



# Minutes

Hearing of Submissions Committee  
Tuesday, 2 August 2016

Held in the  
Council Chambers  
1 Merrijig Drive, Torquay  
Commencing at 4.00pm

**Council:**

Cr Rose Hodge (Mayor)  
Cr David Bell  
Cr Eve Fisher  
Cr Clive Goldsworthy  
Cr Carol McGregor  
Cr Brian McKiterick  
Cr Margot Smith  
Cr Heather Wellington

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MINUTES FOR THE HEARING OF SUBMISSIONS MEETING OF SURF COAST SHIRE COUNCIL  
HELD IN THE COUNCIL CHAMBERS, 1 MERRIJIG DRIVE, TORQUAY  
ON TUESDAY 2 AUGUST 2016 COMMENCING AT 4.00PM

**PRESENT:**

Cr Rose Hodge (Mayor)  
Cr David Bell  
Cr Eve Fisher  
Cr Clive Goldsworthy  
Cr Carol McGregor  
Cr Brian McKiterick  
Cr Margot Smith  
Cr Heather Wellington

**In Attendance:**

Chief Executive Officer – Keith Baillie  
General Manager Governance & Infrastructure – Anne Howard  
General Manager Environment & Development – Kate Sullivan  
Manager Planning & Development – Bill Cathcart  
Coordinator Strategic Planning – Karen Hose  
Senior Strategic Planner – Sally Conway  
Statutory Planner – Julie Giguere  
Coordinator Strategic Planning – Michelle Watt  
43 members of the public

**APOLOGIES:**

Nil

**CONFLICTS OF INTEREST:**

Nil

**SUBMITTERS HEARD**

**C113 - 85 Geelong Road, Torquay**

1. Sue O'Shanassy
2. Giovanni Gattini, G2 Urban Planning (on behalf of applicant)

**Use and Development of a Service Station (1160 Horseshoe Bend Road, Torquay)**

1. Evan Francis (No Servos on Fischer Street group)
2. Taryn Bock (No Servos on Fischer Street group)
3. Barbara Knowles
4. John De Witt (No Servos on Fischer Street group)
5. Peter Harrup (No Servos on Fischer Street group)
6. Anne Georgiou (No Servos on Fischer Street group)
7. Shelley Bateup
8. Lynda Connor
9. Scott Diamond (Torquay College)
10. Rob Milner (on behalf of the applicant)

**BUSINESS:**

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## 1. ENVIRONMENT & DEVELOPMENT

### 1.1 C113 - 85 Geelong Road, Torquay - Hearing of Submissions

**Author's Title:** Acting Strategic Coordinator

**General Manager:** Rowena Frost (Acting)

**Department:** Planning & Development

**File No:** F16/661

**Division:** Environment & Development

**Trim No:** IC16/745

**Appendix:**

1. Submitters who have registered to speak (D16/66210)
2. C113 - Summary of Submissions (D16/65488)

**Officer Direct or Indirect Conflict of Interest:**

**Status:**

In accordance with Local Government Act 1989 –  
Section 80C:

Information classified confidential in accordance with  
Local Government Act 1989 – Section 77(2)(c):

Yes

No

Yes

No

**Reason:** Nil

**Reason:** Nil

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### **Purpose**

To hear from submitters in relation to Amendment C113.

### **Summary**

Planning Scheme Amendment C113 applies to land at 85 Geelong Road, Torquay, located on the corner of the Surf Coast Highway (Geelong Road) and Grossmans Road.

The Amendment proposes to amend Schedule 5 to the Special Use Zone to allow the proponent to apply for a planning permit to use and develop the land for a service station as part of a wider concept plan (with an E-station for charging electric cars), which also includes a medical centre, aged care facility, child care centre, café and food outlets with speciality shops, a cinema or multi-purpose function centre and a community/outdoor amphitheatre. The proposal does not include a request for a planning permit at this time.

Amendment C113 was placed on public exhibition from 26 May 2016 to 27 June 2016. 16 public submissions were received, including one late submission supporting the Amendment. One referral was received from Vic Roads offering no objection to the Amendment. Eight of the public submissions objected to the Amendment and eight supported the Amendment (one on the proviso that the future development of the site must include an arts facility). Two of the submissions were from the same submitter representing two different companies. Opponents of the Amendment are generally concerned with possible traffic, amenity, health and safety impacts attributed to the operation of a service station on the site and that the use of the land for a service station is not appropriate for a prominent "gateway" site at the entrance to Torquay.

The issues raised in the submissions will be considered in detail in a report to be presented to the 23 August 2016 Council meeting.

### **Recommendation**

That Council receive and note all submissions to Amendment C113, including the late submission.

### **Committee Resolution**

**MOVED Cr David Bell, Seconded Cr Margot Smith**

That Council receive and note all submissions to Amendment C113, including the late submission.

CARRIED 8:0

## 1.1 C113 - 85 Geelong Road, Torquay - Hearing of Submissions

### Report

#### **Background**

The Amendment applies to land at 85 Geelong Road, Torquay (Lot 3 on LP 213066W). The land is 2.56 hectares in area and at the corner of the Surf Coast Highway (Geelong Road) and Grossmans Road. It is shown on the Location Map below.

#### **Location Map**



The land is currently zoned Special Use and is located within 'Precinct T1- Surf Coast Gateway Precinct' of Schedule 5 (Clause 37.01). The purpose of this Special Use Zone is to encourage tourism development in high profile precincts within the Shire.

The Amendment proposes to amend Schedule 5 by including Precinct T1 (with reference only to Lot 3 of LP213066W, i.e. the subject land) in the list of precincts where a planning permit application can be made to use the land for a service station. Service stations are currently only permitted in Precinct T4 in Torquay within the Special Use Zone, which is currently developed with a Woolworths affiliated service station. The existing service station at 55A Geelong Road is within the General Residential Zone.

A wider concept plan for the site was exhibited with the Amendment, however, the proposal does not include a request for a planning permit at this time. The concept plan, in addition to a proposed service station, included an E-station for charging electric cars, medical centre, aged care facility, child care centre, café and food outlets with speciality shops, a cinema or multi-purpose function centre and a community/outdoor amphitheatre. Council required the current landowners to enter into a Section 173 Agreement prior to exhibiting the Amendment which would commit the landowner (including future landowners) to developing the site generally in accordance with the concept plan. It included a clause that allows construction of a service station only if a minimum of 50% of the land is developed in accordance with the concept plan or delivered at the same time.

## 1.1 C113 - 85 Geelong Road, Torquay - Hearing of Submissions

### **Discussion**

Amendment C113 was placed on public exhibition from 26 May 2016 to 27 June 2016. 16 public submissions were received, including one late submission supporting the Amendment. One referral was received from Vic Roads offering no objection to the Amendment. Eight of the public submissions objected to the Amendment and eight supported the Amendment (one on the proviso that the future development of the site must include an arts facility). Two of the supporting submissions were from the same submitter representing two different companies. One submitter did not supply any contact details and officers have been unable to locate a contact address.

