35 m2
STOREROOM / COUNTER	33 m2
RETAIL	108 m2
COOLROOM / FREEZER	30 m2
WC	15 m2
BOH 2	69 m2
SERVICE STATION PETROL CANOPY: 293m2	
SITE COVERAGE (APPLICATION): 20.1%	
PERMEABILITY (APPLICATION): 23.1%	
CARPARK SCHEDULE : 9	

1 PROPOSED DEVELOPMENT SITE PLAN  
SCALE: 1 : 150 @A1

DATE:	REVISION:	BY:
25.07.22	Zd: RELOCATION OF WOOD & GAS CAGES AND LOADING AREA	FD
27.07.22	Ze: FOR CONDITION 1 ENDORSEMENT	FD
06.06.23	Zf: ISSUED FOR SECONDARY CONSENT	FD
21.07.23	Zg: PARKING SPACES RE-ARRANGED	FD
04.09.23	Zh: UPDATED SIGNAGE	FD

PROPOSED MIXED-USE DEVELOPMENT  
3 CROLE DRIVE, WATERFORD RISE ESTATE, WARRAGUL, VIC

client:  
**TAG**

date:  
16.08.2020

drawn:  
FD

checked:  
FD

project no:  
1506.11

drawing no:  
TP03Zh

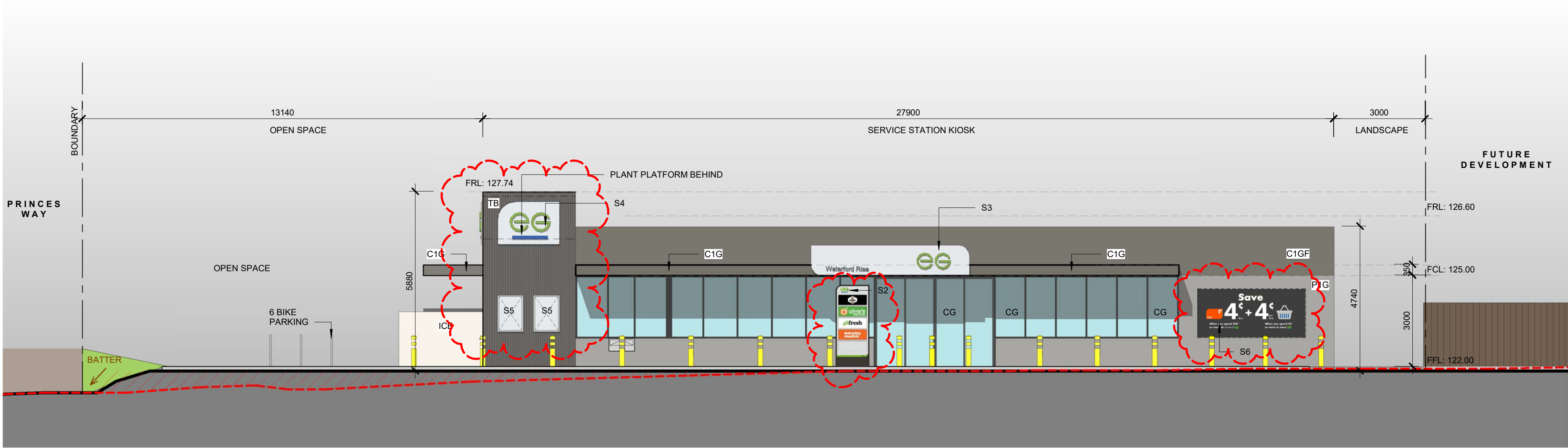
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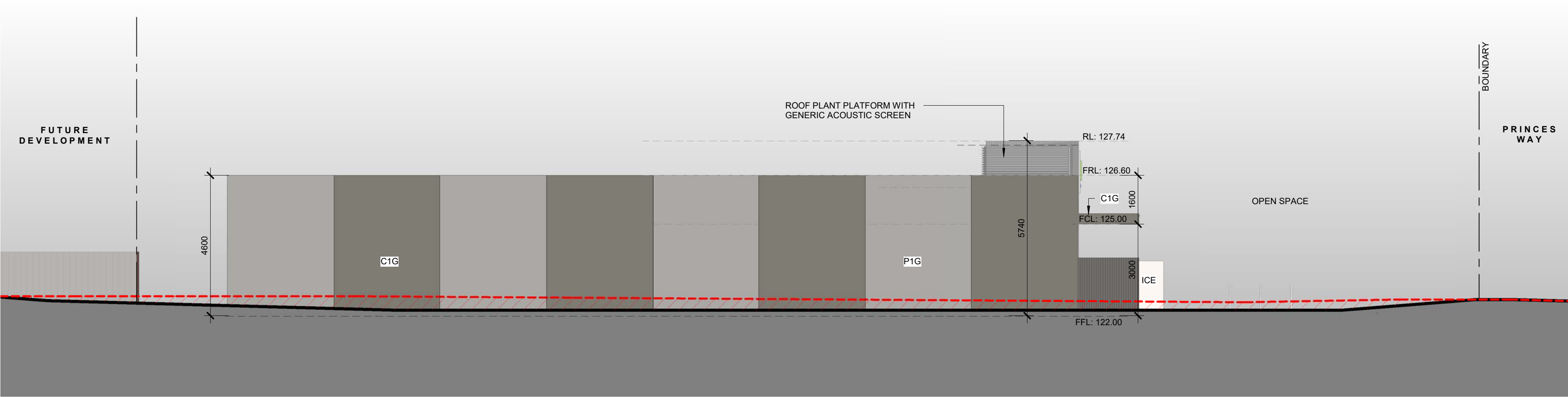




