GLAMORGAN/SPRING BAY COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **6 Vicary Street, Triabunna**
CT 188842/1

PROPOSAL: **Change of Operation of Service Station to 24 Hour Self-Service Refueling**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 19 November 2026

APPLICANT:	**Coactive Building Design**
DATE:	**07/10/2026**
APPLICATION NO:	**DA 2026 / 180**

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Coactive Building Design		
Contact person: (if different from applicant)	Mark Benson		
Address:	PO Box 8117		
Suburb:	Trevallyn	Post Code:	7250
Email:	mark@coactive.au	Phone: / Mobile:	0455 669 949

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)	
Address:	
Suburb:	
Email:	

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	6 Vicary Street		
Suburb:	Triabunna	Post Code:	7190
Size of site: (m^2 or Ha)	660m2		
Certificate of Title(s):	188842/1		
Current use of site:	Vehicle Fuel Sales		

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

General Application Details *Complete for All Applications*	
Description of proposed use or development:	Change in operation to 24-hour Self-Service Refueling
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	
Is the property on the State Heritage Register? (Circle one)	☐ Yes / No ☐

For all Non-Residential Applications	
Hours of Operation	24 Hours
Number of Employees	Nil - Unstaffed, Self Service
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	N/A - No changes proposed
Describe any hazardous materials to be used or stored on site	N/A - No changes proposed
Type & location of any large plant or machinery used (refrigeration, generators)	N/A - No changes proposed
Describe any retail and/or storage of goods or equipment in outdoor areas	N/A - No changes proposed

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of *the Land Use Planning and Approvals Act 1993.*

Applicant Signature:		Date:	29/09/2026

Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- ☐ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
188842	1
EDITION	DATE OF ISSUE
1	10-July-2025

SEARCH DATE : 05-Oct-2026
SEARCH TIME : 10.02 am

DESCRIPTION OF LAND

Town of TRIABUNNA
Lot 1 on Sealed Plan 188842
Derivation : Part of Lots 1 and 2, Section E. Gtd. to Simon Murphy
Prior CTs 46917/1 and 46917/2

SCHEDULE 1

N182868 & N255392 TRANSFER to JAY WAYNE BAULCH Registered 10-July-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP188842 EASEMENTS in Schedule of Easements
SP188842 FENCING COVENANT in Schedule of Easements
SP 46917 FENCING PROVISION in Schedule of Easements
146452 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

N310403 PRIORITY NOTICE reserving priority for 90 days TRANSFER JAY WAYNE BAULCH to R11 Property Pty Ltd (ACN 701 108 545) as trustee for R11 Property Trust Lodged by DOBSON MITCHELL ALLPORT on 07-Aug-2026 BP: N310403
N283841 TRANSFER to R11 PROPERTY PTY LTD Lodged by DOBSON MITCHELL ALLPORT on 12-Aug-2026 BP: N283841