Opponents of the Amendment are generally concerned with possible amenity, health and safety impacts attributed to the operation of a service station on the site. Key issues raised through opposing submissions include:

- The Amendment is too close to existing schools and child care centres and does not address more pressing needs, such as a public swimming pool, arts centre or cinema.
- The mix of uses proposed in the Concept Plan is considered an overdevelopment of the site, are not compatible with each other and present traffic safety and health issues.
- This land has been designated as a "gateway" site and the proposed Amendment is contrary to this.
- This proposal does not sit well with the strategic intent of the Design and Development Schedule 7 which applies to the site. Service stations require certain built form outcomes which are driven by matters that do not align with the requirements of the Schedule.
- The importance of the Surf Coast Highway and its appearance should not be underestimated by Council. This corner has the potential to reinforce Torquay as the surfing capital, and contribute to the experience that visitors and locals alike have when they traverse along the Surf Coast Highway.
- The proposed service station will negatively impact on the amenity and tranquillity of residents of the Lions Village of Torquay (retirement village) located adjacent to the subject site.
- Several research studies have provided a positive correlation between an increased risk of cancer and those living within 100m of a service station.
- The site has previously been determined as "unsuitable" for a service station and there is no justification to change this. A service station does not fit the description of tourist development.
- The development should be viewed within the wider concept of Torquay Jan Juc's strategy plan.
- The possibility of an arts space or cinema should not be used as justification for this to proceed.
- The industrial estate is the ideal location for a service station so there is no need for one to locate on this site.
- Whilst the 3228 Residents Association objects to the proposal, it notes that should Council allow a service station, it should not be permitted in the north east corner of the site (Grossmans Road corner) and should be limited to a maximum of 4 bowsers.

Key comments made in support of the proposal include:

- The proposal would add to the diversity of services and quality of life for those residing in and visiting Torquay.
- Torquay is in real need of an Arts precinct and this presents a good opportunity to provide one.
- An electric charging station is needed in Torquay and would provide a much needed service.

Some suggestions were also made for changes to the layout of the concept plan.

Council generally accepts late submissions to an Amendment where the submission is made prior to the Council Hearing of Submissions. This practice is also supported by Planning Panels Victoria. It is recommended that the late submission be accepted.

The issues raised in the submissions will be considered in detail in a report to be presented to the 23 August 2016 Council meeting.

### **Financial Implications**

The proponent has signed a legal agreement to cover all costs associated with processing a planning scheme amendment, including any panel costs and Council's project management costs. The requirement to cover all costs is based on the request being privately sought, outside Council's strategic planning work program and thus will require additional resources to process.

## 1.1 C113 - 85 Geelong Road, Torquay - Hearing of Submissions

The proponent is also covering the costs associated with the preparation and lodgement of the Section 173 Agreement that was required to give certainty to site development generally in accordance with the concept plan conditional to the all applications for approval being applied for and obtained.

### **Council Plan**

Theme 5 Development and Growth

Objective 5.4 Transparent and responsive land use and strategic planning

### **Policy/Legal Implications**

The proposed Amendment would lead to a revision of planning policy for the site, with regard to the potential for a service station to locate on the site. The proposal commits Council to two new legal agreements in which the obligations of each rest with the proponent, the first requiring payment of all costs associated with the Amendment and the second requiring the proponent to pursue development of the site in accordance with the concept plan.

### **Officer Direct or Indirect Interest**

No officer involved this report has any direct or indirect conflict of interest.

### **Risk Assessment**

There are no risks to Council associated with considering submissions.

### **Social Considerations**

The Amendment could lead to a range of social outcomes. It has the potential to facilitate the development of a service station on the land, which would create a number of jobs, both in the construction phase and for ongoing operation, and increase the provision of such facilities in Torquay. There are however, amenity, health and safety considerations that would need to be carefully considered through a future planning permit application.

Other proposed facilities shown on the concept plan are not affected by the Amendment. All of these are currently permit required uses pursuant to the Surf Coast Planning Scheme.

### **Community Engagement**

The Amendment was exhibited in accordance with section 19 of the *Planning and Environment Act 1987*, including:

- Notices to affected landowners and adjacent owner/occupiers
- Notices in the Surf Coast Times and Government Gazette
- Available for viewing on the Department of Environment, Land Water and Planning website and Council's website.

### **Environmental Implications**

The Amendment is not expected to have any adverse environmental effects. Environmental implications that might arise from development of the site would be considered in detail as part of any subsequent planning permit applications.

### **Communication**

All submitters have been invited to attend and present at the Hearing of Submissions, with the exception of the submitter for whom Council does not have any contact details. Submitters will be advised of Council's decision on the Amendment following the August Council meeting.

### **Conclusion**

The submissions received in relation to Amendment C113 detail a number of matters that need to be considered and these are presented to Council via the Hearing of Submissions meeting.

**1.1 C113 - 85 Geelong Road, Torquay - Hearing of Submissions**

**APPENDIX 1 SUBMITTERS WHO HAVE REGISTERED TO SPEAK**



## **Registered Speakers**

1. Sue O'Shanassy
2. Hayden Bleazby
3. Giovanni Gattini, G2 Urban Planning (on behalf of applicant)

**1.1 C113 - 85 Geelong Road, Torquay - Hearing of Submissions**

**APPENDIX 2 C113 - SUMMARY OF SUBMISSIONS**

## 1. Referral Authorities

No.	Authority	Summary of submission
1	VicRoads	No objection to amendment.

## 2. Public Submissions

No.	Type of submission	Summary of submission
1	Objection (D Watkins)	Objects on grounds of site's proximity to schools, view that West Coast Business Park would be a more appropriate site for a service station and view that concept plan exhibited alongside Amendment C113 does not provide community infrastructure.
2	Objection (P Brancatisano)	Objects on grounds of increased traffic near schools, environmental concerns relating to petrol station and potential for large chain businesses to locate on the site.
3	Objection (L. Desmond)	Objects based on safety concerns relating to potential conflicting movements between increased vehicle traffic, school children and petrol tankers. Acknowledges need for another petrol station to cater for growing population, but does not believe the subject site to be a suitable location.
4	Support (conditional) (G Barton, associated with Torquay Theatre Troupe)	Supportive on the basis that a service station on the site would provide more flexibility to support other development including the potential for community/performing arts infrastructure. Recognises need for additional service stations in Torquay and that traffic movements associated with a service station can be carefully managed, as per other forms of development. Notes that the arts space needs to be managed as a community space, and if this is not the case thoroughly objects to a service station also being part of any approval for the site.
5	Objection (P Newson on behalf of Lions Village, Torquay)	Submission is made on behalf of the 29 rateable properties located in the Lions Village. Objects on the basis of amenity impacts on existing retirement village near the subject site. Raises concern with potential 24-hour operation of a service station on the site, the lack of detail around the size of any potential service station and the intensity of development on concept plans for the site exhibited alongside Amendment C113. Submission raises concerns regarding a range of uses proposed in the concept plan exhibited alongside Amendment C113 and their potential impact on the amenity of the existing retirement village.
6	Support (M Liuzzi)	Support on the basis that a service station is needed to support continued population and tourism growth in Torquay.
7	Support (E Liuzzi for Amerl Industries)	Expresses general support for the amendment.
7a	Support (E Liuzzi for Famiglia Liuzzi P/L)	Support based on Amendment C113's proposal to make service stations a permit-required use on the subject site.
8	Objection (A Reiter & H Bleazby)	Opposition on the basis of health concerns relating to potential proximity of any potential service station on the site to existing housing, the retirement village, and potential childcare/aged care facilities shown in concept plan.