1 PROPOSED EAST ELEVATION (SERVICE STATION)  
SCALE: 1 : 100 @A1

MATERIAL & COLOUR SCHEDULE

C1R		DULUX PAINT FINISH TO FIBRE CEMENT CLADDING PETROL CANOPY FASCIA COLOUR: EXTRAVAGANCE OR SIMILAR TO MATCH PMS485
C1GF		DULUX LOW SHEEN COLOUR: BASALT COLORBOND 185mm RIB CLADDING (BUILDING FASCIA PARAPET)
C1G		DULUX LOW SHEEN COLOUR: BASALT PAINT FINISH TO PRECAST CONCRETE PANEL WALL AND TO BUILDING'S AWNING
CG		CLEAR GLAZING
TB		COLORBOND 'SPANDEK' 24 HIGH RIB CLADDING TO KIOSK BLADE WALL AND BIN / SERVICE ENCLOSURE COLOUR: NAMADJI
P1G		DULUX LOW SHEEN COLOUR: STEPNEY PAINT FINISH TO PRECAST CONCRETE WALL



2 PROPOSED WEST ELEVATION (SERVICE STATION)  
SCALE: 1 : 100 @A1

DATE:	REVISION:	BY:
25.07.22	Zd: RELOCATION OF WOOD & GAS CAGES AND LOADING AREA	FD
27.07.22	Ze: FOR CONDITION 1 ENDORSEMENT	FD
06.06.23	Zf: ISSUED FOR SECONDARY CONSENT	FD
21.07.23	Zg: PARKING SPACES RE-ARRANGED	FD
04.09.23	Zh: UPDATED SIGNAGE	FD

PROPOSED MIXED-USE DEVELOPMENT  
3 CROLE DRIVE, WATERFORD RISE ESTATE, WARRAGUL, VIC

client:  
**TAG**

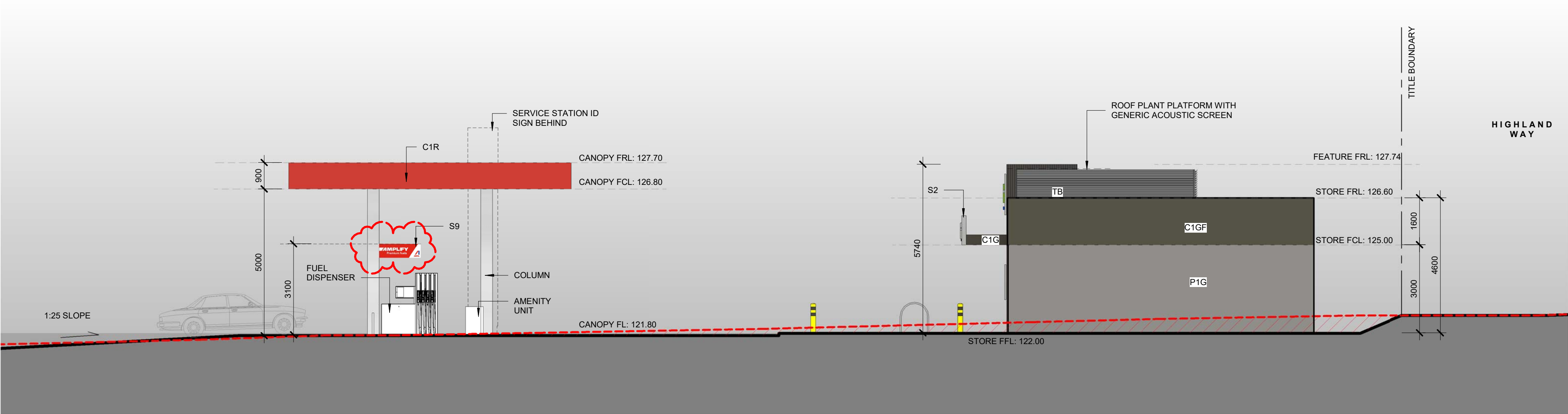
date: 16.08.2020	drawn: FD	checked: FD
PROPOSED SERVICE STATION ELEVATIONS 1		
project no: 1506.11		
drawing no: TP04Zh		

