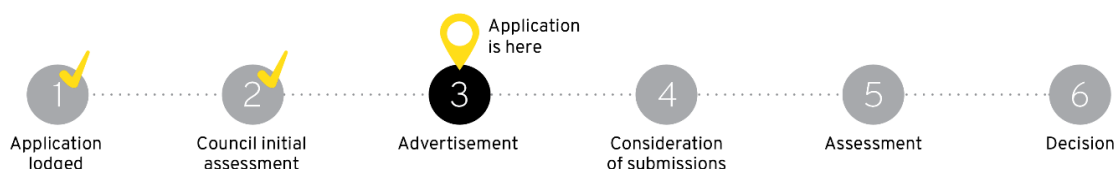


ADVERTISED

NOTICE OF AN APPLICATION FOR PLANNING PERMIT



The land affected by this application is located at:	1/51 Raglan Pde WARRNAMBOOL VIC 3280
The application is for a permit to:	Construct and display a two sided electronic major promotion sign
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	Clause 52.05-2 - Construction and display of a two sided electronic major promotion sign
The applicant for the permit is:	Gawk Outdoor
The application reference number is:	PP2025-0024
You may look at the application and any documents that support the application at the office of the responsible authority. This can be done during office hours and is free of charge. Or online at: For further reference please contact:	Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL VIC 3280 www.warrnambool.vic.gov.au Planning Support Telephone: 03 5559 4800 Email: planning@warrnambool.vic.gov.au
<p>Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority.</p> <p>An objection must be made to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected.</p> <p>The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application.</p> <p>If you object, the responsible authority will tell you its decision.</p>	
The Responsible Authority will not decide on the application before:	8 May 2025



The Warrnambool City Council is committed to protecting personal information in accordance with the principles of the Victorian privacy laws. The information provided will be used for the following purposes:

- to respond about the permit application
- if necessary, notify affected parties who may wish to inspect your application so that they can respond
- if necessary, forward your application to a relevant authority who must also keep a register available for inspection by any person

The information you provide will be made available to:

- any person who may wish to inspect the application until the application process is concluded, including any review in VCAT
- relevant officers at Council, anyone applying to the application process and other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982
- Other external parties funded by law

This information is being collected in accordance with the Planning and Environment Act 1987. If a requested information is not received, Council may not be able to process your application or objection.

Do you agree? ☒ Yes ☐ No

The Land

1. Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address

Unit No.: 1 St. No.: 51 Street name Raglan Parade
Suburb/locality Warrnambool postcode 3280

Formal Land Description

Complete either A or B.

A Lot No.: 1 ☐ Lodged Plan ☒ Title Plan ☐ Plan of Subdivision No.: 511881B

or

B Crown Allotment No.: _____ Section No.: _____
Parish/Township Name: _____

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

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

Proposed double sided, electronic, major promotion sign.

Provide additional information on the proposal, including plans and evaluations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

3. Estimated cost of development for which the permit is required

Cost: \$ 95,000.00 You may be required to verify this estimate.

Include '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, quotation)

Existing Conditions

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4. Describe how the land is used and developed now

eg. vacant, three dwellings, medical centre with two practices, censored restaurant with 80 seats, garage.

Existing commercial property with built form.

Title Information

5. Encumbrances on title

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

☐ Yes ☐ Provide a copy

☒ No

☐ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of and forming the subject site. (The title includes: the covering 'eg site search statement', the title diagram and the associated title documents, known as 'instruments', eg. estate

Applicant and Owner Details

6. Provide details of the applicant and the owner of the land.

Applicant (The person who wants the permit.)

Title: _____ First Name: Aimee Surname: Trew

Organisation (if applicable): Gawk Outdoor

Unit No.: 2 St. No.: 4 Street name: Mercer

Suburb/locality: Geelong State: VIC postcode: 3220

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

☒ Same as applicant (if so, go to 'contact information')

Title: _____ First Name: _____ Surname: _____

Organisation (if applicable): _____

Unit No.: _____ St. No.: _____ Street name: _____

Suburb/locality: _____ State: _____ postcode: _____

Contact information Please provide at least one contact phone number

Business Phone: _____ Email: aimee@gawk.com.au

Mobile Phone: 0478 435 248 Fax: _____

Owner (The person or organisation who owns the land)

Declaration

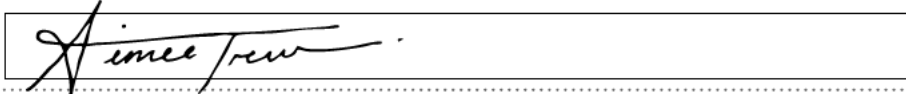
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7. This form must be signed by the applicant

Remember to sign against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature



Date 12/02/2025

Need help with the Application?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8. Has there been a pre-application meeting with a Council planning officer?

☐ yes ☒ no If yes, with whom?: _____ Date: _____

Application Type

Is this a VicSmart application? ☐ Yes ☒ No

If yes, please specify which VicSmart class or classes.

*Classes of VicSmart application are listed in Zones, overlays, particular provisions and the schedule to Clause 59.15

Checklist

9. Have you

- ☒ Filled in the form completely?
- ☒ Provided all necessary supporting information and documents?
 - ☒ A current copy of title (no more than 3 months old) including a copy of any encumbrances affecting the land.
 - ☒ Plans showing the layout and details of the proposal
 - ☒ A plan of existing conditions
 - ☒ Any information required by the planning scheme, requested by council outlined in a council planning permit checklist.
If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
 - ☒ Signed the declaration (section 7)?

Lodgement and Payment

Lodge the completed and signed form and all documents with:

In Person: Warrnambool City Council Civic Centre, 25 Leabg Street, Warrnambool 8.30am to 5.00pm

Mail: PO Box 198, WARRNAMBOOL Victoria 3280

E-mail planning@warrnambool.vic.gov.au

Please note once your application is received, an invoice will be forwarded to you via email.

WARRNAMBOOL - PROPOSED DEVELOPMENT OF A DOUBLE SIDED, ELECTRONIC, MAJOR PROMOTION SIGN

51 RAGLAN PARADE,
WARRNAMBOOL, VIC 3280

TOWN PLANNING DRAWINGS

- A01 COVER PAGE
- A02 SITE PLAN
- A03 FLOOR PLAN & ELEVATIONS
- A04 PERSPECTIVE VIEWS

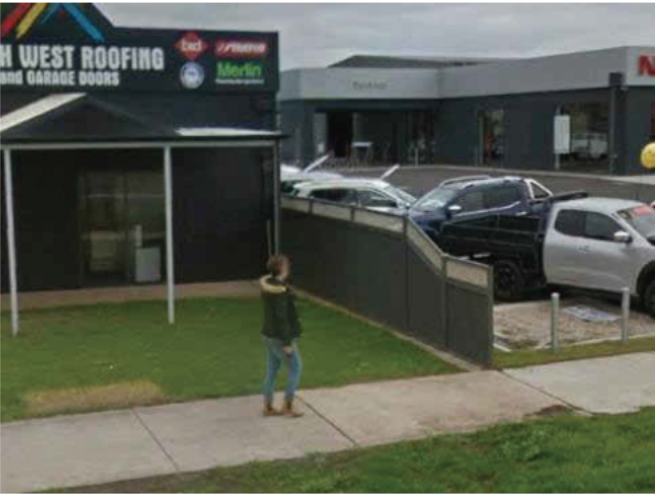


PHOTO 01



PHOTO 02



PHOTO 03



PHOTO 04



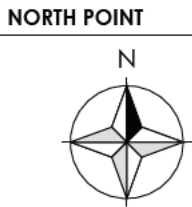
KEY PLAN
SCALE 1 : 2000

PHOTO LEGEND	
NO.	DESCRIPTION
01	PHOTOGRAPHIC VIEW OF THE PROPOSED LOCATION FOR THE SIGN.
02	PHOTOGRAPHIC VIEW NORTH FROM PROPOSED LOCATION FOR THE SIGN.
03	PHOTOGRAPHIC VIEW WEST FROM RAGLAN PARADE.
04	PHOTOGRAPHIC VIEW EAST FROM RAGLAN PARADE.