<b>9</b>	Support (C & F Cole)	Support based on population growth, development's potential contribution for employment and concept plans exhibited alongside Amendment C113 that include a service station with electric vehicle charging station and performing arts facilities.
<b>10</b>	Objection (S O'Shannassy)	Objection based on view that service station inappropriate at "iconic" site Torquay, and lack of strategic justification for the planning scheme to be amended to allow permit applications for service stations on the site. Submission also objects to the possibility of convenience food outlets close to schools.
<b>11</b>	Support (L Smith)	Support based on view that the subject site is appropriate for a service station. Support for other uses mooted in development concept plan exhibited alongside Amendment C113.
<b>12</b>	Support (E Hayes)	Support based on location and uses detailed in concept plan exhibited alongside Amendment C113.
<b>13</b>	Objection (3228 RA)	Objection questions strategic justification for service station to become a permit-required use within the T1 precinct and the effects of a potential service station on the site's function as a recognised tourism precinct. Objection states that the West Coast Business Park would be a more suitable site for a service station. Submission also suggests that any amendment that proposes to change service station to a permit required use on the site should not allow a service station to be located directly on the Grossmans Road Corner, and that any service station's capacity should be limited to four bowzers.
<b>14</b>	Support (Late submission) (C McGree)	Support based on the need for development on the site as a gateway area. Proposes that the configuration of uses on the concept plan exhibited alongside Amendment C113 be amended to separate traffic movements and encourage interaction between childcare and aged care centres.
<b>15</b>	Objection (S Barker)	Objection based on changing Council policy for this site on the basis that a service station would not be consistent with the site as a critical landmark property on the Surf Coast Highway. Argues that a service station would not meet the design objectives of the Design and Development Overlay, Schedule 7 (DDO7) as built form outcomes would be driven by safe access and egress, signage and visibility, and substantial paved areas for vehicles. Service stations are not landmark uses. The submission asserts that the importance of the Surf Coast Highway, and this site in particular, should not be underestimated in terms of its role to reinforce Torquay as the surfing capital and contribute to the experience that visitors and locals have when they traverse the Surf Coast Highway. It suggests that the proposal goes against the intent of Amendment C36 which introduced the DDO7 to acknowledge the critical importance of this site to Torquay.

## 1.2 Use and Development of a Service Station (1160 Horseshoe Bend Road, Torquay)

**Author's Title:** Planning Officer  
**Department:** Planning & Development  
**Division:** Environment & Development

**General Manager:** Rowena Frost (Acting)  
**File No:** 16/0125  
**Trim No:** IC16/817

### Appendix:

- 16/0125 Lodgement Plans - 1160 Horseshoe Bend Road Torquay (D16/30970)
- Submitters who have registered to speak (D16/71176)
- List of all other submitters (D16/71483)

### Officer Direct or Indirect Conflict of Interest:

In accordance with Local Government Act 1989 – Section 80C:

Yes

No

Reason: Nil

### Status:

Information classified confidential in accordance with Local Government Act 1989 – Section 77(2)(c):

Yes

No

Reason: Nil

### Purpose

To receive and note submissions in relation to Planning Application 16/0125.

### Summary

The application proposes to use and develop the land within the Torquay North Neighbourhood Centre being part of the property addressed as 1160 Horseshoe Bend Road, Torquay for a service station, construct and display business identification signage, vary loading bay requirements (Clause 52.07) and vary the requirements of a Service Station (Clause 52.12).

The application was placed on public notice and 83 submissions were received at the time of writing. One submission out of the 83 submissions was in favour with the remainder of the submissions being against the proposal. In addition, a petition which included 117 names was tabled at the Council Meeting held on the 26 July 2016. The petition requested that the application be rejected by Council. The main issues raised in the objections are:

- Unacceptable increase in traffic for a residential area;
- Safety issues for children walking/cycling to and from the nearby schools and sporting grounds. In particular the increase in the number of in/out traffic movements from the site and conflicts between petrol delivery trucks and pedestrians;
- Issues with a large delivery truck in a small street and inadequate manoeuvring;
- Chemical fumes and air pollution for nearby residents, in particular for children;
- Inappropriate location: a petrol station should be located on the highway not in a family neighbourhood;
- The strategic intent and how the development is marketed as a pedestrian centred neighbourhood with street activation, coffee shops and smaller shops accessible by foot. The petrol station is out of character with this vision;
- The proposal will be aesthetically unpleasing;
- Amenity issues in regards to the large illuminated sign visible on a 24 hours a day, 7 days per week basis;
- The shopping centre is expected to close at night, whereas the petrol station is proposed to open 24 hours a day, 7 days per week. This is out of character with a residential area;
- The extended hours of operation can result in an increase in loitering, theft and anti-social behaviour;
- Decrease in house value and ability to find tenants;
- The expectation was that there would be no petrol station due to the previous deletion of the petrol station from the development plan, as previously recommended by Council;
- Issues in decommissioning a petrol station in the future, in particular for a residential area;
- Too many Woolworths petrol stations in Torquay is not good for competition;
- Is not needed in the area;
- Increase risk of soil and waterway contamination due to spillage;
- Creates a hazard (fire, explosion) in a residential area;
- Will create excessive noise.

## **1.2 Use and Development of a Service Station (1160 Horseshoe Bend Road, Torquay)**

Assessment of the proposal is continuing and the application will be presented for a decision by Council at the 23 August 2016 Council meeting.

### **Recommendation**

That Council receive and note the submissions to the planning application 16/0125. The application proposes to use and develop the land for a service station, construct and display business identification signage, vary loading bay requirements (Clause 52.07) and vary the requirements of a Service Station (Clause 52.12) at 1160 Horseshoe Bend Road Torquay (Part of Lot BB on PS727250X).

### **Committee Resolution**

#### **MOVED Cr Margot Smith, Seconded Cr Clive Goldsworthy**

That Council receive and note the submissions to the planning application 16/0125. The application proposes to use and develop the land for a service station, construct and display business identification signage, vary loading bay requirements (Clause 52.07) and vary the requirements of a Service Station (Clause 52.12) at 1160 Horseshoe Bend Road Torquay (Part of Lot BB on PS727250X).