**TOWN PLANNING**

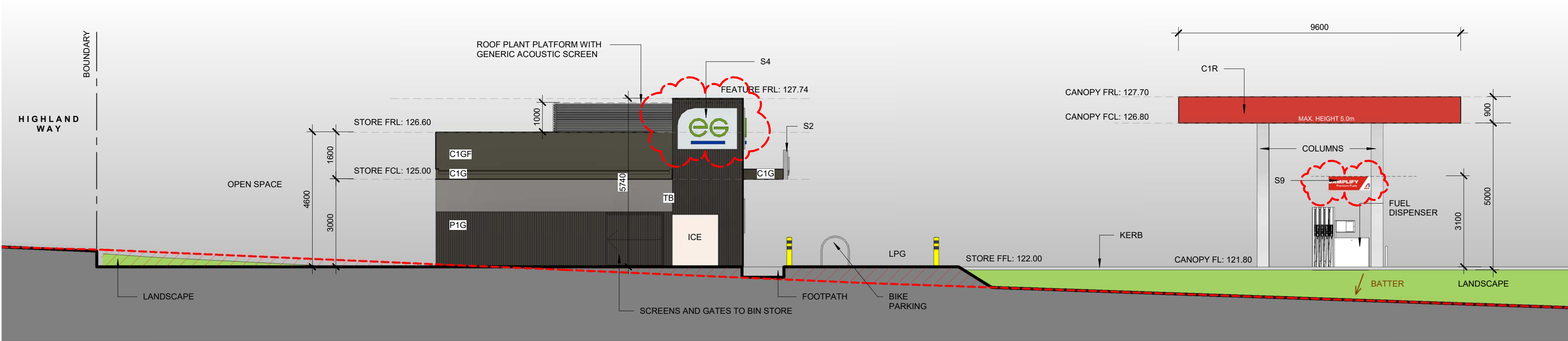
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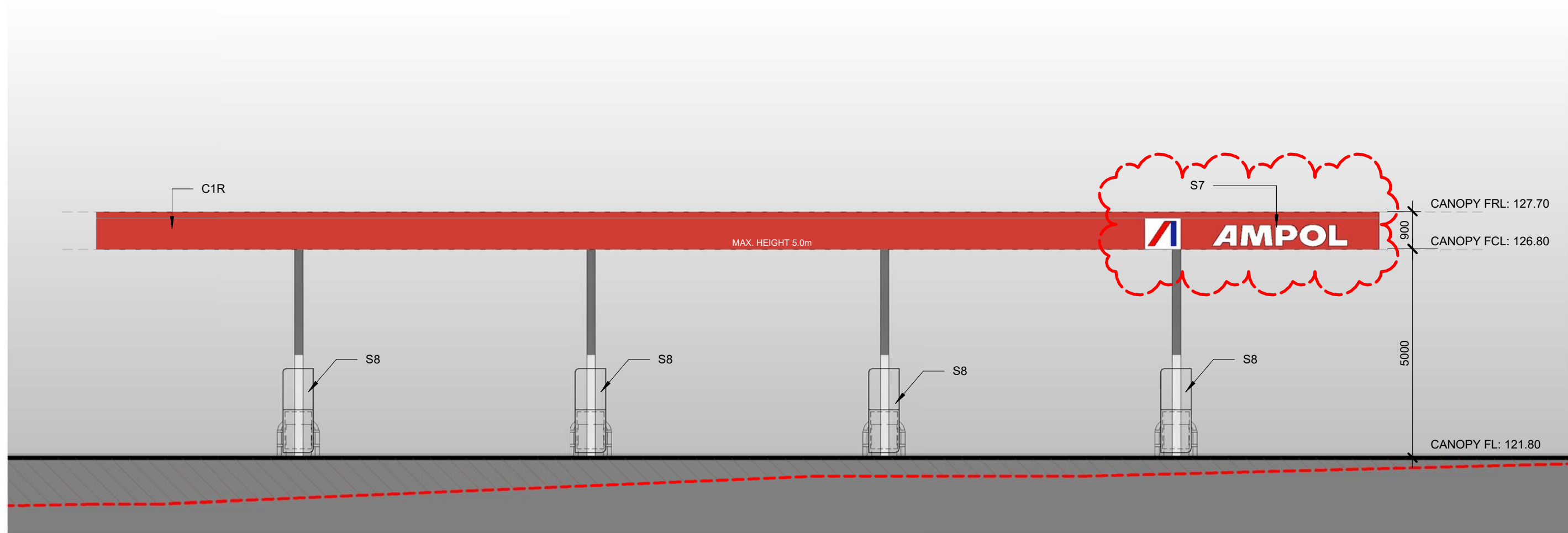
Clayton, VIC, 3168  
Page 22 of 24



1 PROPOSED NORTH ELEVATION (SERVICE STATION)  
SCALE: 1 : 100 @A1



2 PROPOSED SOUTH ELEVATION (SERVICE STATION)  
SCALE: 1 : 100 @A1



3 PROPOSED PETROL CANOPY ELEVATION  
SCALE: 1 : 100 @A1

MATERIAL & COLOUR SCHEDULE

C1R		DULUX PAINT FINISH TO FIBRE CEMENT CLADDING PETROL CANOPY FASCIA COLOUR: EXTRAVAGANCE OR SIMILAR TO MATCH PMS485
C1GF		DULUX LOW SHEEN COLOUR: BASALT COLORBOND 185mm RIB CLADDING (BUILDING FASCIA PARAPET)
C1G		DULUX LOW SHEEN COLOUR: BASALT PAINT FINISH TO PRECAST CONCRETE PANEL WALL AND TO BUILDING'S AWNING
CG		CLEAR GLAZING
TB		COLORBOND 'SPANDEK' 24 HIGH RIB CLADDING TO KIOSK BLADE WALL AND BIN / SERVICE ENCLOSURE COLOUR: NAMADJI
P1G		DULUX LOW SHEEN COLOUR: STEPNEY PAINT FINISH TO PRECAST CONCRETE WALL

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27.07.22	Ze: FOR CONDITION 1 ENDORSEMENT	FD
06.06.23	Zf: ISSUED FOR SECONDARY CONSENT	FD
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PROPOSED MIXED-USE DEVELOPMENT  
3 CROLE DRIVE, WATERFORD RISE ESTATE, WARRAGUL, VIC

client:  
  
TAG

date: 16.08.2020	drawn: FD	checked: FD
PROPOSED SERVICE STATION ELEVATIONS 2		
project no: 1506.11		
drawing no: TP05Zh		