OWNER: JAY WAYNE BAULCH; ALAN BRUCE BURDON, SANDRA ELIZABETH BURDON & BLUE WATERS ORFORD PTY LTD

FOLIO REFERENCE: 46917/1; & 46917/2

GRANTEE: PART OF LOTS 1 AND 2 SECTION E. GTD. TO SIMON MURPHY

PLAN OF SURVEY

BY SURVEYOR: M.S.G.DENHOLM of PDA SURVEYORS, ENGINEERS & PLANNERS
127 BATHURST STREET, HOBART

LOCATION: TOWN OF TRIABUNNA

SCALE 1:250 | LENGTHS IN METRES | SURVEYORS REF 53573MD

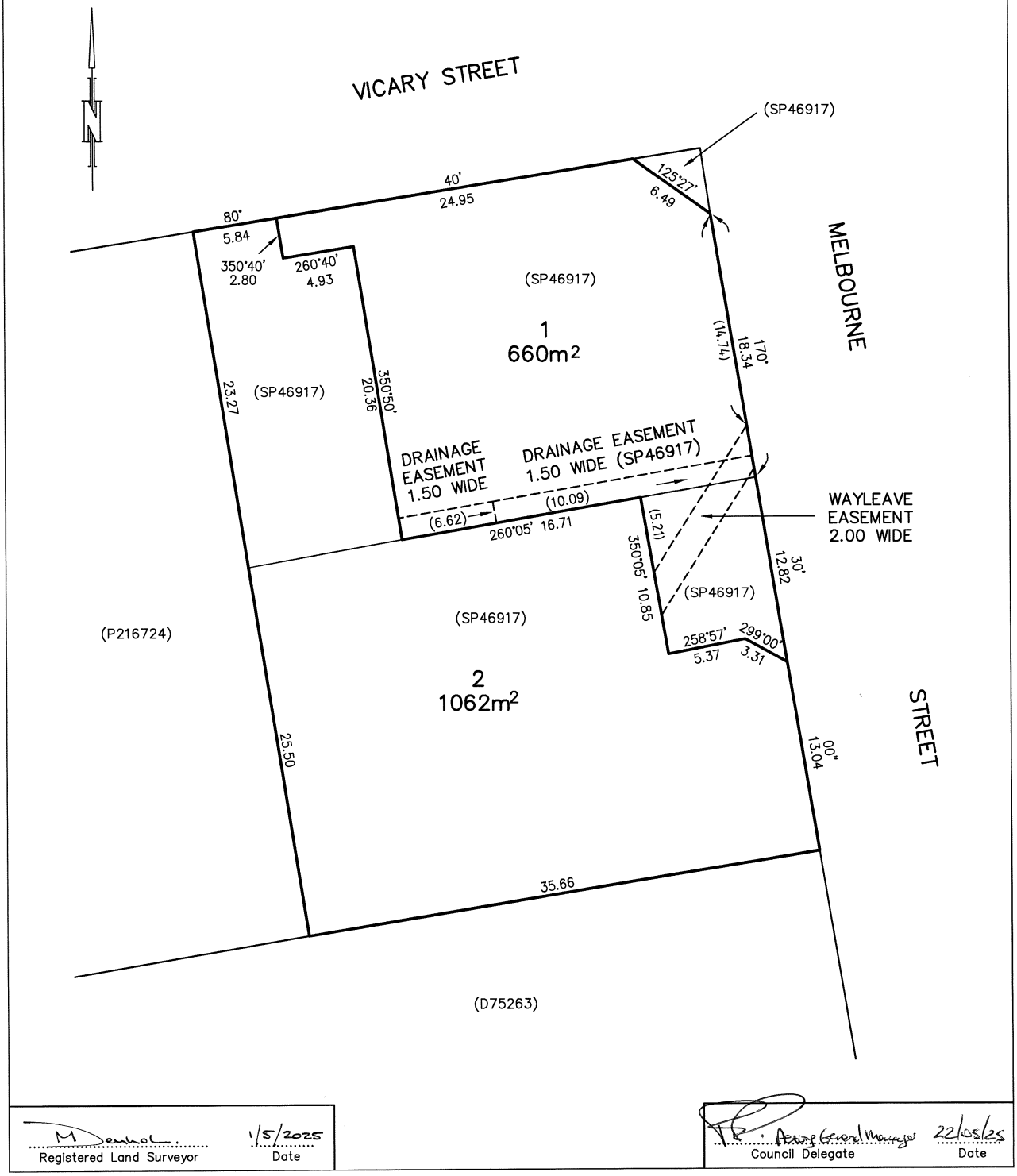
REGISTERED NUMBER
SP188842

~~APPROVED~~
EFFECTIVE FROM 10 JUL 2025
Recorder of Titles

LOT 2 COMPILED FROM SP46917 & THIS SURVEY.

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor — 1/5/2025 Date

Council Delegate — 22/05/25 Date

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 188842

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 on the Plan is subject to a right of drainage (appurtenant to Lot 2 on the Plan) over the land marked "DRAINAGE EASEMENT 1.50 WIDE" shown passing through Lot 1 on the Plan. and that part of Lot 1 on the Plan formerly comprised in Lot 2 on Sealed Plan 46917

Lot 1 on the Plan is subject to a right of drainage (appurtenant to Lot 2 on the Plan) over the land marked "DRAINAGE EASEMENT 1.50 WIDE (SP46917)" shown passing through Lot 1 on the Plan.

Lot 1 on the Plan is subject to a Wayleave Easement (appurtenant to Lot 2 on the Plan) over the land marked "WAYLEAVE EASEMENT 2.00 WIDE" shown passing through Lot 1 on the Plan.