CARRIED 8:0

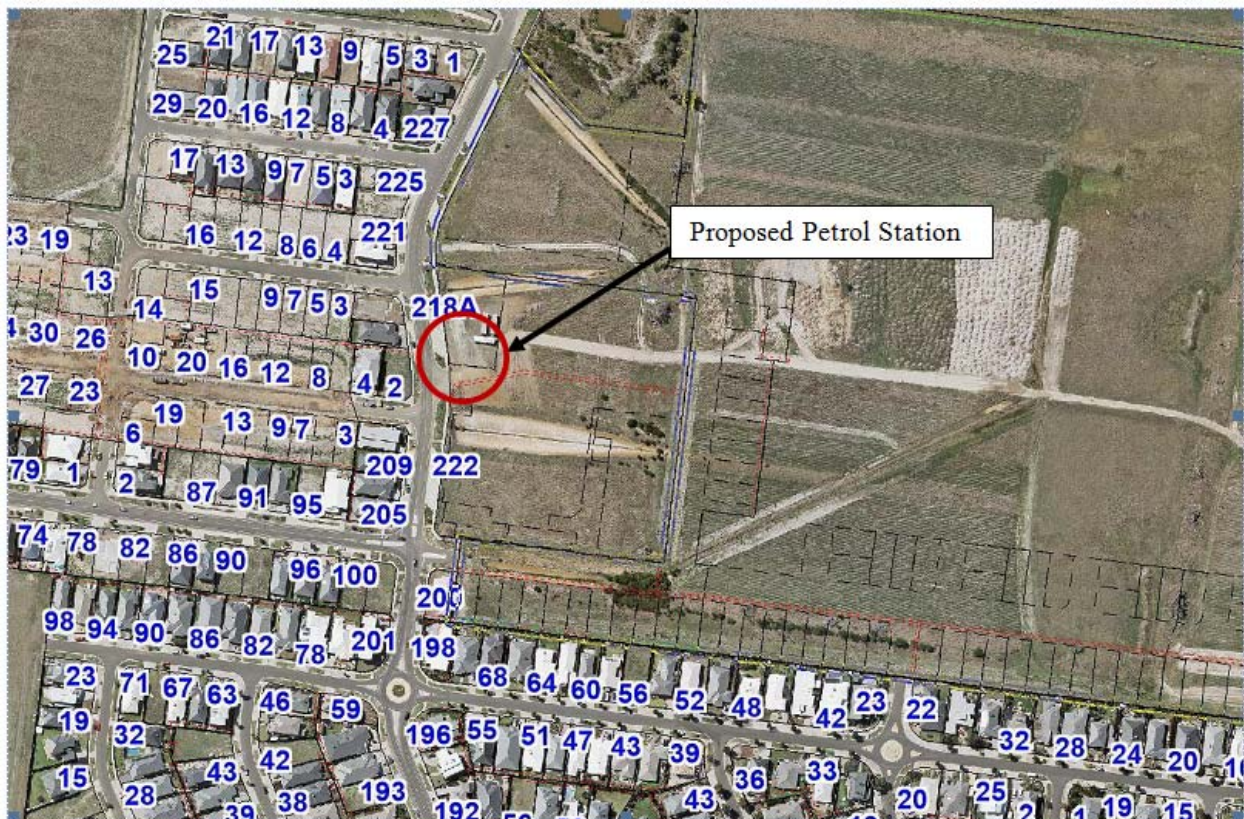
## 1.2 Use and Development of a Service Station (1160 Horseshoe Bend Road, Torquay)

### Report

#### **Background**

The application seeks approval to use and develop the land for a service station, construct and display business identification signage, vary loading bay requirements (Clause 52.07) and vary the requirements of a Service Station (Clause 52.12) at 1160 Horseshoe Bend Road (Part of Lot BB on PS727250X) .

#### **Site Plan**



#### **Discussion**

The site is zoned Commercial Zone, is covered by the Design and Development Overlay Schedule 23, the Development Plan Overlay Schedule 8 and the Parking Overlay Schedule 3. The surrounding area is Commercial 1 Zone to the east and south and General Residential Zone to the west, north and north west. Community infrastructure such as sports ovals and schools are established in the vicinity.

The *Surf Coast Planning Scheme* identifies 'service station' as a Section 2, permit required land use in the Commercial 1 Zone and the application is required to be assessed against the relevant decision guidelines in the Commercial 1 Zone and the Particular Provision for Service Stations Clause 52.12.

The endorsed development plan shows this land as "non-retail" as shown below.

## 1.2 Use and Development of a Service Station (1160 Horseshoe Bend Road, Torquay)



### Approved development plan

83 submissions have been received for the proposal in addition to a petition of 117 individuals which was tabled at the Council Meeting held on the 26 July 2016. The hearing of submissions meeting allows an opportunity for the submitters to present their concerns to Council and for the applicant to explain their proposal.

The issues raised in the submissions will be considered in the overall assessment of the matter against the relevant provisions of the planning scheme and a report on the planning application will be presented to the 23 August 2016 Council meeting.

### **Financial Implications**

No direct financial implications on Council are expected as a result of this application.

Processing and assessment of the application and attendance (if required) at the Tribunal can be undertaken within the current operational budget.

### **Council Plan**

Theme 5 Development and Growth  
Objective 5.2 Encourage sustainable economic development and growth  
Strategy Nil

Theme 5 Development and Growth  
Objective 5.4 Transparent and responsive land use and strategic planning  
Strategy Nil

### **Policy/Legal Implications**

The application is being assessed against relevant provisions of the Surf Coast Planning Scheme and the *Planning Environment Act 1987*.



## **1.2 Use and Development of a Service Station (1160 Horseshoe Bend Road, Torquay)**

### ***Officer Direct or Indirect Interest***

No officer involved in the preparation of this report has any conflicts of interest.

### ***Risk Assessment***

The merits of the proposal will be considered against the relevant provisions of the *Surf Coast Planning Scheme* and the *Planning and Environment Act 1987*.

Any decision made by Council on this application can be challenged at the Victorian Civil and Administrative Tribunal.

In the event the application was refused and appealed to the Tribunal by the Applicant or approved and appealed to VCAT by submitters, appropriate representation to the Tribunal will be made. Council is required by VCAT procedures to circulate draft "without prejudice" conditions to all parties at least 10 days prior to a hearing when an Application is refused by Council and appealed. This will be actioned if the circumstance arises. In the event that the Tribunal determines to grant a permit these conditions will form the basis of discussion between the parties.

### ***Social Considerations***

Impact on the amenity, health and safety of adjoining residents will be considered in accordance with the relevant provisions of the Surf Coast Planning Scheme and the *Planning and Environment Act 1987*.

### ***Community Engagement***

Public notice was provided in accordance with Section 52 of the *Planning and Environment Act 1987*.

Letters were sent to the adjoining land owners and occupiers, 1 sign was displayed on the subject land.

Public notification of the proposal, 83 submissions have been received for the proposal in addition to a petition of 117 individuals which was tabled at the Council Meeting held on 26 July 2016

### ***Environmental Implications***

Environmental impacts will be assessed and managed in accordance with the relevant provisions of the *Surf Coast Planning Scheme* and the *Planning and Environment Act 1987*.