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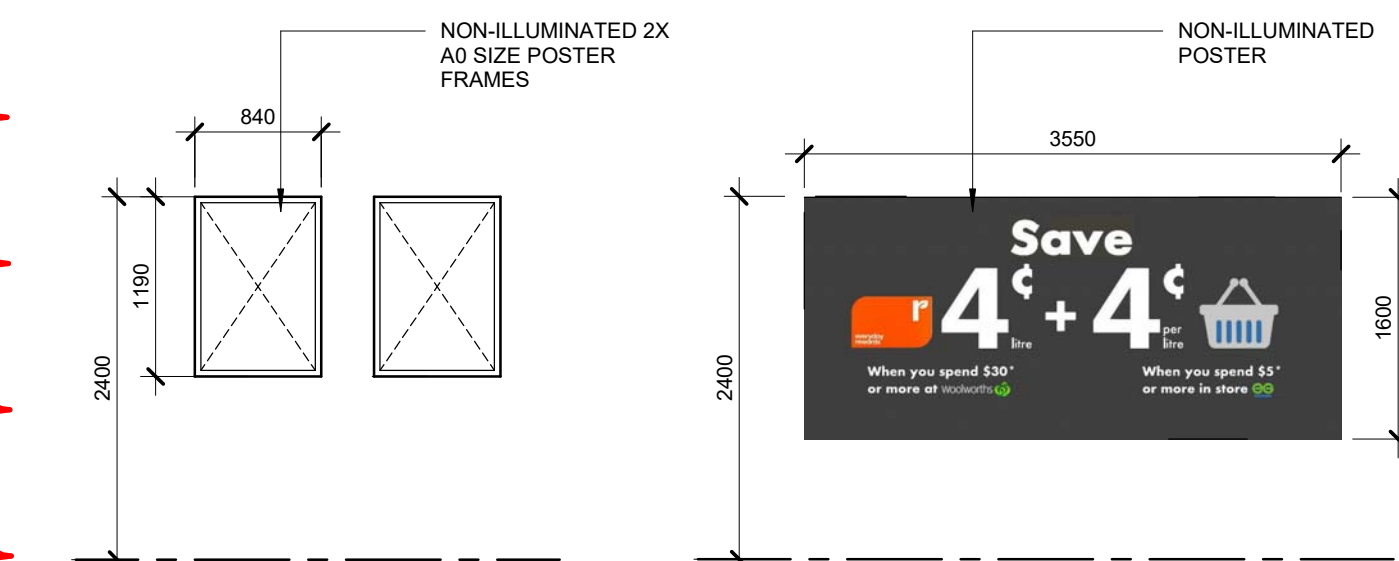
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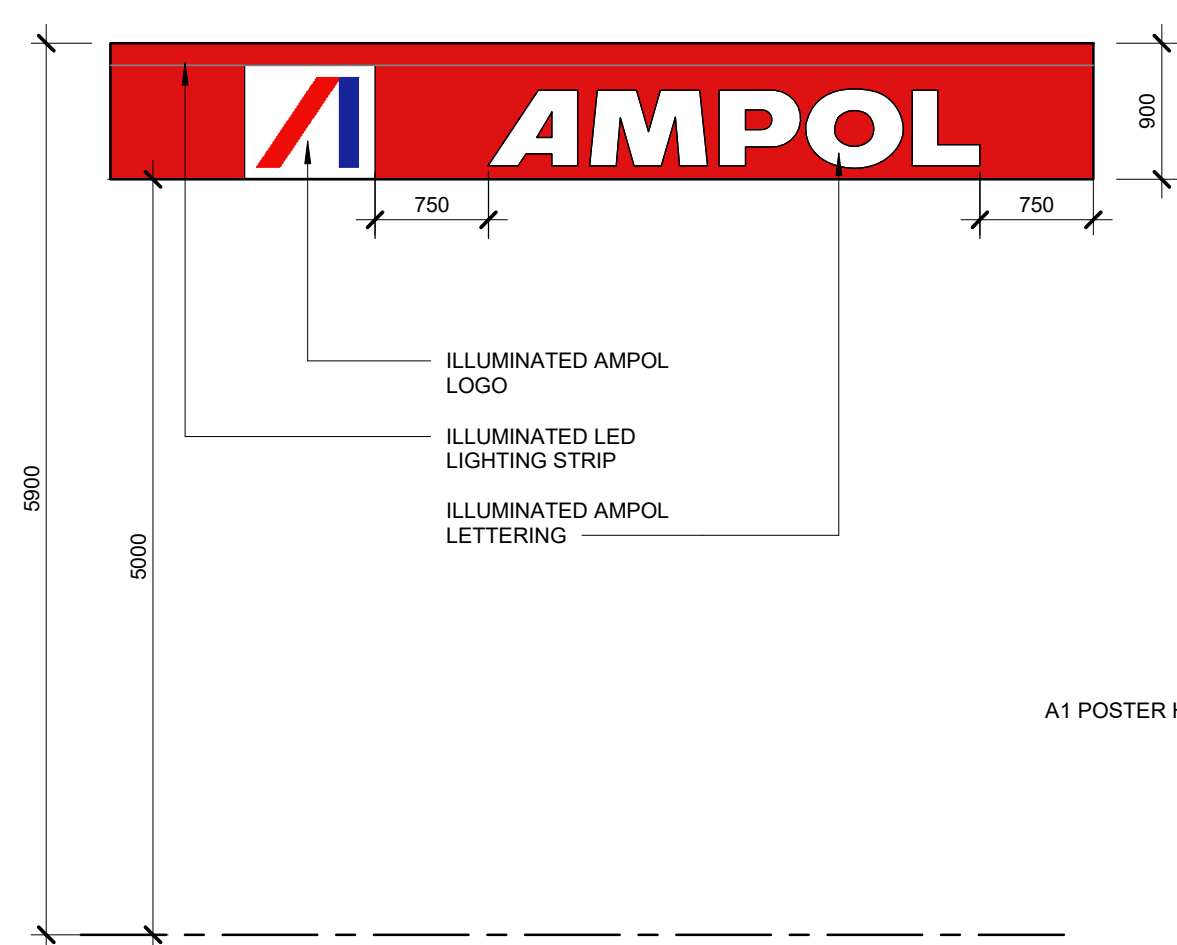