ISSUE/AMMENDMENTS SCHEDULE	
01	TOWN PLANNING ISSUE 07.01.2025
02	RFI AMENDMENT 12.03.2025
TOWN PLANNING	
NOT FOR CONSTRUCTION	



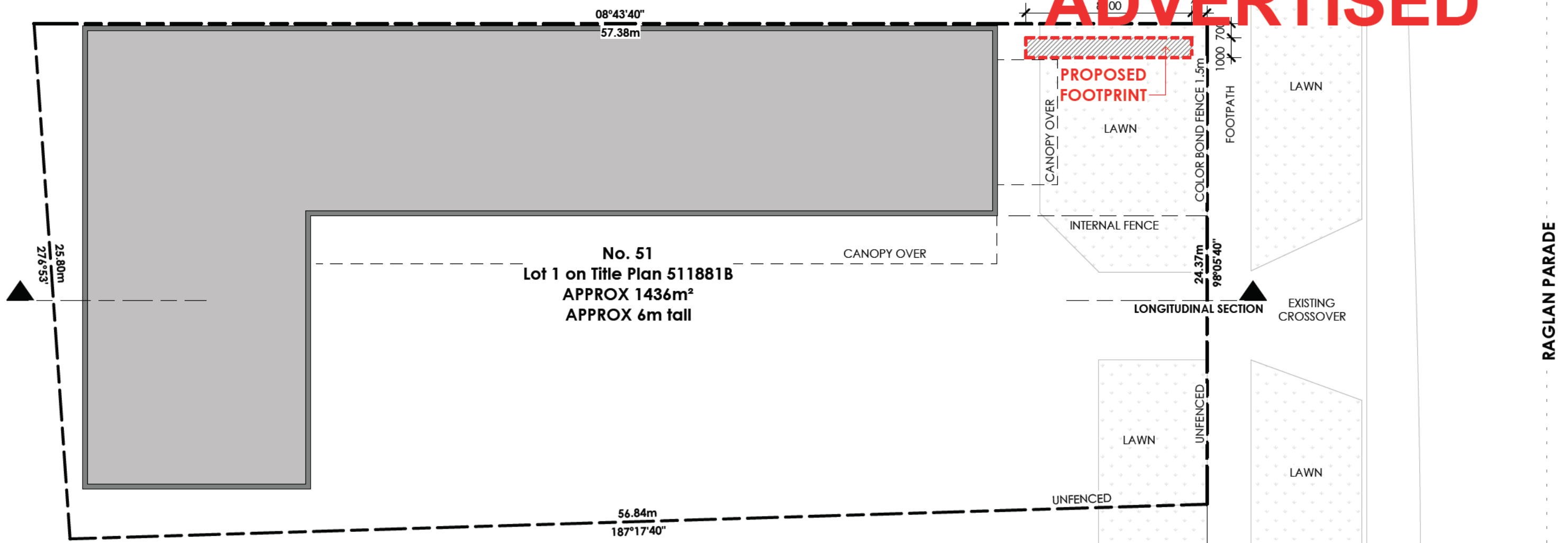
PROJECT
WARRNAMBOOL - PROPOSED DEVELOPMENT OF A DOUBLE SIDED,
ELECTRONIC, MAJOR PROMOTION SIGN
ADDRESS
51 RAGLAN PARADE,
WARRNAMBOOL, VIC 3280



DATE
07/01/2025
DRAWING NO.
A01
DRAWN BY
AP
PROJECT NO.
25-001
PAGE SIZE
A3
ISSUE NO.
01

GAWK OUTDOOR
Suite 3/281 Brunswick St, Fitzroy VIC 3065
james@gawk.com.au
03 5409 2655