### ***Communication***

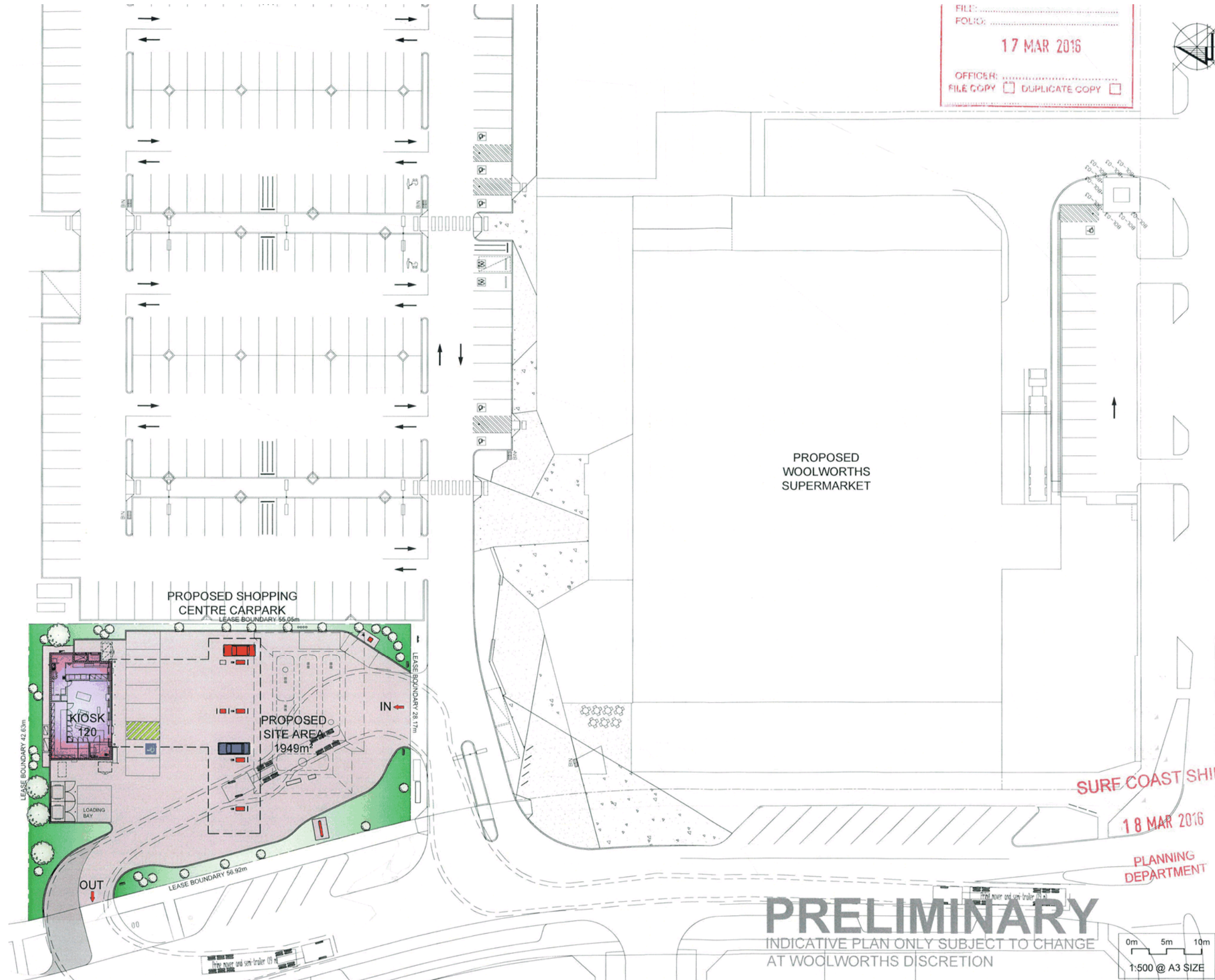
Submitters will have the opportunity to address the Hearing of Submissions Committee and Council's final decision on this matter will be provided to the applicant and all submitters.

### ***Conclusion***

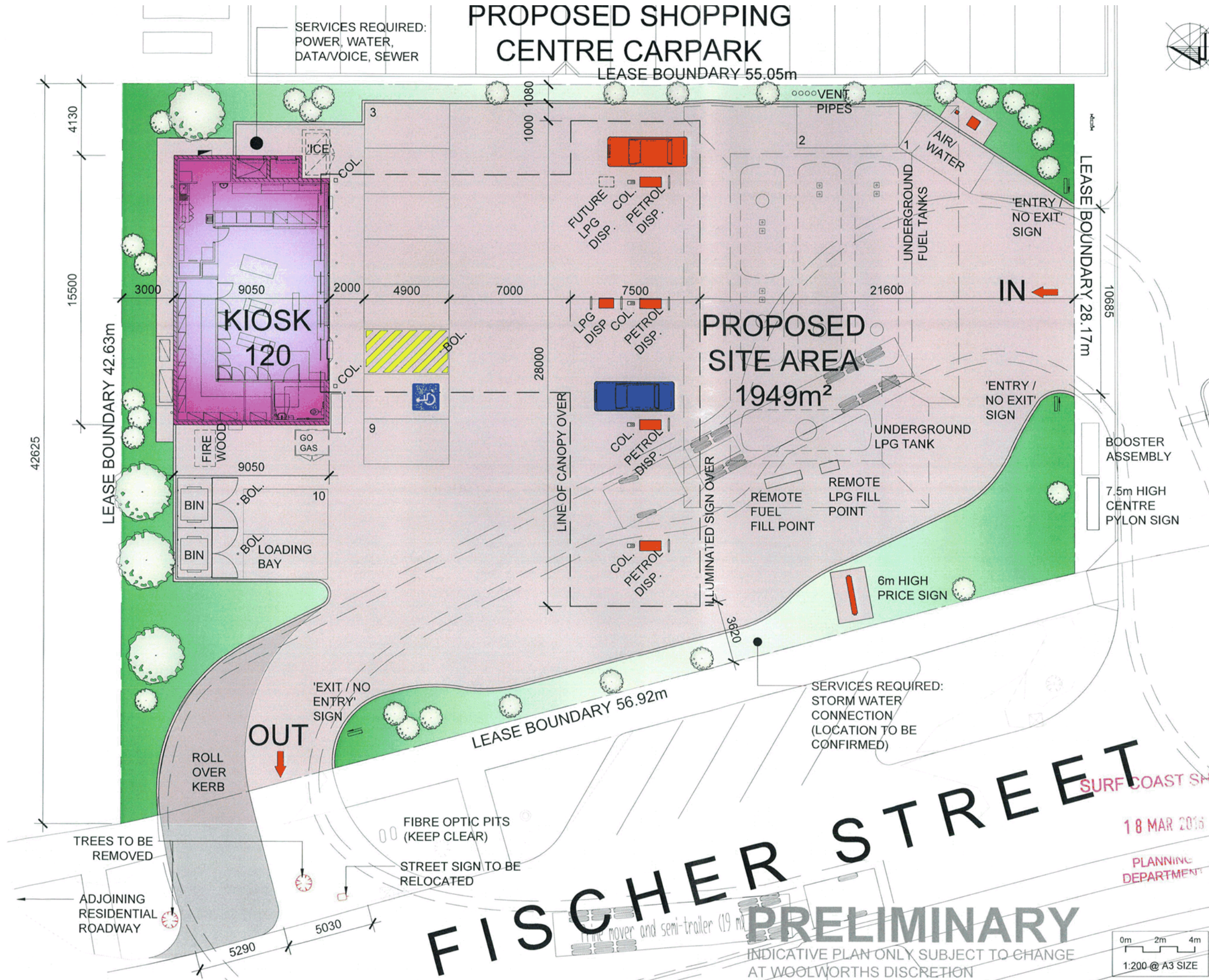
The objections received in relation to this application detail a number of significant matters that need to be considered. A full assessment of the proposal and submissions will be included in the report to the Council meeting in August.