0 PROPOSED SIGNAGE LOCATION PLAN  
SCALE: 1 : 200

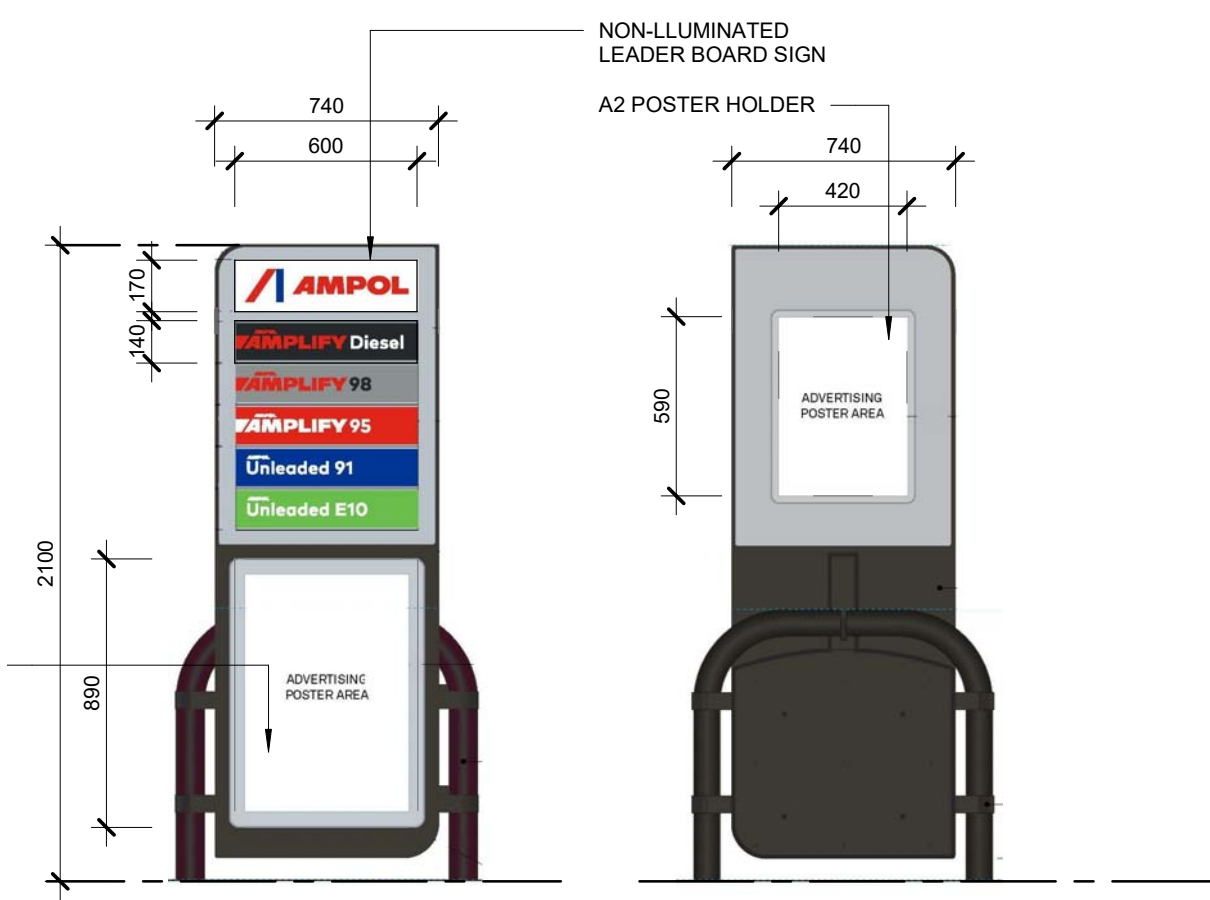


5 S5 - Poster Frames  
TP06Zh SCALE: 1 : 50

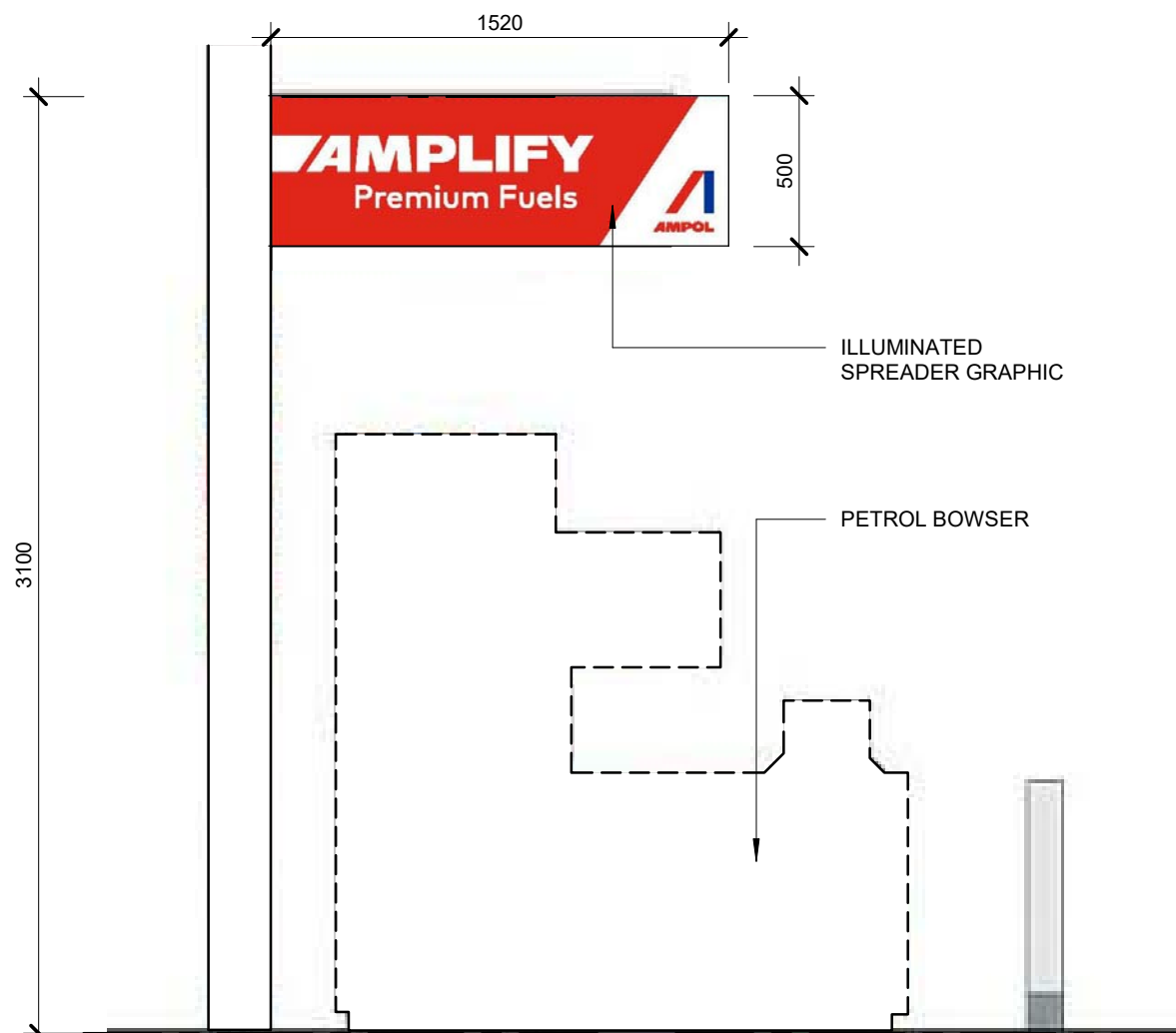
6 S6 - Large Poster  
TP06Zh SCALE: 1 : 50