Lot 2 on the plan is together with a right of drainage over the land marked "DRAINAGE EASEMENT 1.50 WIDE" shown passing through Lot 1 on the Plan.

Lot 2 on the plan is together with a right of drainage over the land marked "DRAINAGE EASEMENT 1.50 WIDE (SP46917)" shown passing through Lot 1 on the Plan.

Lot 2 on the plan is together with a Wayleave Easement over the land marked "WAYLEAVE EASEMENT 2.00 WIDE" shown passing through Lot 1 on the Plan.

FENCING
COVENANTS

The owner or owners of each lot shown on the plan covenant with the vendor (Jay Wayne Baulch; Alan Bruce Burdon, Sandra Elizabeth Burdon, Blue Waters Orford Pty Ltd) that the vendor will not be required to fence.

Alan Bruce Burdon

Sandra Elizabeth Burdon

Jay Wayne Baulch

Paul Thomas Dutton – ~~Sole~~ Director ~~and Secretary~~
OL
30/04/2025

Brett Timothy Skirving – Director
OL 30/4/2025

TIMOTHY CANNON, solicitor for Blue Waters Orford Pty Ltd

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Jay Wayne Baulch; Alan Bruce Burdon, Sandra Elizabeth Burdon, Blue Waters Orford Pty Ltd	PLAN SEALED BY: Glamorgan Spring Bay Council
FOLIO REF: Certificates of Title Volume 46917 Folio 1 and Volume 46917 Folio 2	DATE: 22/05/25
SOLICITOR & REFERENCE: Groom Kennedy – TMC 24-1507	SA2024/030 REF NO.
	Council Delegate Acting General Manager

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 188842

SUBDIVIDER: Jay Wayne Baulch; Alan Bruce Burdon, Sandra Elizabeth Burdon and Blue Waters Orford Pty Ltd
FOLIO REFERENCE: Volume 46917 Folio 1 and Volume 46917 Folio 2

DEFINITIONS

TIMOTHY CANNON
Solicitor for Blue Waters Orford Pty Ltd

In this Schedule of Easements:

Wayleave Easement means, unless otherwise specified:

(a) all the full and free right and liberty for the owner of lot 2 on the plan (hereinafter called the "dominant land owner"), at all times:

i. to maintain, lay, erect, construct, and install anything used for, or in connection with the generation, transmission or distribution of electricity including towers, poles, wires, cables, powerlines (overhead or underground), apparatus, appliances, substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity and other above ground or underground ancillary and associated plant and equipment for the transmission of electricity and for purposes ancillary or incidental to it (including telecommunications) (hereinafter called the "electricity infrastructure") of such materials and type as the dominant land owner may determine above, on or under the land respectively marked "wayleave Easement" on the Plan (hereinafter called the "servient land");

ii. to enter into and upon the servient land for the purpose of inspecting, examining, operating, maintaining, repairing, modifying, adding to, replacing and removing electricity infrastructure and any activities associated with the operation of the electrical infrastructure as may be required without doing unnecessary damage to the servient land and making good all damage occasioned in doing so;

iii. to erect, construct or install fencing, signs, barriers or other protective structures upon the servient land if in the opinion of the dominant land owner these are necessary for reasons of safety;

iv. to cause or permit electrical energy to flow or be transmitted or distributed through the electricity infrastructure;

v. to enter into and upon the servient land for all or any of the above purposes with or without all necessary plant, equipment and machinery and the means of transporting them; and

vi. nothing contained in this easement shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land provided that such use does not derogate from this grant or, in the opinion of the dominant land owner compromise the safe operation of the dominant land owner electricity infrastructure located on, above or under the servient land;

(b) the benefit of a covenant for the dominant land owner and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects, or vegetation within the servient land without the prior written consent of the dominant land owner to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to this easement; and

(c) if it is necessary for the purpose of access to and egress from the servient land, the dominant land owner has the right and liberty to access, enter and pass over any part of the balance of the land with any vehicle and necessary equipment as is reasonably required after giving reasonable notice to the registered proprietor (except in the case of an emergency) and without doing unnecessary damage to the land and making good all damage occasioned in doing so.