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SITE PLAN
SCALE 1 : 200



LONGITUDINAL SECTION
SCALE 1 : 200

CALLOUT
SCALE 1 : 150

LEGEND

-  PROPERTY BOUNDARY
 EXISTING BUILDINGS ONSITE
 PROPOSED MAJOR PROMOTION SIGN FOOTPRINT

ISSUE/AMMENDMENTS SCHEDULE

- 01 TOWN PLANNING ISSUE
07.01.2025
- 02 RFI AMENDMENT
12.03.2025



PROJECT
WARRNAMBOOL - PROPOSED DEVELOPMENT OF A DOUBLE SIDED, ELECTRONIC,
MAJOR PROMOTION SIGN

ADDRESS
51 RAGLAN PARADE,
WARRNAMBOOL, VIC 3280



DATE
07/01/2025

PROJECT NO.
25-001

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A02

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A3


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AP

ISSUE NO.
01

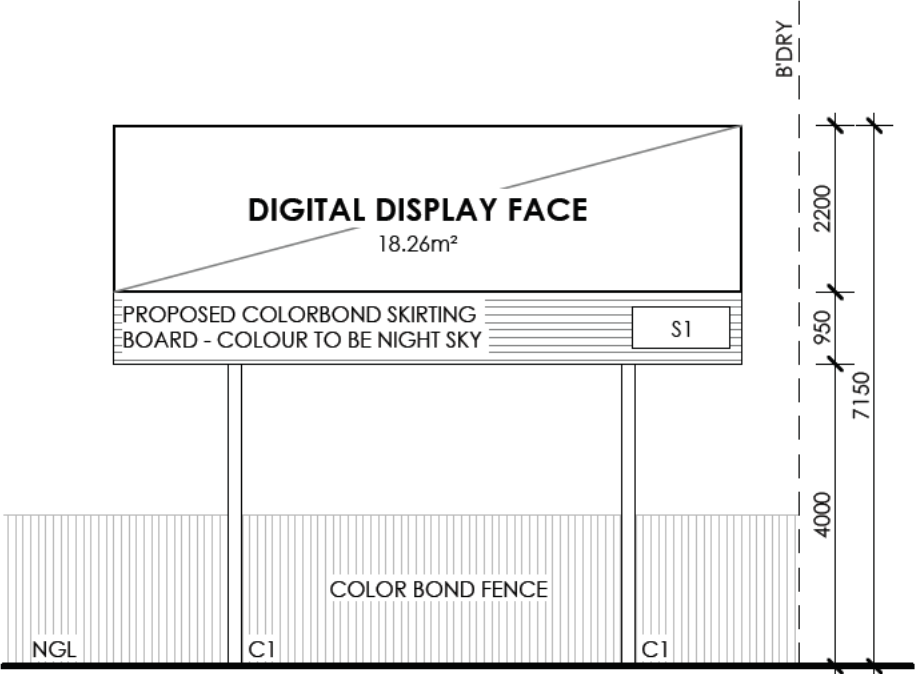
GAWK OUTDOOR

 SUITE 3/281 BRUNSWICK ST, FITZROY VIC 3065

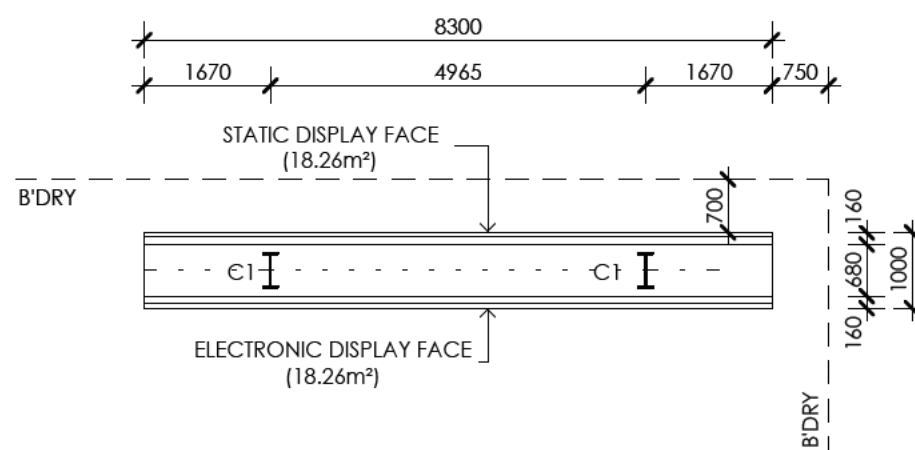
 james@gawk.com.au

 03 5409 2655

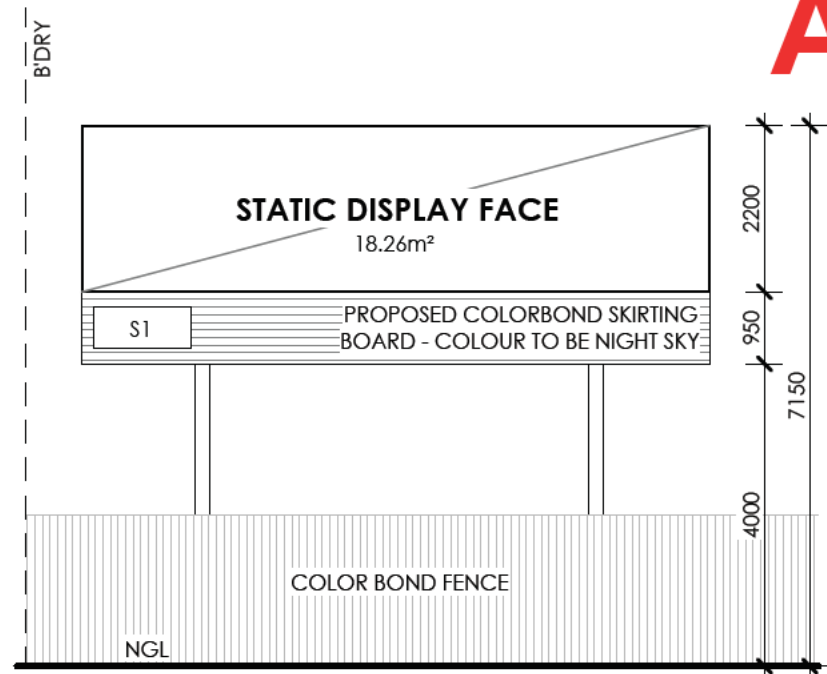
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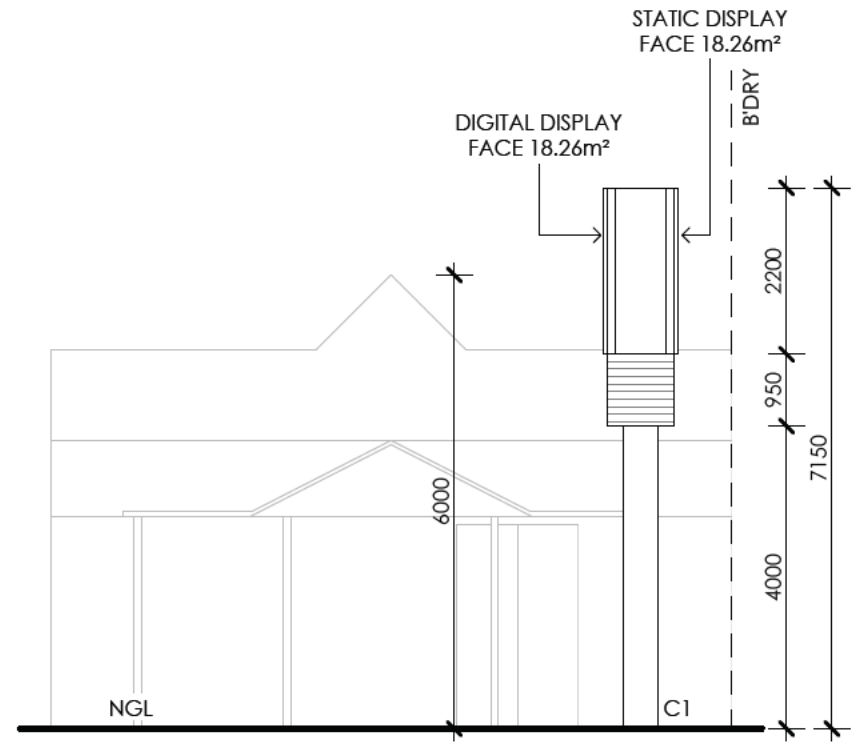
EAST ELEVATION
SCALE 1 : 100



FLOOR PLAN
SCALE 1 : 100



WEST ELEVATION
SCALE 1 : 100

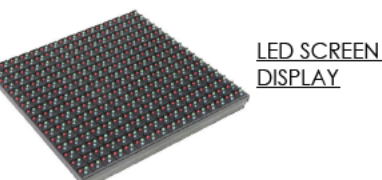
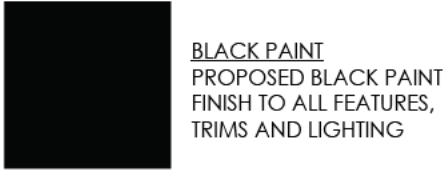


NORTH ELEVATION
SCALE 1 : 100



S1 - SIGNAGE DETAIL
SCALE 1 : 20

MATERIALS BOARD



LEGEND

- C1 PROPOSED COLUMN - POWDERCOAT BLACK FINISH
- NGL NATURAL GROUND LINE
- S1 PERMANENT SIGN 1 - REFER TO DETAIL

ISSUE/AMMENDMENTS SCHEDULE

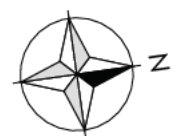
- 01 TOWN PLANNING ISSUE 07.01.2025
- 02 RFI AMENDMENT 12.03.2025



PROJECT
WARRNAMBOOL - PROPOSED DEVELOPMENT OF A DOUBLE SIDED, ELECTRONIC, MAJOR PROMOTION SIGN

ADDRESS
51 RAGLAN PARADE,
WARRNAMBOOL, VIC 3280

NORTH POINT



DATE
07/01/2025

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A03

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AP

PROJECT NO.
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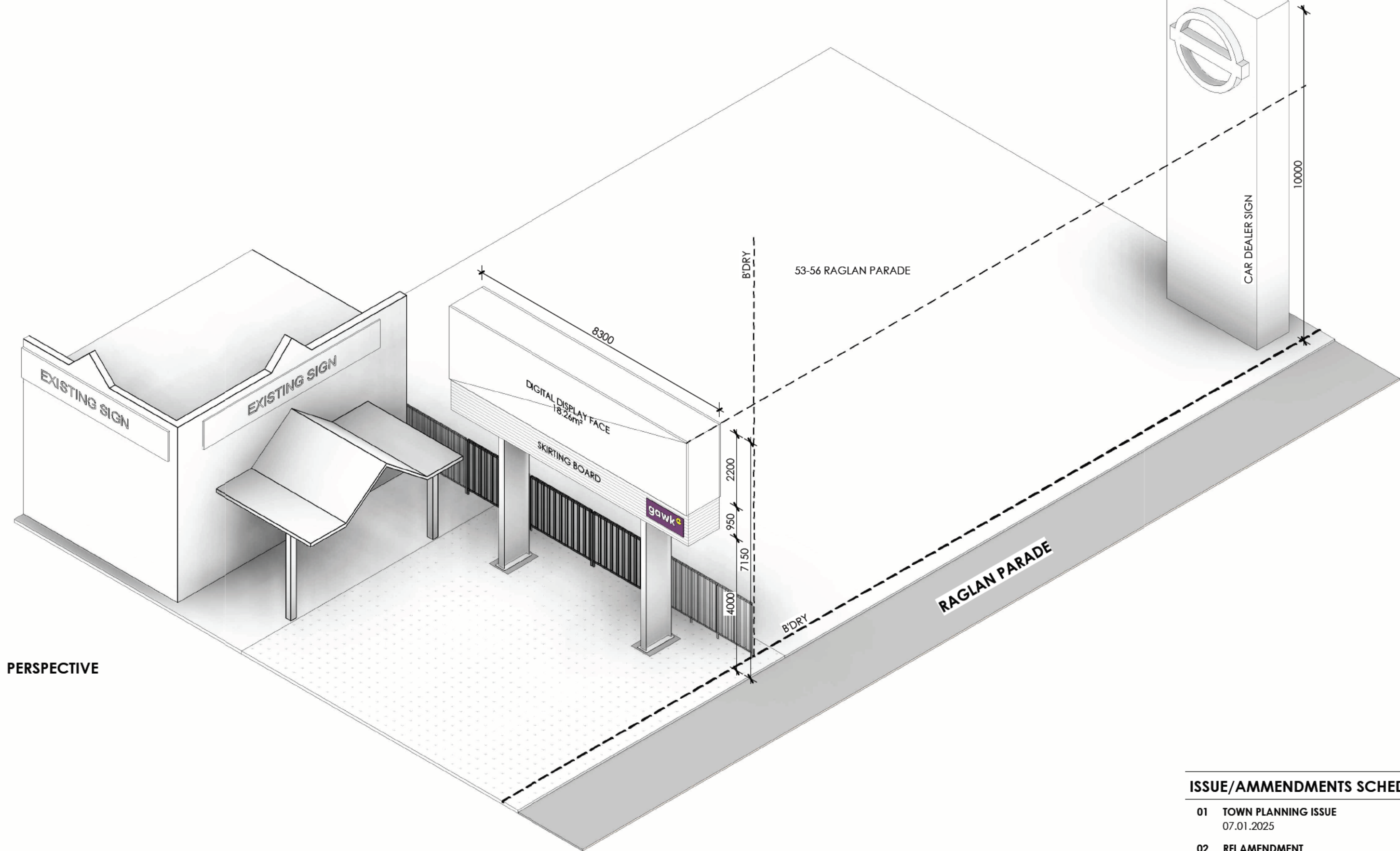
ISSUE NO.
01

GAWK OUTDOOR

SUITE 3/281 BRUNSWICK ST, FITZROY VIC 3065

james@gawk.com.au

03 5409 2655



ISSUE/AMMENDMENTS SCHEDULE

- 01 TOWN PLANNING ISSUE
07.01.2025
- 02 RFI AMENDMENT
12.03.2025



PROJECT
WARRNAMBOOL - PROPOSED DEVELOPMENT OF A DOUBLE SIDED, ELECTRONIC,
MAJOR PROMOTION SIGN
ADDRESS
51 RAGLAN PARADE,
WARRNAMBOOL, VIC 3280

NORTH POINT

DATE
07/01/2025
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A04
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AP
PROJECT NO.
25-001
PAGE SIZE
A3
ISSUE NO.