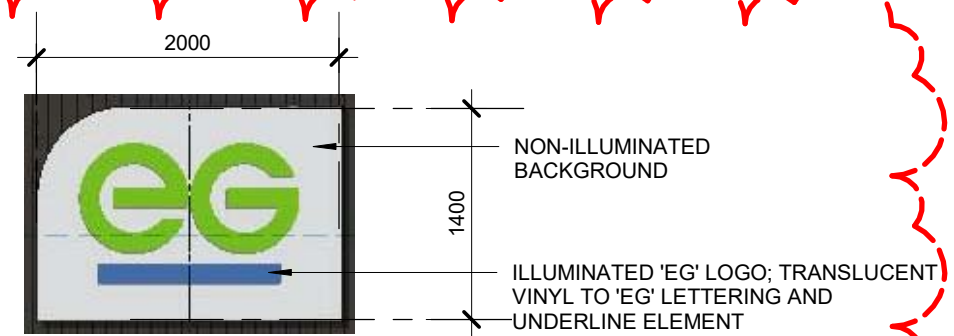
7 S7 - Petrol Canopy Sign  
TP06Zh SCALE: 1 : 50



8 S8 - Leader Board Sign  
TP06Zh SCALE: 1 : 25



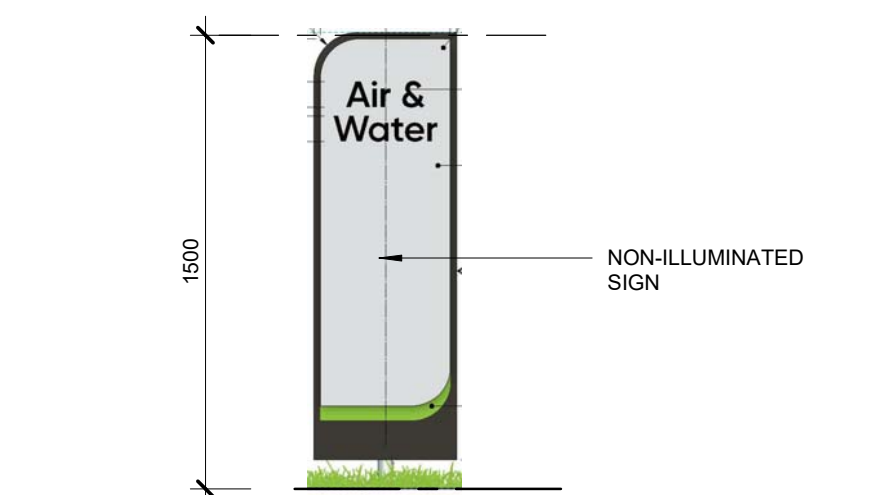
9 S9 - Spreader Graphic  
TP06Zh SCALE: 1 : 25



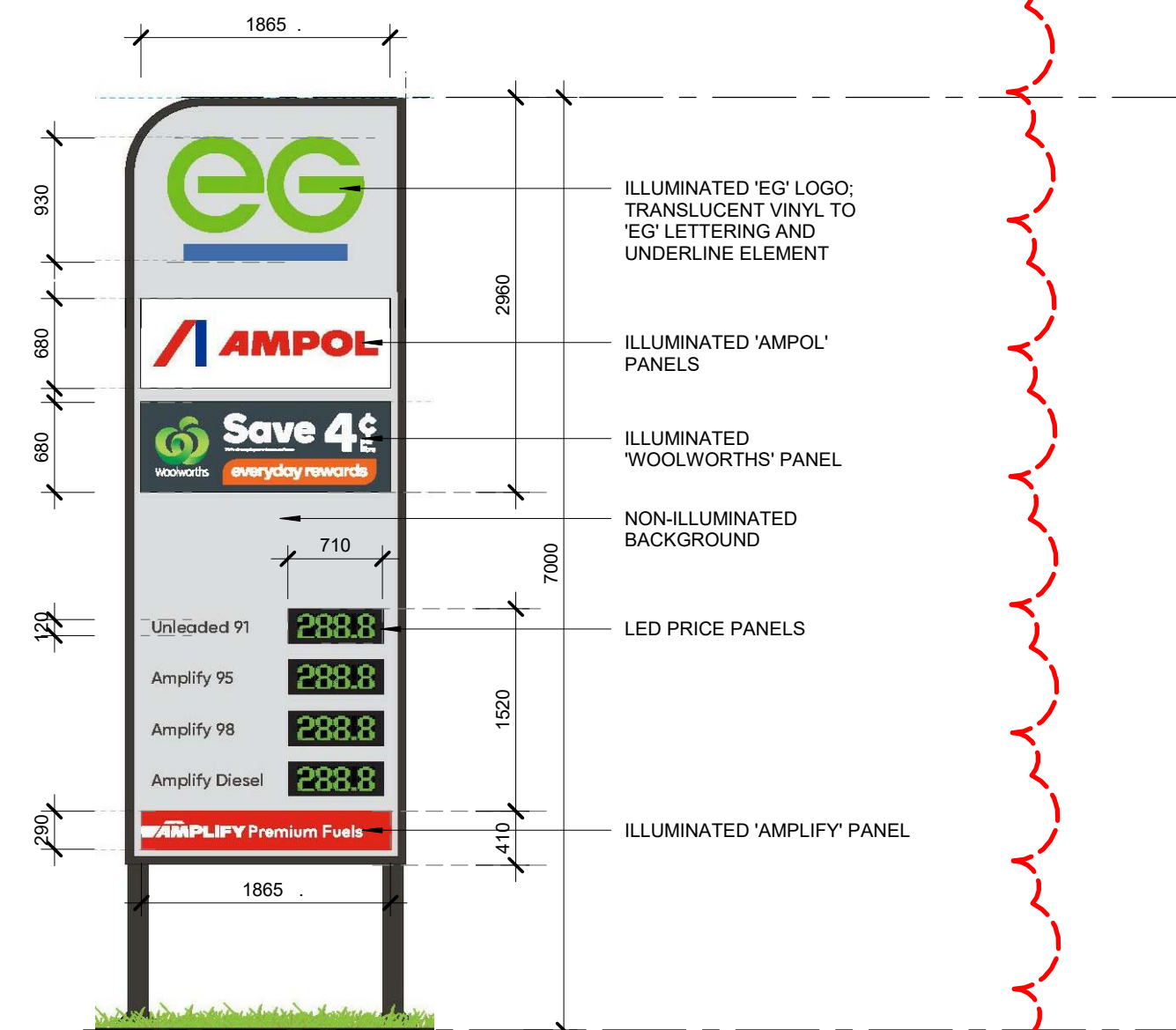
4 S4 - Tower Identification Sign  
TP06Zh SCALE: 1 : 50