Alan Bruce Burdon

Sandra Elizabeth Burdon

Jay Wayne Baulch

Paul Thomas Dutton – ~~Sole~~ Director ~~and Secretary~~

30/04/2025

Brett Timothy Skirving - Director

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 188842
SUBDIVIDER: Jay Wayne Baulch; Alan Bruce Burdon, Sandra Elizabeth Burdon and Blue Waters Orford Pty Ltd FOLIO REFERENCE: Volume 46917 Folio 1 and Volume 46917 Folio 2	

SIGNED, SEALED AND DELIVERED by **JAY WAYNE BAULCH** being the registered proprietor of the land comprised in Folio of the Register Volume 46917 Folio 1 in the presence of:

Witness Signature

Timothy Malcolm Durham Cannon
Witness Full Name (print)

35 Alford St, Howrah TAS 7018
Witness Address

Solicitor
Witness Occupation

JAY WAYNE BAULCH

SIGNED, SEALED AND DELIVERED by **ALAN BRUCE BURDON** being the registered proprietor of the land comprised in Folio of the Register Volume 46917 Folio 2 in the presence of:

Witness Signature

Timothy Malcolm Durham Cannon
Witness Full Name (print)

35 Alford St, Howrah TAS 7018
Witness Address

Solicitor
Witness Occupation

ALAN BRUCE BURDON

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 188842
SUBDIVIDER: Jay Wayne Baulch; Alan Bruce Burdon, Sandra Elizabeth Burdon and Blue Waters Orford Pty Ltd FOLIO REFERENCE: Volume 46917 Folio 1 and Volume 46917 Folio 2	

SIGNED, SEALED AND DELIVERED by **SANDRA ELIZABETH BURDON** being the registered proprietor of the land comprised in Folio of the Register Volume 46917 Folio 2 in the presence of:

Witness Signature

Timothy Malcolm Durham Cannon

Witness Full Name (print)

35 Alford St, Howrah TAS 7018

Witness Address

Solicitor

Witness Occupation

SANDRA ELIZABETH BURDON

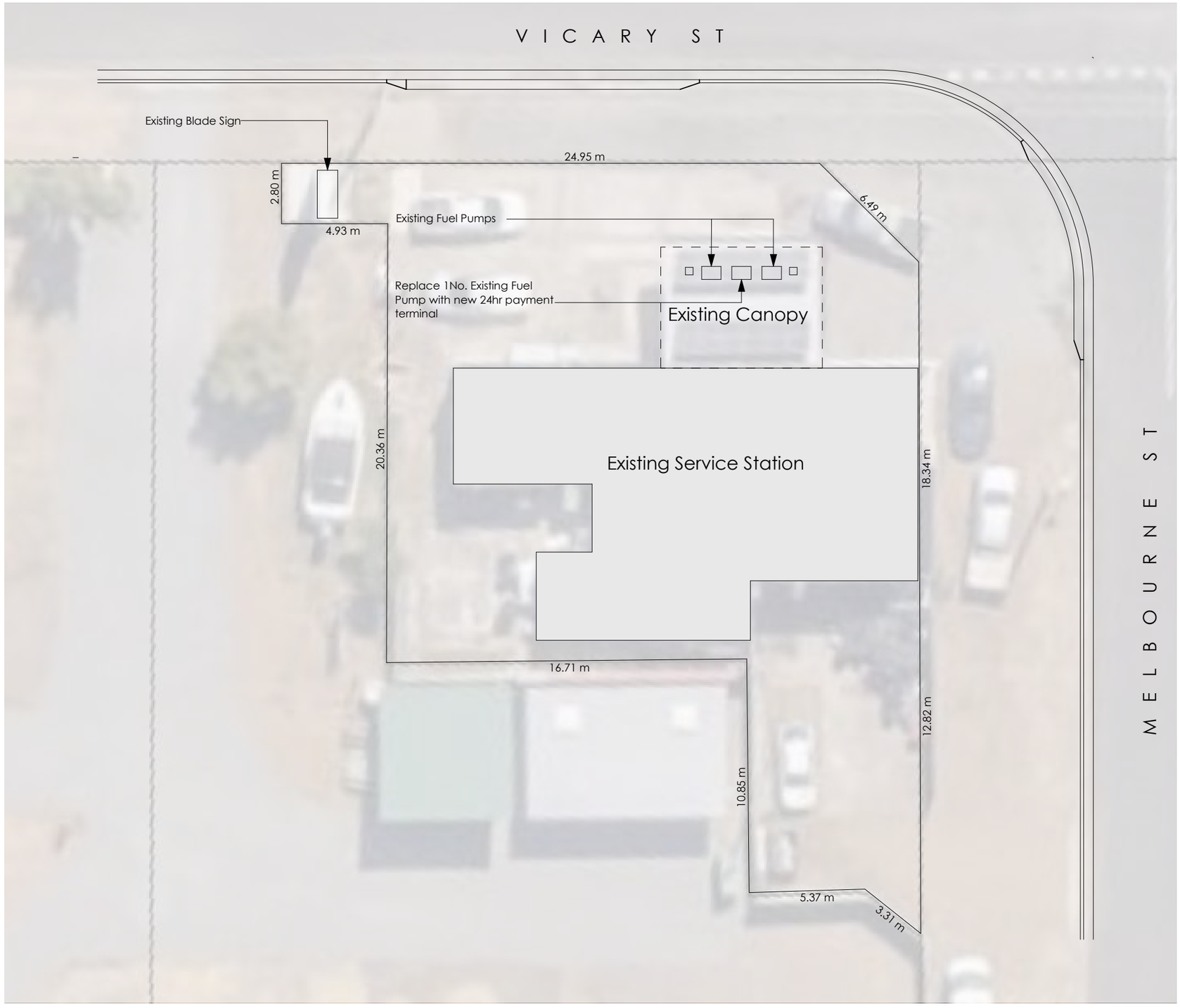
EXECUTED by **BLUE WATERS ORFORD PTY LTD ACN 616 461 137** being the registered proprietor of the land comprised in Folio of the Register Volume 46917 Folio 2 in accordance with Section 127 of the Corporations Act 2001:

PAUL THOMAS DUTTON
~~Sole~~ Director ~~and Secretary~~ # DC. 30/04/2025

#TIMOTHY CANNON
Solicitor for Blue Waters Orford Pty Ltd

BRETT TIMOTHY SKIRVING
DC. 30/04/2025

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



coactive
building design

ABN 55 657 809 151
Mark Benson Lic. 916876147
Lvl 2, 52-60 Brisbane St, Launceston TAS 7250
Email: info@coactivebuildingdesign.com.au
Phone: 0455 669 949

coactivebuildingdesign.com.au

Change in Operation of Existing Service Station
at
6 Vicary St, Triabunna
for
R11 Property Pty Ltd

REV.	DATE	DESCRIPTION	INT.
A2	16-06-26	PLANNING APPLICATION	NA
A1	06-10-26	PLANNING APPLICATION	NA

FOR APPROVAL

DESIGNED:	DRAWN:	CHECKED:	SCALES:
MB	NA	-	1:200 @ A3

DRAWING TITLE:
Site Plan

NORTH:

PROJECT NO:	DRAWING NO:	REV.
26025	Ap01	A2

DIMENSIONS ARE ALL IN MILLIMETRES — DO NOT SCALE — CHECK AND VERIFY ALL DIMENSIONS ON SITE — ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS — COPYRIGHT © THIS DRAWING AND ALL OF ITS CONTENTS REMAIN THE PROPERTY OF COACTIVE BUILDING DESIGN. THE DRAWING AND ITS CONTENTS MAY NOT BE RETAINED, COPIED OR REPRODUCED IN PART OF WHOLLY, WITHOUT THE WRITTEN PERMISSION FROM COACTIVE BUILDING DESIGN.

Ref: 26025

coactive
building design

ABN: 55 657 809 151

Level 1, 52-60 Brisbane Street
Launceston TAS 7250

P 0455 66 99 49
E mark@coactive.au

16th October 2026

Planning Department
Glamorgan Spring Bay Council
9 Melbourne Street,
TRIABUNNA TAS 7190

DA 2026 / 180 - CHANGE OF OPERATION TO 24-HOUR SELF SERVICE REFUELING
6 VICARY STREET, TRIABUNNA

Please accept the attached revised drawing as clarification of the works proposed to facilitate 24-hour operation at this site.

The new outdoor payment terminal proposed will be similar to that installed at the existing Triabunna Marina site (refer Image 1 below). No other works are proposed as part of this application.