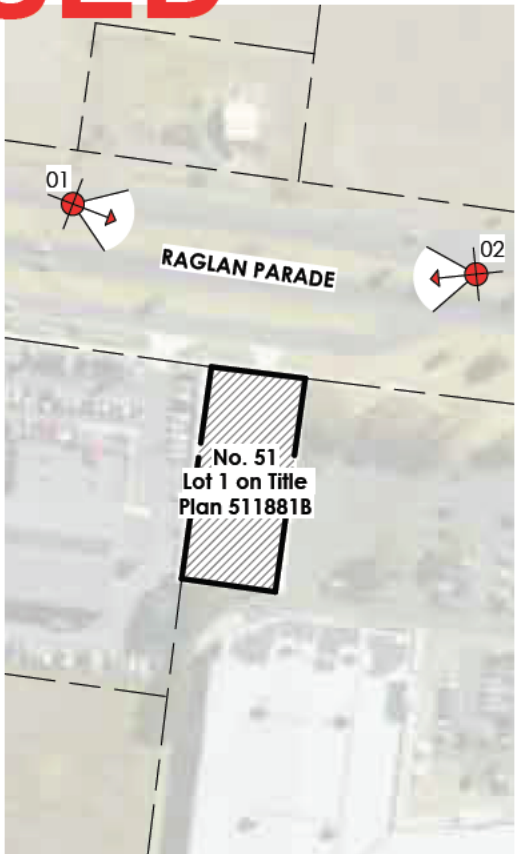
GAWK OUTDOOR
SUITE 3/281 BRUNSWICK ST, FITZROY VIC 3065
james@gawk.com.au
03 5409 2655



EXISTING PERSPECTIVE VIEW #01 - WESTBOUND TRAFFIC



EXISTING PERSPECTIVE VIEW #02 - EASTBOUND TRAFFIC



PERSPECTIVE VIEW REFERENCE
SCALE 1 : 2000



PROPOSED PERSPECTIVE VIEW #01 - WESTBOUND TRAFFIC



PROPOSED PERSPECTIVE VIEW #02 - EASTBOUND TRAFFIC

GENERAL NOTES

PROPOSED PERSPECTIVE VIEW IS AN ARTISTS IMPRESSION OF THE PROPOSAL ONLY. SIZE AND SCALE ARE REFERENCED ON THE FLOOR PLANS AND ELEVATIONS.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE SUPPLIED TOWN PLANNING REPORT

REFER TO THE TOWN PLANNING REPORT FOR THE WRITTEN STATEMENT REGARDING THE METHODOLOGY DURING THE PREPARATION OF PERSPECTIVE VIEWS

LEGEND

00 PERSPECTIVE VIEW - VIEWER POINT AND ITS DIRECTION TO THE PROPOSED LOCATION FOR THE SIGN (LS)

ISSUE/AMMENDMENTS SCHEDULE

01	TOWN PLANNING ISSUE
	07.01.2025
02	RFI AMENDMENT
	12.03.2025



PROJECT
WARRNAMBOOL - PROPOSED DEVELOPMENT OF A DOUBLE SIDED, ELECTRONIC, MAJOR PROMOTION SIGN
ADDRESS
51 RAGLAN PARADE,
WARRNAMBOOL, VIC 3280

NORTH POINT



DATE 07/01/2025	DRAWING NO. A05	DRAWN BY AP
PROJECT NO. 25-001	PAGE SIZE A3	ISSUE NO. 01

GAWK OUTDOOR
SUITE 3/281 BRUNSWICK ST, FITZROY VIC 3065
james@gawk.com.au
03 5409 2655

April 1, 2025

Bronwyn Mellor
Senior Statutory Planner
Warrnambool City Council,
PO Box 198, Warrnambool VIC 3280

Dear Bronwyn,

RE: Planning Permit Application PP2025-0024

In response to the RFI request dated 24/02/2025, please find the below information:

- *Advertising Policy and Boulevard Response*

Advertising Signage Policy – Background Report 2019

Gateways or boulevard entrances have clear restrictions for outdoor advertising sign (they are not robust environments), specially in regards to the display of major promotion signs.

[...]

2. Strongly discourage Major Promotion Signs and promotion signs within identified gateways/boulevards within the municipality.

The proposed 18.26m² digital major promotion sign within a commercial area must respond to its setting, especially when considering its placement along the boulevard. The sign has been well-designed sign in this context and can contribute positively to the character of this section of the Raglan Parade.

A strong discouragement can't be interpreted as a blanket ban, instead, council must consider context. This includes the "bulk goods" precinct, and one of the most robust commercial interfaces in Warrnambool.

Boulevard entrances serve as key visual markers for a city, signaling a transition into a commercial area. The inclusion of high-quality electronic major promotion sign at the subject site aligns with the intent of the boulevard entrance by providing a dynamic, modern, and engaging visual element that complements the surrounding urban fabric. Rather than detracting from the streetscape, the sign will add to its vibrancy by delivery visually appealing content while reinforcing the commercial activity center in the area.

- This well-placed sign can contribute to the commercial character of the area by supporting local businesses and advertisers, promoting economic growth, and reinforcing the precinct's function as a commercial hub.
- The scale and design of the sign will be in proportion to the existing built environment, ensuring it integrates seamlessly into the urban setting. The use of high-quality materials and modern design will ensure it remains a visually appealing element within the boulevard area.
- The sign's placement will ensure that it does not obstruct significant architectural or landscape features, maintaining a clear and structured visual approach into and within the commercial area.

VCAT Assessment

- **O S O International Pty Ltd v Warrnambool CC [2015] VCAT 83:** This application was over 5.7km away from this proposal along Raglan Parade. Member Liston highlighted that Raglan Parade presents more attractable areas closer to the CBD and the Eastern Approaches to the CBD, of which is where this proposed is located. Member Liston highlights that "it may be the case that there are appropriate locations for such signs on these roads. Suitable location may be, for example, a commercial or industrial area where the scale of buildings and surrounding infrastructure allows the prominence of such signs to be moderated by the scale and visual impact of the overall built environment". As such, the proposed location at 51 Raglan Parade offers a suitable location where such buffers are in place to create an environment where a sign like the one proposed is welcomed.
- **Qemal v Warrnambool CC [2016] VCAT 1029:** This application was over 8.2km away from this proposal along raglan Parade. This proposal was for a 43.18m² sky sign. Member Bilston-McGillen found that this particular location was a site of importance where a sign of significant size would dominate the immediate environment, which is residential and contains low key structures. Unlike this example, the proposed sign is significantly smaller (18.26m²) and is a freestanding sign. The character surrounding the subject site is not low-key, rather it features strong commercial presence through large format signage as well as large built forms.

VCAT findings support the suitability of the proposed sign's location, particularly in relation to Raglan Parade's gateway areas. The proposed freestanding sign is significantly smaller than previous applications and situated within a strong commercial context, reinforcing its appropriateness and supporting its approval.

- *Amended Elevations*

Please see attached amended plans that show the height of the sign in relation to the built form on the subject site clearly. We have also referenced the nearby blade signs on abutting properties as a reference and for council consideration.

Should you have any queries in relation to the above matter, please do not hesitate to contact me on 0478 435 248.

Yours sincerely,



Aimee Trew
Regional Billboard Co.

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PLANNING PERMIT APPLICATION

PROJECT	Proposed Electronic Major Promotion Sign
LOCATION	1/51 Raglan Parade, Warrnambool
DATE	February 12, 2025

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2. INTRODUCTION

2.1. Overview of Gawk

Gawk is a family run business that develops, owns and operates outdoor advertising billboards throughout Victoria – primarily in regional areas. The company was founded by James & Luke Course – who have extensive experience in Outdoor Advertising, Town Planning and Managing Projects. The business was founded to ensure that local and regional businesses have access to Outdoor Advertising to grow their businesses.

2.2. Outdoor Advertising Industry

While traditional forms of media (radio, television, print) have been in decline for the past decade, Outdoor has been flourishing and has been used by a huge number of businesses to grow. Total out of home industry revenue in Australia has grown for the past 8 consecutive years, with over 6% growth from 2016-2017 (source: OMA).

2.3. Advertising Content

At Gawk we pride ourselves on helping local businesses grow using outdoor advertising. Companies within a small radius to our advertising signs will always take preference over large nationwide advertising campaigns. Typically, at least 50% of the advertising content is for businesses located within a 5km radius of the sign. Road safety messages from the TAC are also very common across regional billboards.

Gawk has a handful of electronic billboards around Regional Victoria (Ballarat, Traralgon, Torquay, Warragul, Warrnambool, Mildura + more). We have a track record of prioritising local businesses as advertisers. Over 75% of the advertising content on electronic signs has historically been local businesses, and another 15% being government advertising. For example, in Traralgon our long term clients have included Virtue Homes, Keith Williams Real Estate, Latrobe City Council, Latrobe Plaza, TR FM, Traralgon Harvey Norman, Traralgon Automotive Group, Zambrero Traralgon.