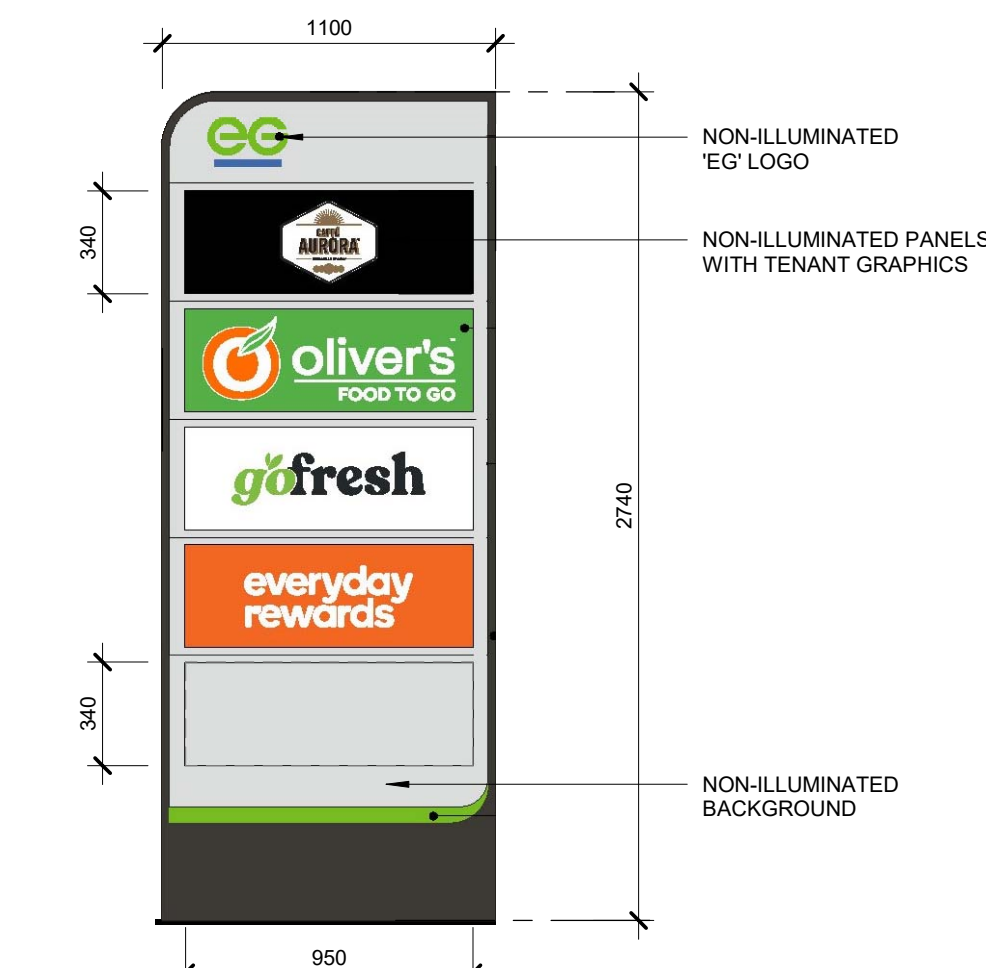
10 S10 - Entry and Exit Sign  
TP06Zh SCALE: 1 : 25



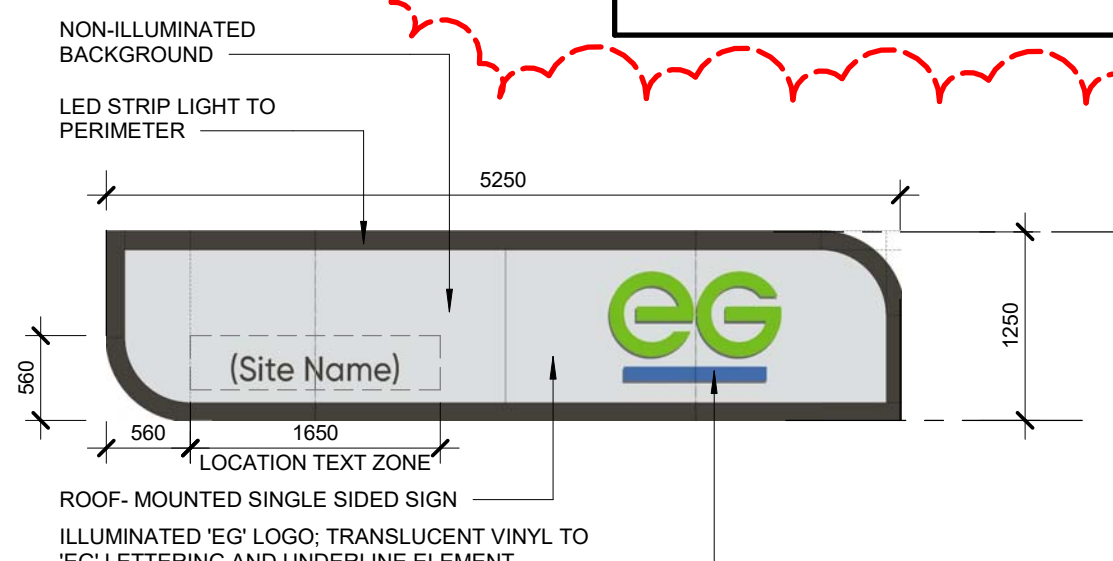
11 S11 - Air and Water Sign  
TP06Zh SCALE: 1 : 25