Image 1 (Source: Google)

Yours sincerely
Coactive Building Design

Mark Benson
Director

Ref: 26025

coactive
building design

ABN: 55 657 809 151

Level 1, 52-60 Brisbane Street
Launceston TAS 7250

P 0455 66 99 49
E mark@coactive.au

30th October 2026

Planning Department
Glamorgan Spring Bay Council
9 Melbourne Street,
TRIABUNNA TAS 7190

DA 2026 / 180 - CHANGE OF OPERATION TO 24-HOUR SELF SERVICE REFUELING
6 VICARY STREET, TRIABUNNA

Further to Council's Request for Further Information regarding the proposed change of operation to facilitate 24-hour self-service refuelling at the existing service station, the following information is provided addressing the relevant matters raised by Council.

1. Clause 14.3.1 P1 – Hours of Operation

The application seeks approval for the existing service station to operate on a fully self-service and unattended basis. Customers will access the existing fuel dispensing facilities without onsite staff, similar to other contemporary self-service fuel outlets.

The proposed change of operation is not expected to result in an unreasonable loss of amenity to surrounding land uses for the following reasons:

- The site is an established and existing service station.
- The proposal does not involve any expansion of the site, additional fuel bowsers, increased fuel storage capacity or increased dispensing capacity.
- Activities occurring on the site are limited to customers entering the site, refuelling their vehicles and departing. No staffed retail operations, vehicle servicing, maintenance activities, unloading operations or other ancillary activities are proposed.
- Customer visits are typically of short duration and involve only the refuelling of vehicles.
- The proposal does not introduce any additional noise-generating equipment or operational activities beyond those associated with the existing use.
- Vehicle movements throughout the day and night are expected to be consistent with the existing function of the site as a service station, with after-hours patronage anticipated to be intermittent and limited.

Having regard to the nature and duration of after-hours activities, the proposal is not expected to generate unreasonable impacts in relation to noise, lighting, traffic or general residential amenity.

2. Clause 14.3.1 A2/P2 – External Lighting

The existing forecourt canopy lighting will be upgraded to energy-efficient LED luminaires. The replacement fittings will be installed in the existing canopy locations and directed downward toward the forecourt to illuminate operational areas required for safe vehicle manoeuvring and fuel dispensing.

The lighting is not designed as floodlighting and does not project illumination beyond the areas reasonably required for the operation of the service station. The downward-facing arrangement assists in minimising light spill beyond the site boundary.

The canopy lighting will operate via a time-clock system to facilitate customer safety and access during operating periods. The lighting is limited to that reasonably required for safe vehicle manoeuvring and fuel dispensing. The proposal does not involve the installation of additional lighting poles, floodlights or other external lighting infrastructure.

An existing illuminated service station sign will remain operational overnight. The sign forms part of the established operation of the existing service station and no changes are proposed to its size, location or illumination levels.

The nearest dwelling within a residential zone is located approximately 50 metres from the fuel canopy. Given this separation distance, the downward orientation of the canopy lighting, the absence of floodlighting and the fact that no additional lighting infrastructure is proposed, the lighting is not expected to result in unreasonable light spill or loss of residential amenity.

Accordingly, it is considered that the proposal satisfies the relevant performance requirements relating to external lighting.

3. Clause 14.3.1 A3/P3 – Commercial Vehicle Movements

The proposed 24-hour operation relates solely to customer access to the existing self-service refuelling facilities and does not involve any increase in commercial vehicle activity.

Fuel deliveries will continue to occur only during the prescribed hours of:

- 7:00am to 9:00pm Monday to Saturday; and
- 8:00am to 9:00pm Sundays and Public Holidays.

No fuel deliveries are proposed outside these hours.

The proposal does not alter existing servicing arrangements and is not expected to increase the frequency, timing or extent of commercial vehicle movements currently associated with the site.

Accordingly, the proposal is not expected to result in any unreasonable impact on surrounding land uses arising from commercial vehicle traffic

Conclusion

The proposal seeks to transition the existing service station to a fully self-service operation, allowing customer access to the existing refuelling facilities on an unattended basis at all times. No expansion of the use, increase in commercial vehicle movements, additional fuel dispensing infrastructure or significant changes to site operations are proposed.

For the reasons outlined above, the proposed 24-hour self-service operation is not expected to result in an unreasonable loss of amenity and is considered to satisfy the applicable provisions of the planning scheme.

Yours sincerely
Coactive Building Design



Mark Benson
Director