**1.2 Use and Development of a Service Station (1160 Horseshoe Bend Road, Torquay)**

**APPENDIX 1 16/0125 LODGEMENT PLANS - 1160 HORSESHOE BEND ROAD TORQUAY**



ISSUE	AMENDMENT DETAILS	DATE	BY
<p><b>WOOLWORTHS LIMITED</b> ABN 88 000 014 675 1 Woolworths Way Bella Vista NSW 2153 PO Box 8000 Baulkham Hills NSW 2153 Telephone (02) 8885 1815 Facsimile (02) 8888 1815</p>			
<p>NOTES</p> <ol style="list-style-type: none"> <li>FIGURED DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED DIMENSIONS</li> <li>CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS</li> <li>THIS DRAWING MUST NOT BE REPRODUCED WITHOUT CONTACTING THE CONSULTANT FOR THE LATEST ISSUE</li> <li>THIS DRAWING IS THE PROPERTY OF WOOLWORTHS LIMITED ABN 88000 014 675. NOT TO BE REPRODUCED WITHOUT PERMISSION</li> <li>NUMERIC SCALE VALID FOR ORIGINAL HARD COPY ONLY. RECIPIENT OF DRAWINGS BY ELECTRONIC TRANSMISSION MUST VERIFY SCALE</li> </ol>			
<p>Claremont Project Management Pty Ltd web: www.claremontpm.com email: cpme@claremontpm.com office: +61 (0)3 9437 0327 fax: +61 (0)3 9437 1596 PO Box 3025, Research Victoria 3095 ABN: 84 280 994 043</p> <p>DESIGNERS</p> <p>BRISBANE + MELBOURNE</p> <p>concept + design + interiors + project management</p> <p>Level 1, 1336-1338 Malvern Road Malvern, Victoria 3144 Australia T: +61 3 9542 9300 F: +61 3 9542 9310 www.trg-aus.com The Retail Group Pty Ltd ABN 85 050 134 685 RBP No. DP-AD1689</p>			
<p>CONSULTANTS PROJECT No. 14070</p>			
<p>PROJECT PROPOSED PETROLEUM FILLING STATION AT FISCHER STREET TORQUAY NORTH, VIC.</p>			
<p>DRAWING CONCEPT LOCALITY PLAN</p>			
DRAWN: PW	CHECKED: AB		
DATE: 25/03/2013	PLOT DATE: 03/03/2016		
SCALE: 1:500	SHEET SIZE: A3		
PROJECT No. V364	BA	TENDER	CONST.
DRAWING No. TP01	STANDARD ISSUE No. -		
	PROJECT REVISION No. P3		



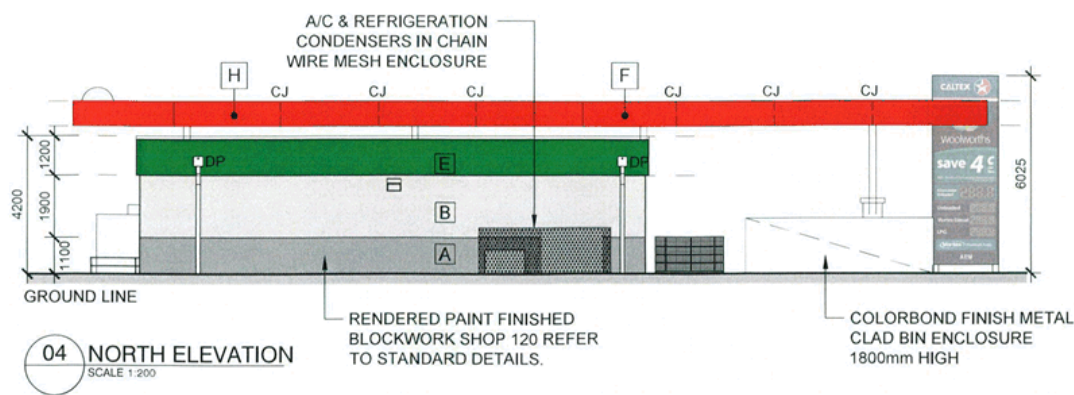
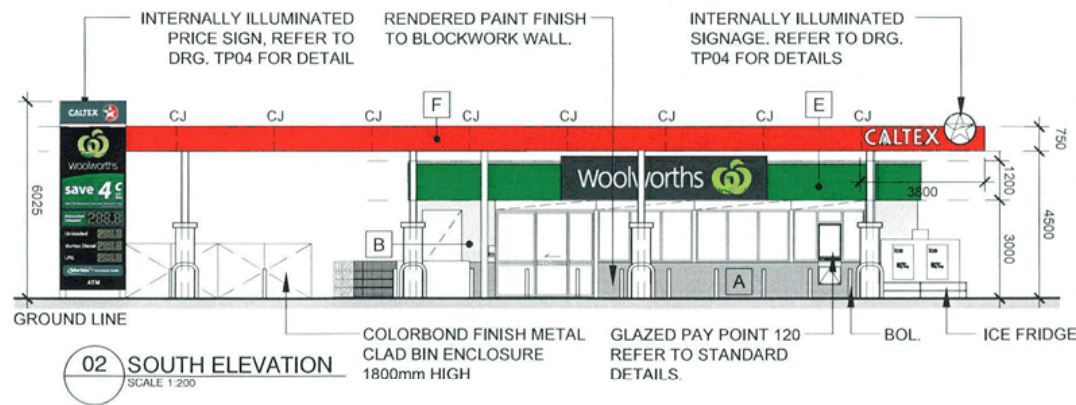
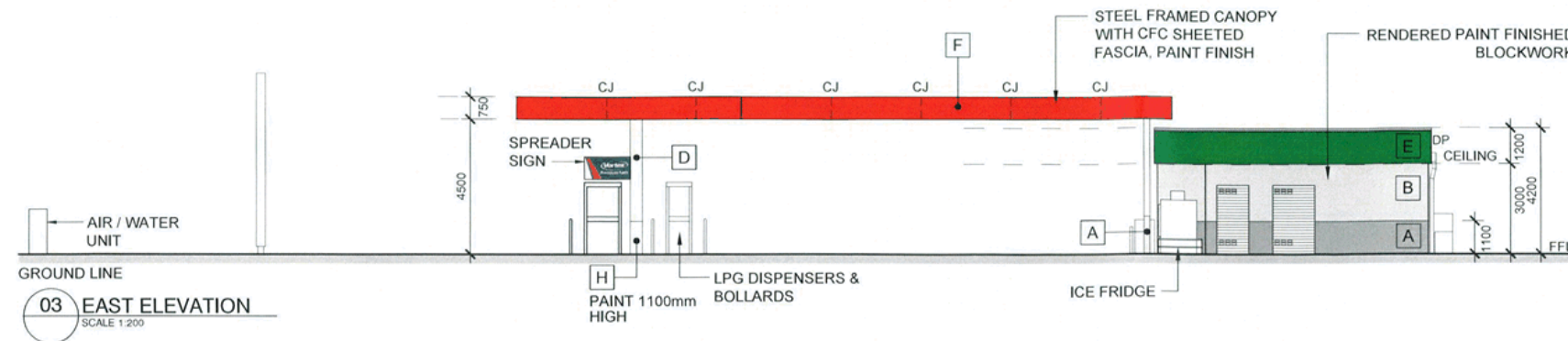
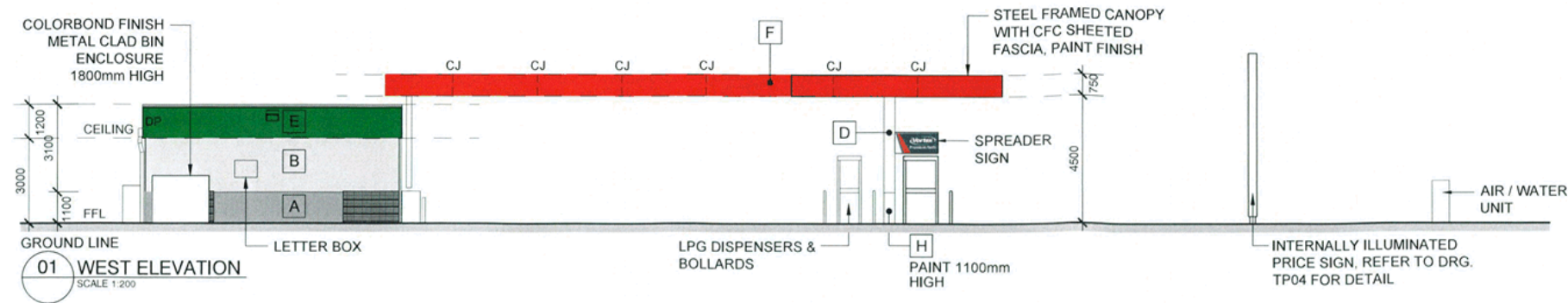
ISSUE	AMENDMENT	DETAILS	DATE	BY
<p><b>WOOLWORTHS LIMITED</b> ABN 88 000 014 675 1 Woolworths Way Bella Vista NSW 2153 PO Box 8000 Baulkham Hills NSW 2153 Telephone (02) 8885 1815 Facsimile (02) 8888 1815</p>				
<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>FIGURED DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED DIMENSIONS</li> <li>CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS</li> <li>THIS DRAWING MUST NOT BE REPRODUCED WITHOUT CONTACTING THE CONSULTANT FOR THE LATEST ISSUE</li> <li>THIS DRAWING IS THE PROPERTY OF WOOLWORTHS LIMITED ABN 88000 014 675. NOT TO BE REPRODUCED WITHOUT PERMISSION</li> <li>NUMERIC SCALE VALID FOR ORIGINAL HARD COPY ONLY. RECIPIENT OF DRAWINGS BY ELECTRONIC TRANSMISSION MUST VERIFY SCALE</li> </ol>				
<p>Claremont Project Management Pty Ltd web: www.claremontpm.com email: cpm@claremontpm.com office: +61 (0)3 9437 0322 fax: +61 (0)3 9437 1596 PO Box 1025, Research Victoria 3095 ABN: 84 280 994 043</p>				
<p><b>DESIGNERS</b></p> <p>BRISBANE + MELBOURNE</p> <p>concept + design + interiors + project management</p> <p>Level 1, 1336-1338 Malvern Road Malvern, Victoria 3144 Australia T: +61 3 9542 9300 F: +61 3 9542 9310 www.trg-a.com The Retail Group Pty Ltd ABN 85 050 134 695 RBP No. DP-AD1689</p>				
<p>CONSULTANTS PROJECT No. 14070</p> <p>PROJECT PROPOSED PETROLEUM FILLING STATION AT FISCHER STREET TORQUAY NORTH, VIC.</p> <p>DRAWING CONCEPT SITE PLAN</p> <p>DRAWN: PW CHECKED: AB DATE: 25/03/2014 PLOT DATE: 03/03/2016 SCALE: 1:200 SHEET SIZE: A3</p> <p>PROJECT No. V364</p> <p>DRAWING No. TP02</p> <p>STANDARD ISSUE No. - PROJECT REVISION No. P3</p>				