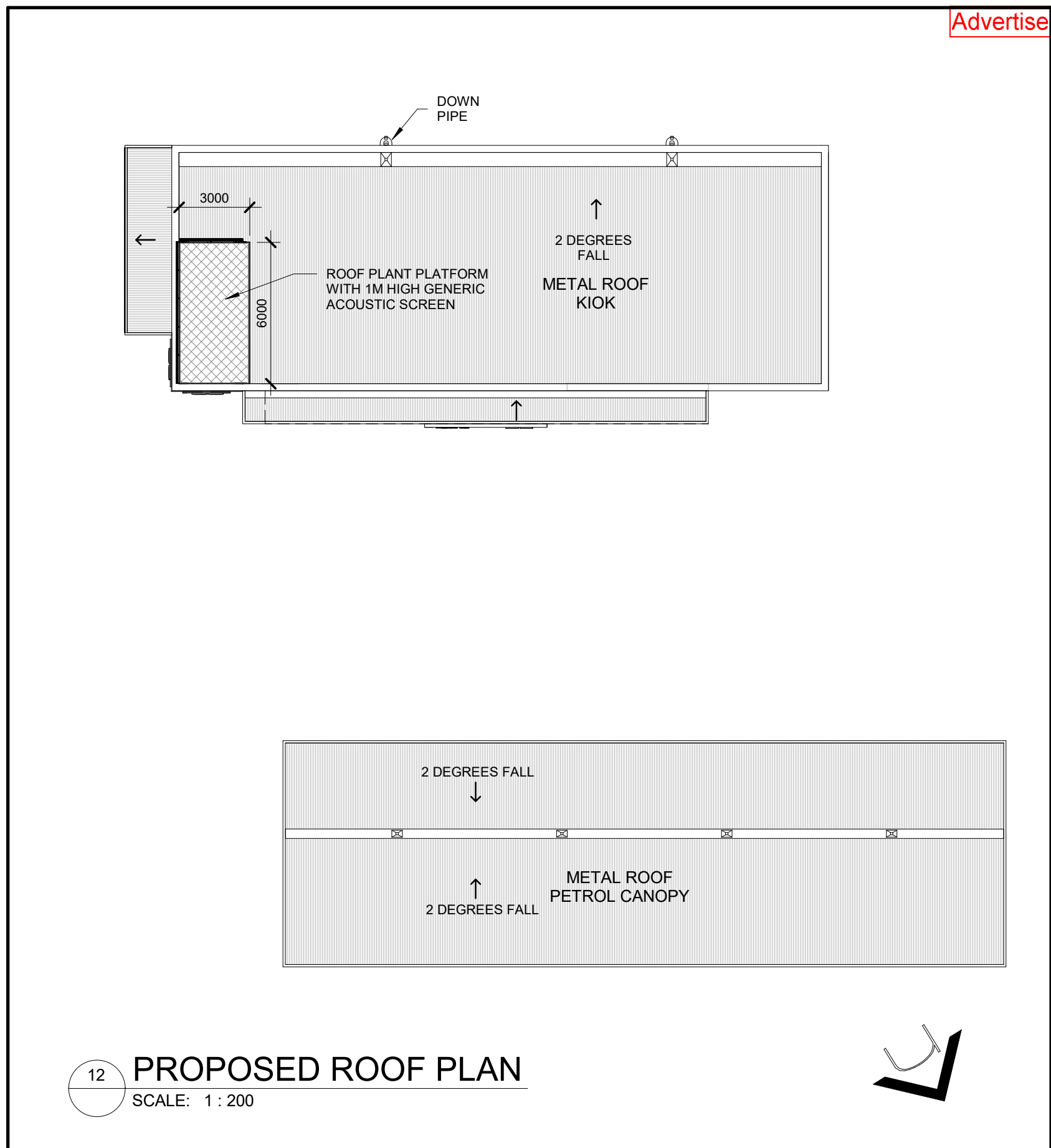
1 S1 - Identification Sign (Pylon)  
TP06Zh SCALE: 1 : 50



2 S2 - Identification Sign (Entry Totem)  
TP06Zh SCALE: 1 : 25



3 S3 - Entry Sign  
TP06Zh SCALE: 1 : 50



12 PROPOSED ROOF PLAN  
SCALE: 1 : 200

DATE:	REVISION:	BY:
25.07.22	Zd: RELOCATION OF WOOD & GAS CAGES AND LOADING AREA	FD
27.07.22	Zc: FOR CONDITION 1 ENDORSEMENT	FD
06.06.23	Zf: ISSUED FOR SECONDARY CONSENT	FD
21.07.23	Zg: PARKING SPACES RE-ARRANGED	FD
04.09.23	Zh: UPDATED SIGNAGE	FD

## PROPOSED MIXED-USE DEVELOPMENT 3 CROLE DRIVE, WATERFORD RISE ESTATE, WARRAGUL, VIC

client:

**TAG**

date: 20.08.2020

drawn: FD

checked: FD

project no: 1506.11

drawing no: TP06Zh

Architects

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