Advertising content is governed by the Australian Advertising Standards Bureau – which has a code of ethics in addition to industry specific controls for sensitive industries such as alcohol. The code of ethics is strictly obeyed and does not allow for religious, racist, sexually explicit or offensive advertising content.

2.4. Community Benefits

Our billboards help grow local businesses as well as attract visitors to the town. Advertisements often prompt travellers to stop in that town which puts money in the local economy when motorists may have not otherwise stopped. In addition to the immense benefits for advertiser's Gawk provides value to our landlords from which it leases property. Our landlords receive fixed rent payments each year throughout our lease term which can provide stability and increase their

property value. Additionally, wherever possible we use local contractors for construction and ongoing installation of billboard skins.

3. SITE SELECTION

When seeking a site in an area there are numerous factors that are considered. Gawk seeks to work within the planning policies and frameworks within the council and avoids sites that have planning overlays which discourage major promotion signs. Properties in commercial and industrial areas along major highways and arterial roads are typically what Gawk looks for.

Properties owned by local property owners and small businesses are prioritised over large national investors. When choosing the exact location on the property we seek an area that is currently unused and will not impact the day-to-day use of the property. It is also important to ensure the location where the sign will be located does not inhibit any development or future plans for the property. This collaboration is important to us as having a positive relationship with our property owners is something we pride ourselves on.

During the site selection process, Gawk focuses on areas outside the realm of residentially utilised and zoned properties. Ensuring there is always an extended visual and spatial barrier between the proposal and any potentially effected residential properties. The major focus is to identify areas with a built form character where the size and scale of the proposed sign will be justified by the surrounding context of the proposed site.

4. SITE DESCRIPTION & EXISTING CONDITIONS

4.1. Site Description

The subject site at 1/51 Ragland Parade is currently a C1Z – Commercial Zone 1 zoned lot, and is owned by Christopher, Joy, Caley and Benjamin Wilkinson as tenants in common. The property is occupied by South West Roofing and Garage Doors, a local business to the Warrnambool area and GM Cabinets, a local custom cabinet maker. The site currently houses a smaller built form for the area, and extends to the height of 6m. The site at 1/51 Raglan Parade is a rectangular shaped lot. The main frontage to Raglan Parade is 24.73m² in length, and the overall site area is approximately 1,436m²

There is one driveway on the subject site providing vehicular access off Raglan Parade Service Road. This driveway is used to access the large car park along side of the built form, as noted by the lined parking bays on the lot. There is no street



parking in front of the property, which is indicated by the large bike lane along the service road.

The main built form on the Subject Site is a small sized, single storey commercial building. The building is painted in a dark grey corporate colour, to match the branding of the South West Roofing company occupying the site. There are awnings around the build for on the northern and southern edges of the building, providing shade for the entrances and windows that litter the walls.

There are a few business identification signs that are already present on the subject site. Mainly, there is projecting roof signage on the north and south sides of the build form. This signage extends to a total height of 3m, with the logos imitating roof peaks. All signage currently present is used to promote the businesses that is on the subject site.

The site is evenly covered by the built form and the sealed parking lot, there is a small amount of grassed landscaping on the northern boundary on the property. The typography of the site is generally flat, with an even gradient throughout the property.

The proposed electronic major promotion sign will be located in the north-west corner of the property along the boundary of Raglan Parade Service Road. It will be targeted towards east and westbound traffic along Raglan Parade.

A copy of the certificate of title and associated title plan are attached as part of this town planning submission.



Figure 1 – Aerial Photograph of Subject Site

4.2 Surrounding Context



Figure 2 – Aerial Photograph of Surrounding Area

The locality characteristics are:

- To the north of the subject site is Raglan Parade, the major road network connecting Warrnambool with the east of Victoria, as a part of the major A1 road network. Across the road from the subject site is 19 Horne Road, a C2 Commercially zoned lot. This lot is used by multiple national franchised retailers as a homebuilder centre, with business like rebel sports, Lincraft, Forty Winks and Bunnings.
- To the east is 49 Raglan Parade, a large site that is the same zone of the subject site. This area is similar to across the road, as a large commercial area that houses multiple national retailers such as Harris Scarfe, Snooze, The Good Guys and Barbeques Galore.
- 49 Raglan Parade continues to the south of the subject site. Behind this property is train line.
- To the west is 53-63 Raglan Parade, a commercial zone 2 lot. This is larger than the subject site. This property is occupied by Warrnambool Isuzu dealership. Next to this is 65 Raglan Parade, a similar sized lot and zoning to property at 53-63 Raglan Parade, occupied by Officeworks and JB Hi-Fi.

The site is surrounded by commercial properties, which are aesthetically relative of the zonings. The immediate area surrounding the Subject Site is predominantly commercial, given the large retailers and built forms that are centred in this area of Warrnambool. Further, in both directions along Raglan Parade, is a robust commercial theme for passing traffic. Traffic head east would have just passed McDonalds, Snooze and Bunnings. Meanwhile, traffic heading west would have just passed Officeworks, JB Hi-Fi and Harvey Norman.

Most residential properties in this area are located off the highway and out of view of the subject site and the Raglan Parade. In its wider context the site sits within a robust transport corridor, where there is a strong commercial theme for nearly 2kms along Raglan Parade.

There are built forms surrounding the subject stie are generally utilitarian in nature with the interest and differentiation displayed through business

identification signage in the area. The surrounding commercial context is significantly larger than the subject site.

A strong commercial character is evident to all traffic along this stretch of the Princes Highway, which is set up as a commercial hub for a range of businesses including home and retail industries serving Warrnambool.

Throughout this context, many properties display different forms of freestanding and wall mounted business identification signage. The articulation to the aesthetic of each of the properties through this corridor comes from the advertising signage displayed, a trait which is typical of the commercial zoning. All of the surrounding context has a strong frontage to Raglan Parade, with the surrounding advertising signage projecting to east and westbound traffic.

The appropriate zoning and the robust commercial and retail context were key factors in choosing this site for this development. The absence of any heritage issues in the immediate context was also an important factor.

5. PROPOSED DEVELOPMENT

5.1. Description of Proposed Development

The proposal seeks approval for the erection and display of an electronic major promotion sign on the property at 1/51 Raglan Parade, Warrnambool including the display of third-party advertising within the proposed advertising area specified on the attached town planning documentation.

The proposed electronic major promotion sign (as detailed in the attached town planning package) proposes two 18.26m² display faces, one digital facing east and one static facing west. The sign will primarily be viewed by eastbound and westbound traffic along Raglan Parade.

In addition to this, each display face, there will be a permanent 0.27m² 'Gawk' business identification sign on the skirting board to the left of the display face. Therefore, the total advertising area will be 18.53m². Refer to the town planning documentation for further details.

5.2. Design Response

The proposal is carefully sited and designed, to ensure that:

- It has a clear connection to the built forms on the Subject Site and adjoining properties. It will add further colour and vitality to this commercial area.
- It will always be viewed with a background of commercial zoned land along the Princes Highway.
- The major promotion sign is located in a manner which compliments its context, and purposely sited to ensure the visibility to the Subject Site and abutting properties remain unaffected.

- The size and height (7.15m) of the major promotion sign was designed to ensure it is visible to traffic, without compromising any views or impact on the visual amenity of this area in Warrnambool.
- The site was carefully selected due to its location within Warrnambool's commercial and homemaker hub. This ensures the effects on the surrounding properties is minimal.
- The robust look and feel of all properties in this commercial area extends out for 500m to the east and 1km to the west. The sign sits within this robust stretch of road.
- The proposal is sited to have visual separation from any other advertising on both the Subject Site and within the surrounding context.
- The decision of this application will be influenced by the policies of clause 52.05. The consideration largely lies in the assessment of context, and its residential sensitivities. We submit that these sensitivities are nominal in the sign's direct context, due to the commercial flavour that projects out into the streetscape.
- The location of the sign on the Princes Highway allows local advertisers to reach a key audience of local and visitor traffic through Warrnambool. This is a valuable audience for local advertisers which can have very positive impacts on the local economy.

All surrounding properties have a consideration for the robust commercial and retail precinct. Almost all properties are designed to be visible and prominent for passing traffic. This is reinforced by the frequency of signage in the area – a clear theme which can be viewed in Appendix 5.

6. STATUTORY PLANNING CONTROLS

6.1. Zoning

The subject site is situated within the Commercial 1 Zone; therefore, the following items are relevant to the proposal outlined in this application:

- Promotional signs are encouraged in commercial and industrial locations in a manner which complements or enhances the character of the area. The character of this particular area is commercial and utilitarian in nature
- Advertising sign requirements are at Clause 52.05. This zone is in Category 1 (minimum limitation).

Refer to Appendix 4 for a detailed response to the provisions and requirements set out in Clause 52.05.