**FISCHER STREET**

**PRELIMINARY**

INDICATIVE PLAN ONLY SUBJECT TO CHANGE AT WOOLWORTHS DISCRETION

18 MAR 2015  
PLANNING DEPARTMENT



**EXTERNAL COLOUR SCHEDULE**

- A PAINT SYSTEM P4 GLOSS FINISH ACRYLIC DULUX MASTER PALETTE 'GRAPHITE' 50BG17/016
- B PAINT SYSTEM P4 GLOSS FINISH ACRYLIC DULUX MASTER PALETTE 'ETCHING' 50GY53/017
- D COLUMNS - GLOSS ENAMEL DULUX 'CALTEX DELTA GREY' 84645
- E KIOSK FASCIA - DULUX 'GRASS COURT' P25.H9
- F CANOPY FASCIA - RED - GLOSS ACRYLIC 'DULUX CALTEX RED' 88111
- H GREY - GLOSS ACRYLIC DULUX 'MEDIUM GREY' 84599

NOTE:  
FOR ALL FINISHES AND MATERIALS OF CONVENIENCE BUILDING REFER TO FINISHED SCHEDULE AND STANDARD DWG SHOP/120/A02 & A03.

ALL CANOPY FASCIAS TO BE LINED WITH C.F.C. INTERNALLY ILLUMINATED SIGN ON CANOPY BY OTHERS.

C.J - CONSTRUCTION JOINT IN C.F.C CLADDING.

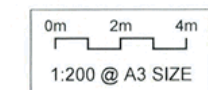


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CONSULTANTS PROJECT No. 14070			
PROJECT PROPOSED PETROLEUM FILLING STATION AT FISCHER STREET TORQUAY NORTH, VIC.			
DRAWING ELEVATIONS			
DRAWN JS	CHECKED:		
DATE: 07/03/2016	PLOT DATE: 10/03/2016		
SCALE: 1:200	SHEET SIZE: A3		
PROJECT No.	BA	TENDER	CONST.
<b>V364</b>			
DRAWING No.	STANDARD ISSUE No.		
<b>TP03</b>	-		
	PROJECT REVISION No.	<b>P3</b>	