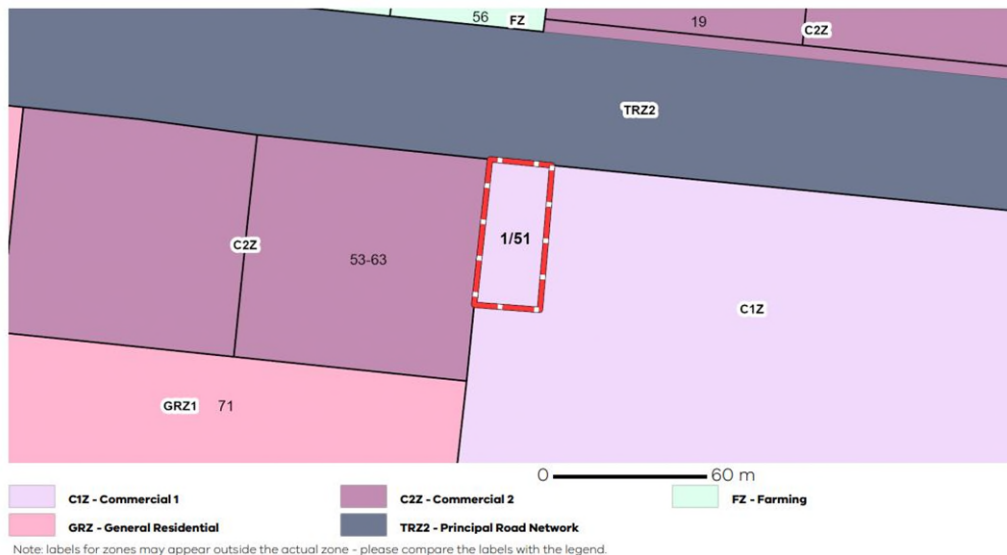


Figure 3 – Zone Controls of the Site & Surrounds

6.2. Overlays



Figure 4 – Design and Heritage Overlays of the Site & Surrounds

There are no heritage or development plan overlays on the Subject Site.



Figure 5 – Design and Development Overlays of the Site & Surrounds

The design and development on the subject site is Design and Development Schedule 18. This has the objective to ensure that the arrival experience into the east of Warrnambool, and to ensure that the area is development with high quality and creates a connected commercial precinct.

Under this schedule there is no additional mention of signage, meaning that signage should meet the requirements of Clause 52.05, which the proposal does. Other requirements include ensuring that built forms do not exceed 10, and compliment the area.

Decision guidelines highlight the need for proposed signs to improve the visual experiences of the area. This sign will only add colour and vitality to this area in the eastern entrance of Warrnambool.

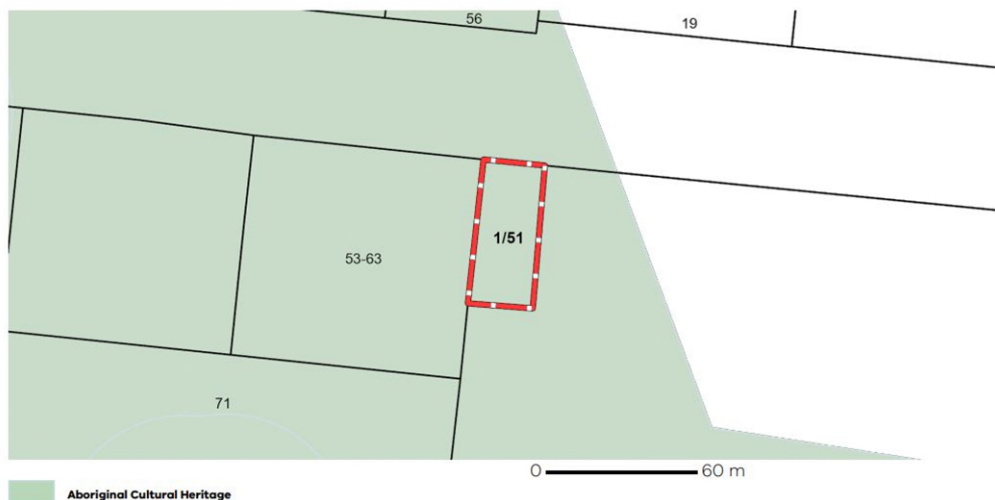



Figure 6 – Aboriginal Cultural Heritage Overlays of the Site & Surrounds

The subject site is covered by an Aboriginal Cultural Heritage Overlay. Which Identifies restricted uses for the subject site which is unrelated to the proposal. This overlay sets out guidelines regarding the use of the land however, it is identified that a cultural heritage management plan is unrequired for the erection of major promotion sign. As shown below:



Department of
Premier and Cabinet

Process List

Project Name: Warmambool
 Project Location: Warmambool
 Date: 05-Feb-2025

	QUESTION	ANSWER
Question 1	Is the proposed activity , or all the proposed activities, exempt?	No
Question 2	Are you undertaking a High Impact Activity as listed in the Aboriginal Heritage Regulations?	No
Answer:	<p><u>ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED</u></p> <p>YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN FOR THIS PROJECT</p>	
	<p><small>This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity.</small></p>	



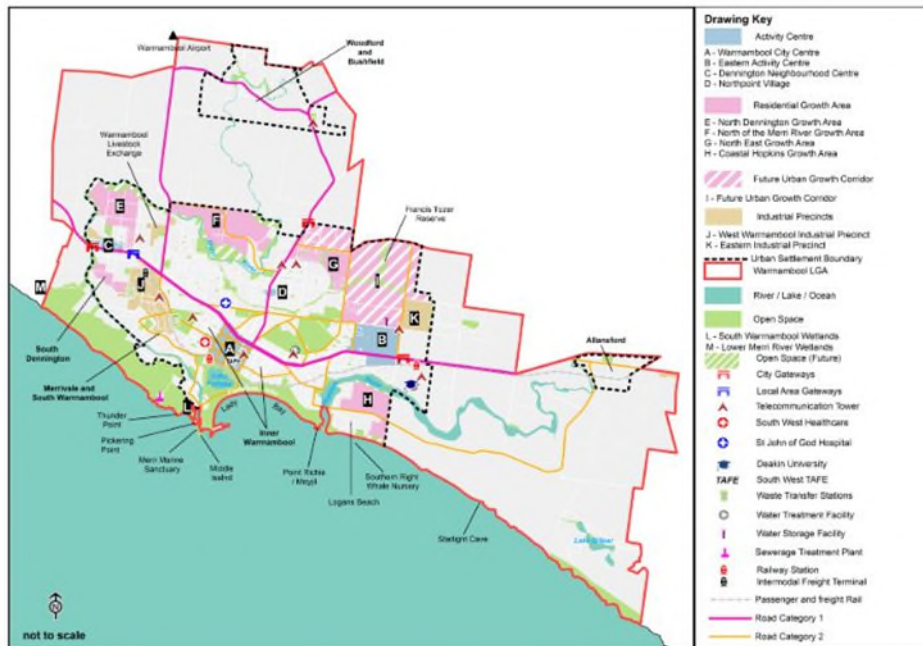
Figure 7 – Bushfire Overlays of the Site & Surrounds

The subject site is covered by a Designated Bushfire Prone Area. This overlay identifies the need to prioritise the protection of human life, and the requirements for non-combustible materials to be used in developments. Generally, this overlay is relevant to larger scale developments with habitable rooms. However, the proposal uses non-combustible materials and would not adversely affect the surrounding land in the case of a bushfire.

7. LOCAL PLANNING POLICIES

Clause 02.04 – Municipal Planning Strategy

Warrnambool Strategic Framework Plan



The above map marks the subject site sits within the Eastern Activity Centre, but beyond the city gateway.

Clause 02.03 Strategic Direction

[...] Eastern Activity Centre containing a mixture of retail, commercial/office, community and residential uses. About 40 hectares has been identified as either conventional residential development or higher density, mixed use residential development.

[...] Eastern Activity Centre (Major Activity Centre) having a secondary retail role to the Warrnambool City Centre. The centre has a retail core area that encompasses the Gateway Plaza and Environs. It serves a subregional retail role and is also the principal bulky goods precinct, with a regionally significant cluster of restricted retail stores.

Council's strategic directions for activity centres are:

- *Supporting use and development that reinforce the Warrnambool activity centre hierarchy at Clause 11.03-1L-01*
- *Direction core retail activities to the Warrnambool City Centre including the majority of major retail stores.*
- *Locating further regional level retailing, services, facilities and activities in the Warrnambool City Centre as a first preference.*
- *Ensuring the Eastern Activity Centre is developed as a secondary trail centre supporting the Warrnambool City Centre.*

The proposed digital sign is strategically positioned within the Eastern Activity Centre, aligning with its role as a secondary retail and commercial hub within Warrnambool's broader activity centre hierarchy. While Council's strategic direction prioritises major retail and regional-level facilities within Warrnambool, as this area to the east remains a key location for supporting commercial activities. The placement of the sign within this established commercial environment reinforces the area's function as a subregional retail and service destination, enhancing its visibility and accessibility for local businesses in Warrnambool.

Importantly, the sign is not located at the gateway to Warrnambool, but within the core of the activity hub, ensuring it complements the existing urban landscape without detracting from the gateway to the east of the Subject Site. As digital signage becomes an increasingly common feature in contemporary commercial precincts this proposal contributes to the modern environment.

02.03-5 Built Environment and Heritage – Urban Design

[...] Signs are an important component of the built environment in the City. A key challenge is to balance supporting business activity and economic development with providing signs that complement or enhance the host building or site on which they are displayed, and contribute to a high standard of visual amenity in the built environment.

Major promotion signs can be visually dominant features in a landscape and therefore their siting and frequency need to be carefully managed.

Distracting and dominating signage can impact of public amenity particularly in areas of heritage significance and along township entrances.

Council's strategic directions for urban design are:

- *Protecting and enhancing the quality of the built environment.*
- *Facilitating the sharing, rather than protection, of views from the public realm and private areas.*
- *Support signage that is effective and improves the public realm, having regard to the host building or site, and the role and interest of the specific area.*
- *Discouraging Major Promotion Signs at identified gateways and landscaped streetscapes.*
- *Providing for signs that are in context with the scale of development, the surrounding environment and surrounding signage patterns.*

The proposed digital sign is carefully positioned within the Eastern Activity Centre, ensuring that it aligns with the area's commercial function while maintaining a high standard of visual amenity. It is not located at a gateway or within a sensitive heritage area. The sign is designed to complement its host site and surrounding built environment, contributing to a modern dynamic business precinct. The addition of large scale built forms and large pylon signage ensures that the proposed sign will integrate effectively into the existing urban fabric without overwhelming the public realm.

15.01.1L-02 Built Environment – Signs

Objective

To encourage signs that make a positive contribution to their host building or site and the surrounding area.

Strategies

Encourage signs that:

- *Are consistent with the character of the area.*
- *Respect the amenity of the area.*
- *Are proportioned and designed to be integrated with the host building or site.*
- *Are crafted with materials and finishes that are durable having regard to sunlight, rain, and wind.*
- *Preserve active frontages and visual links to businesses and shop frontages.*

Discourage signs that:

- *Alter, obscure, or visually dominate the form of the host building or site.*
- *Are reflective.*
- *Are erected on the roof of a building.*
- *Result in competing signage and visual clutter.*

Policy Guidelines

Commercial areas

Commercial areas located in the Commercial 1 Zone and Commercial 2 Zone.

Consider as relevant:

- *Limiting pole signs to:*
 - *A height no higher than the height of the buildings on the site or substantial adjacent structures on abutting or adjacent sites.*
 - *A sign that is within a building setback or at-grade car park and is incorporated into landscaping.*
- *Supporting illuminated signs where all of the following apply:*
 - *The sign is suspended below a verandah or awning.*
 - *Any flashing or animated illuminated element automatically turns off outside the business hours. Where a site adjoins a residential area, the level of illumination reduces automatically at night and turn off outside the business operating hours.*
- *Avoiding promotion signs in the Warrnambool City Centre.*

The proposed digital sign is designed to positively contribute to its host site and the surrounding commercial environment, aligning with council's objectives for signage. It is proportioned to integrate with the site without visually dominating the area, ensuring it respects local amenity and avoids visual clutter. The sign's durable materials, high quality build and controlled luminance support long-term sustainability while maintaining a balance between local business promotion and urban design principles. The sign has no proposed impact on any nearby residential zonings.

[cont.]

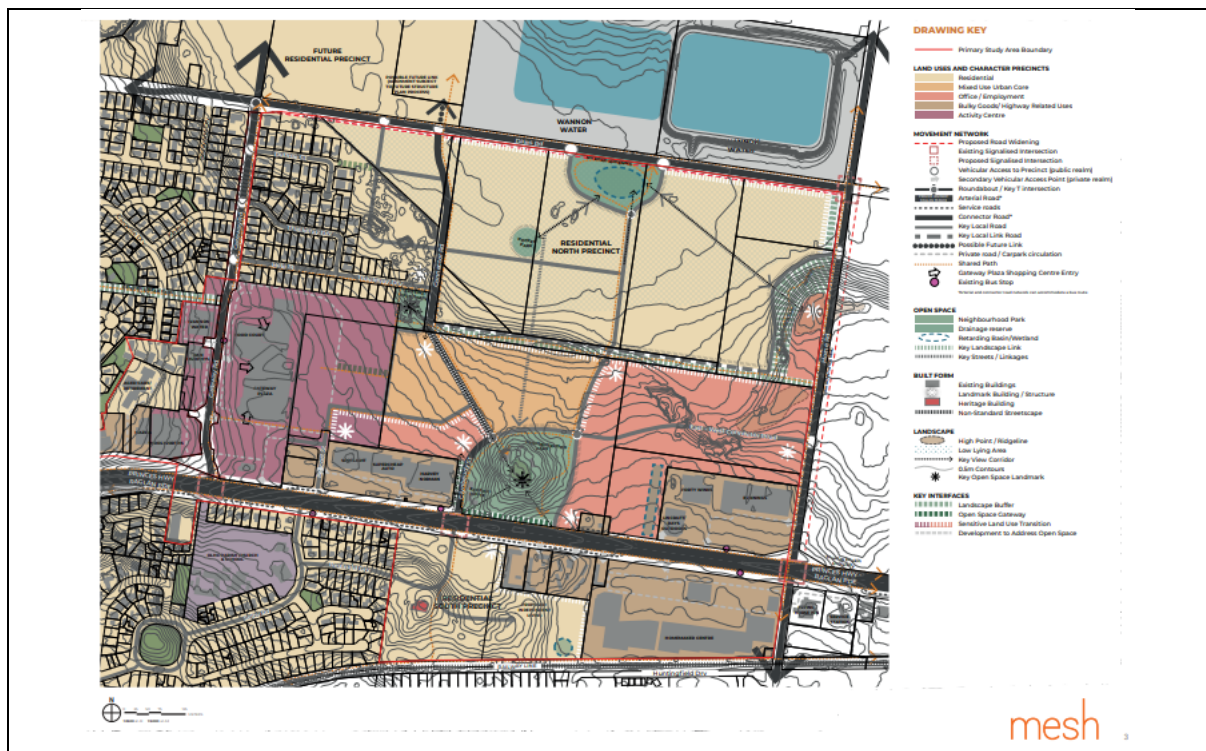
Major Promotion Signs

Consider as relevant:

- Supporting major promotion signs where all of the following apply:
 - The sign is not higher than the height of a building or structure it is located on.
 - The sign is not higher than the height of a building or structure on adjoining land, when the sign is located on a blank façade of the building.
 - The design and illumination of the sign responds sensitively to any residential use the sign faces.
 - The sign is located on land adjoining a road in Transport Zone 2.
 - The sign is not located at an identified gateway as shown on the Warrnambool Strategic Framework Plan or within any Structure Plan or Master Plan referred to in this Planning Scheme.
 - The sign is not located along a landscaped streetscape comprising avenue street trees, including (but not limited to) section of Raglan Parade/Princes Highway...

The proposed digital sign meets key considerations for major promotion signs by being appropriately scaled relatively to the surrounding area, notably the existing large directional and business identification signage on the homemaker centre and car yard next door. It is positioned after the gateway into Warrnambool., or is it within a landscaped streetscape, ensuring it does not detract from key entrance points or green corridors. Additionally, the sign's advertising design and luminance are carefully managed against strict guidelines.

Warrnambool Eastern Activity Centre Structure Plan 2020



Strategies

- *Support coordination of landscaping, street tree selection, furniture and signage design that contributes to a cohesive character and draws on the existing distinctive landscaping character of the established parts of Warrnambool.*

Table 8 Commercial and Office Built Form Design Guidelines

- *Signage that is integrated into the design of the building, and limited to avoid visual clutter and unnecessary repetition.*

The proposed digital sign aligns with the council's structure plan by being thoughtfully positioned within the centre, and ensuring that the sign contributes to a cohesive and visually integrated commercial environment. Its placement and design respects the established streetscape and surrounding Homemaker centre, avoiding unnecessary visual clutter while complementing the surrounding existing and proposed development. The sign enhances the area's commercial viability without detracting from the existing character.

Draft Advertising Sign Policy

We acknowledge the existence of this draft policy and have reviewed it. The policy identifies the Gateway location on Ragland Parade in the eastern activity centre some 700m up the road from the Subject Site. It acknowledges this area as highly commercial area where signage is expected and to be developed according to the amenity of the area. The contents of this policy are not prohibitive to a development of this nature in its context. We would like to also acknowledge the VCAT cases referenced in the policy, as well as of VCAT [2021] 667, but note that they are not discussed in this report.