SURF COAST SHIRE

18 MAR 2016

PLANNING DEPARTMENT

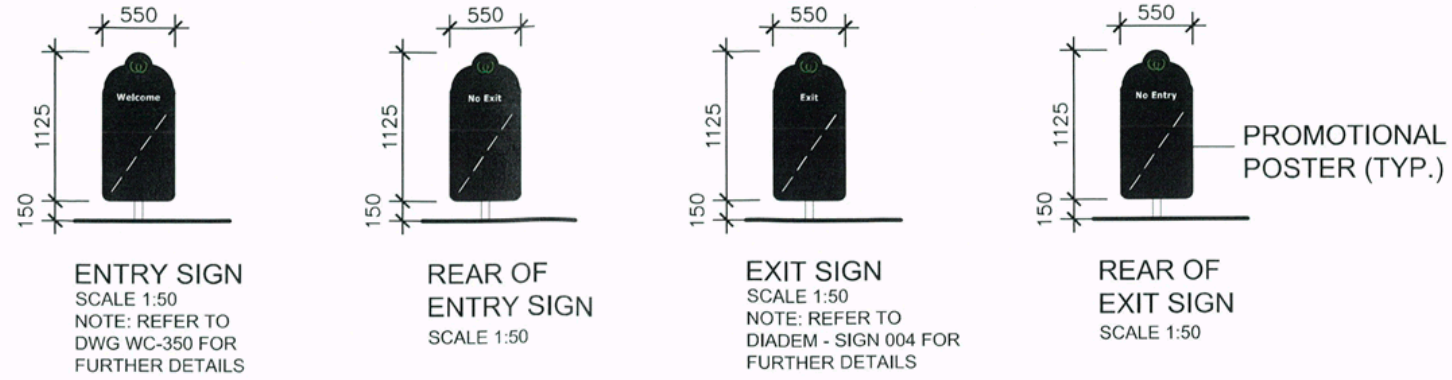


PRELIMINARY

INDICATIVE PLAN ONLY SUBJECT TO CHANGE AT WOOLWORTHS DISCRETION

# PRELIMINARY

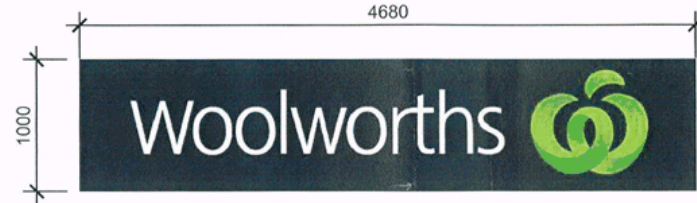
INDICATIVE PLAN ONLY SUBJECT TO CHANGE  
AT WOOLWORTHS DISCRETION



## 02 PROMOTIONAL/DIRECTIONAL SIGNS

SCALE 1:50

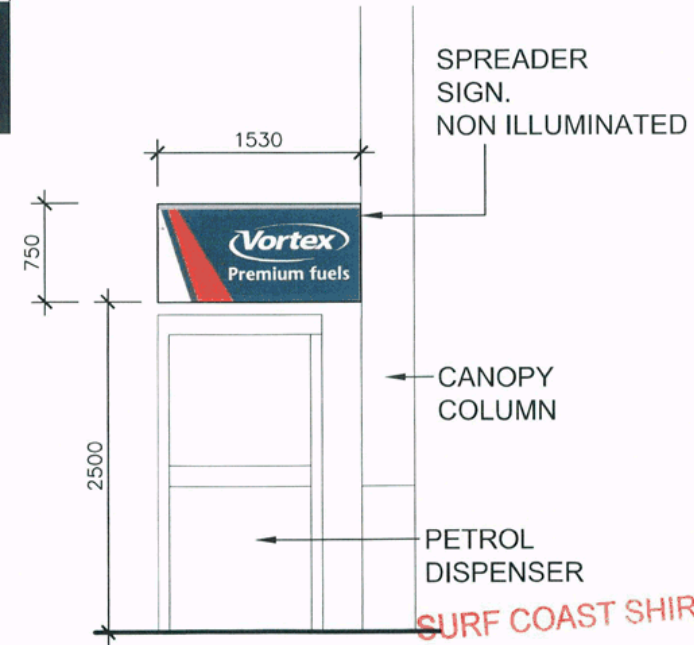
LED ILLUMINATED SIGN, INDIVIDUAL LETTERS & SYMBOL SIT ON APPROX 50mm DEEP MOUNT TO HOUSE LED COMPONENTRY. MOUNT COLOUR TO MATCH DULUX 'LIGHTS OUT'.



ILLUMINATED PAYPOINT FASCIA SIGN



ILLUMINATED CANOPY FASCIA SIGN



## 04 SPREADER SIGN

SCALE 1:50

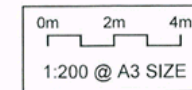


## 01 BUSINESS IDENTIFICATION & PRICE INFORMATION ELEVATION

SCALE 1:50

## 03 FASCIA SIGNS

SCALE 1:50



18 MAR 2015

PLANNING DEPARTMENT



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<p>CONSULTANTS PROJECT No. 14070</p> <p>PROJECT PROPOSED PETROLEUM FILLING STATION AT FISCHER STREET TORQUAY NORTH, VIC.</p>			
<p>DRAWING PROPOSED SIGNAGE</p>			
DRAWN: JS	CHECKED:		
DATE: 15/03/2016	PLOT DATE: 15/03/2016		
SCALE: 1:200	SHEET SIZE: A3		
PROJECT No. V364	BA	TENDER	CONST.
DRAWING No. TP04	STANDARD ISSUE No. -		
	PROJECT REVISION No. P2		

**1.2 Use and Development of a Service Station (1160 Horseshoe Bend Road, Torquay)**

**APPENDIX 2 SUBMITTERS WHO HAVE REGISTERED TO SPEAK**

## **SUBMITTERS WHO HAVE REGISTERED TO SPEAK**

1. Evan Francis (No Servos on Fischer Street group)
2. Taryn Bock (No Servos on Fischer Street group)
3. John De Witt (No Servos on Fischer Street group)
4. Peter Harrup (No Servos on Fischer Street group)
5. Anne Georgiou (No Servos on Fischer Street group)
6. Shelley Bateup
7. Lynda Connor & Deb Sansom
8. Scott Diamond (Torquay College)
9. Rob Milner (on behalf of the applicant)



**1.2 Use and Development of a Service Station (1160 Horseshoe Bend Road, Torquay)**

**APPENDIX 3 LIST OF ALL OTHER SUBMITTERS**

## LIST OF ALL OTHER SUBMITTERS

Vascoe Filipovski	Lee Hartman	Anika Schnieder & Philip Nosedá
Nicole Mitchell	Kate Maddocks	A Thompson & M De Pasquale
A & D Potas	A & KR Brady	Belinda Sue Gladman-Nuske
Nebraska Wise-Jarvis	David Maddocks	Lisa Allmand
Vicki Brester	Marin Thurkettle	R & D Harding
Tiz Lambardi	Sue O'Shanassy	James Zocchi
MJ & KA Stevens	Heather Davis	Louisa Zocchi
R Anderson & A Gullick	A & T Warburton	M Rigg
SJ Irving & TL Ewing	Patricia McKay	Rodney Remmos & Family
J & W Whybrow	Tara Nuske	P & A Black
W & B Knowles	G Biggins	Steven Cruz
RB & SJ Gook	T & C McPhail	Greg Dever
Brittney Jones	Peter Natoli	M, S & M Saunders
Brad Millar	Lobsang Tharchen	Chrissy Torney
Evgenia Kainz	K Yongchu	Sherrill Carta
Biljana Kimova	G Hart	Joanne & Harold Davis
Janice Cain	S & M Boswell	Garry Mitchell
Judith Vagg	Julie Ann Morris	Karin Wise-Jarvis
Damian Brame	Dolyang Namgyal	Verushka Wise-Jarvis
Justine Brame	Jason Cuolahan	Sandie Neville
Melita & Jared Bond	P & A Black	Olwen Blanco
M Ouzaid	Cherelyn Laffan	EJ & L Allan
W Turner	C & G Lavelle	Sharna McElhinney
Julie & Graeme George	Rory Molloy	Trevor Tyson
Louise Grundy	Andrew Cherubin	Jason Spicer
C & P Laffan	L Lalk	S & D Pitt
Kylie Jackson	Kate Davies & Chris Nosedá	Zeren Yongchu
D Reynolds & B Lawrence	Meredith Dick	

**Close:** There being no further items of business the meeting closed at 5.35pm.