8. CONCLUSION

In conclusion, we submit that:

- The proposal seeks the approval for the development of an electronic major promotion sign on the property at 1/51 Raglan Parade, Warrnambool.
- The Subject Site is the most suitable for the proposed sign in all of Warrnambool. It is located in the heart of the commercial and retail precinct and is not in close proximity to any heritage overlays or residential properties.
- The proposal is clearly supported by local policies in the Warrnambool Planning Scheme – whether evaluating the location or design of the sign.
- The proposed sign will primarily be used to advertise local businesses. This can have very positive impacts on the local economy.
- The proposal employs a high level of consideration to the provisions and policies set out about advertising signage in clause 52.05.
- The proposal is consistent with the built form on the subject site and surrounding properties. The design has carefully considered the height of nearby buildings and has ensured no important views or vistas will be impacted.

Overall, we conclude that the proposed development is consistent with the relevant state and local planning policies. The development also addresses the strategic directions and policy objectives of Warrnambool City Council.

9. APPENDIX 1 – COPY OF TITLE



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 1 of 1

VOLUME 02042 FOLIO 329

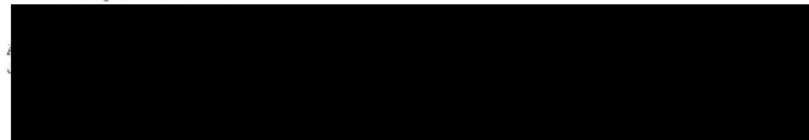
Security no : 124117184196B
Produced 05/02/2025 02:35 PM

LAND DESCRIPTION

Lot 1 on Title Plan 511881B.
Created by Application No. 024133 20/08/1888

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 3 of a total of 4 equal undivided shares
Joint Proprietors



ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP511881B FOR FURTHER DETAILS AND BOUNDARIES

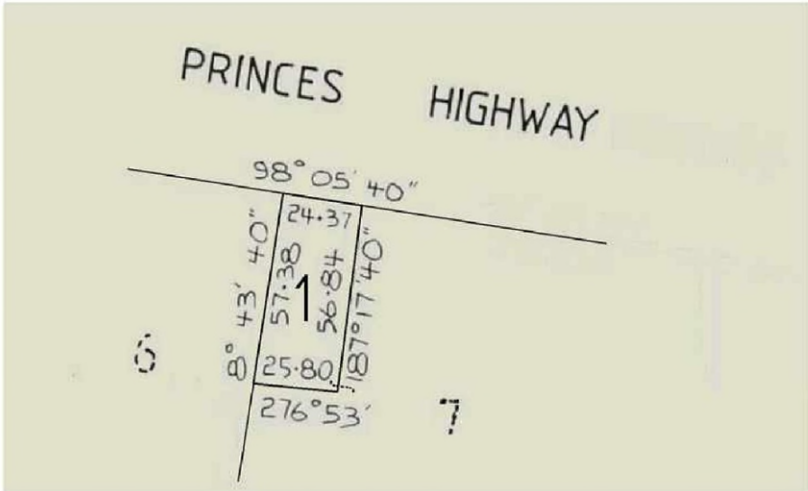
ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

10.APPENDIX 2 – COPY OF PLAN

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TITLE PLAN		EDITION 1	TP 511881B						
Location of Land Parish: WANGOOM Township: Section: 1 Crown Allotment: Crown Portion: 7 (PT) Last Plan Reference: Derived From: VOL 2042 FOL 329 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 31/05/2000 VERIFIED: HG							
 <p style="text-align: center;">AREA = 1432 m²</p>									
<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CP 7 (PT)</td> </tr> </tbody> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CP 7 (PT)	
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WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CP 7 (PT)									
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201166 x Links	Sheet 1 of 1 sheets						

11. APPENDIX 3 – PERSPECTIVE VIEWS WRITTEN STATEMENT

Prepared By: James Course
Qualification: Advanced Diploma of Building Design (Architectural)
Including: BUIL5922 – Undertake site survey and analysis to inform design process

Software: Adobe Photoshop Creative Cloud
Informed by: Site features and measurements plan prepared in Autodesk Revit 2018

Methodology: Relevant data obtained from site measure up performed by James Course in conjunction with topographical maps from various online sources:
services.land.vic.gov.au/maps &

Perspective View 01: Camera: iPhone 14
Type: Digital
Lens Size: 27mm
Angle: Landscape – Parallel to ground
Date: 25/11/2024
Time: 05:40pm
Height Above Ground: 1600mm
Modified elements: Nil
Assumptions: Height and Length are relative to the documented site features plan; however definitive accuracy cannot be guaranteed.

Perspective View 02: Camera: iPhone 14
Type: Digital
Lens Size: 27mm
Angle: Landscape – Parallel to ground
Date: 25/11/2024
Time: 05:40pm
Height Above Ground: 1600mm
Modified elements: Nil
Assumptions: Height and Length are relative to the documented site features plan; however definitive accuracy cannot be guaranteed.

12. APPENDIX 4 – CLAUSE 52.05

The relevant requirements for advertising signage are set out in Clause 52.05, which outlines that the following items must be addressed:

Site Context Report

Included on page A01 & A02 of the town planning documentation.

Location for Proposed Sign

Included on page A02 of the town planning documentation.

Location and Size of Existing Signage on the Site

There is existing roof signage on the subject site, advertising the current occupier of the front business on the subject site. This is shown below:



Location and Form of Existing Signage on Abutting Properties

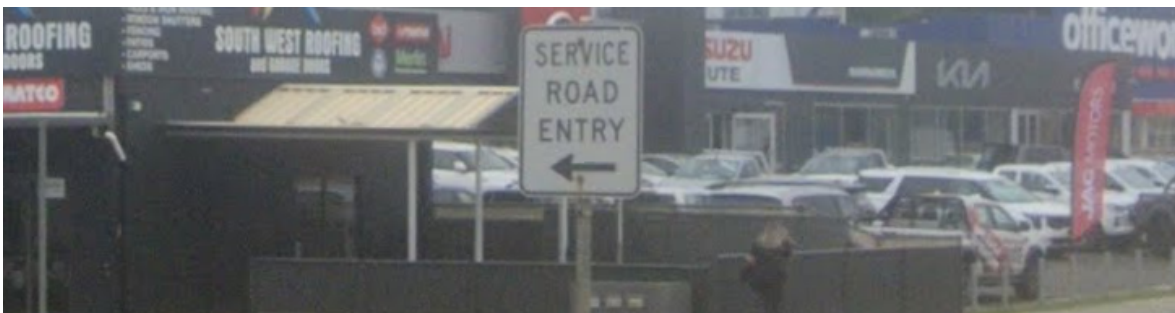
On the abutting properties is large pylon signage.





The Location of Closest Traffic Control Signs

The closest traffic control sign is sign alerting drivers to the service road that provides access to the subject site off the Highway.



View Lines or Vistas Which May Be Affected by the Proposed Sign:

There are no important views or vistas impacted by the proposed sign which is freestanding on private property.

Dimensions, Height Above Ground Level and Extent of Projection of the Proposed Sign

Included on page A03 of the town planning documentation.

Height, Width & Depth of the Total Sign Structure Including Method of Support and any Associated Structures Such as Safety Devices and Service Platforms

Included on page A03 of the town planning documentation.

Details of Associated On-Site Works

Installation of steel structure in line with engineer's specifications, steel erection via crane (no onsite welding, all bolted together), installation of cladding/display face fixed on to steel structure.

Details of any Form of Illumination Including Details of Baffles and the Times at Which the Sign Would be Illuminated

The proposed sign is to be electronic on the eastern elevation, refer to appendix 6 for further information on the lighting. It would be switched off from Midnight to 4am.

The Colour, Lettering Style and Materials of the Proposed Sign

Included on page A03 of the town planning documentation.

The Size of the Display (Total Advertising Area Including all Sides of a Multi-Sided Sign)

Included on page A03 of the town planning documentation. Also referenced in section 5.1 of this report.

The Location of any Corporate Logo Box and Proportion of Display Area Occupied by such a Logo Box

Included on page A03 of the town planning documentation.

Any Landscaping Details

No additional landscaping details.

A Description of the Existing Character of the Area Including Built Form and Landscapes

Refer to section 4 of this report.

The Location of any Other Signs Over 18 Square Metres, or Scrolling, Electronic or Animated Signs Within 200 Metres of the Site

The closest digital major promotion sign is just under 4km in the central area of Warrnambool, at the corner of Liebig and Koroit Street. There is no sign of a similar nature within 200m of the site.



Any Existing Identifiable Advertising Theme in the Area

As shown above and in Appendix 5, the majority of properties along this stretch of Raglan Parade have medium to large sized business identification signage. This signage is the key source of colour and vitality in this precinct. This signage comes in many forms and sizes – with a mixture of medium-large scale business identification and promotion signage. These signs are a mixture of wall mounted,

awning fascia and under awning signs. Images of typical signage are shown in Appendix 5.

Photo Montages or a Streetscape Perspective of the Proposed Sign

Included on page A04 of the town planning documentation.

Level of Illumination

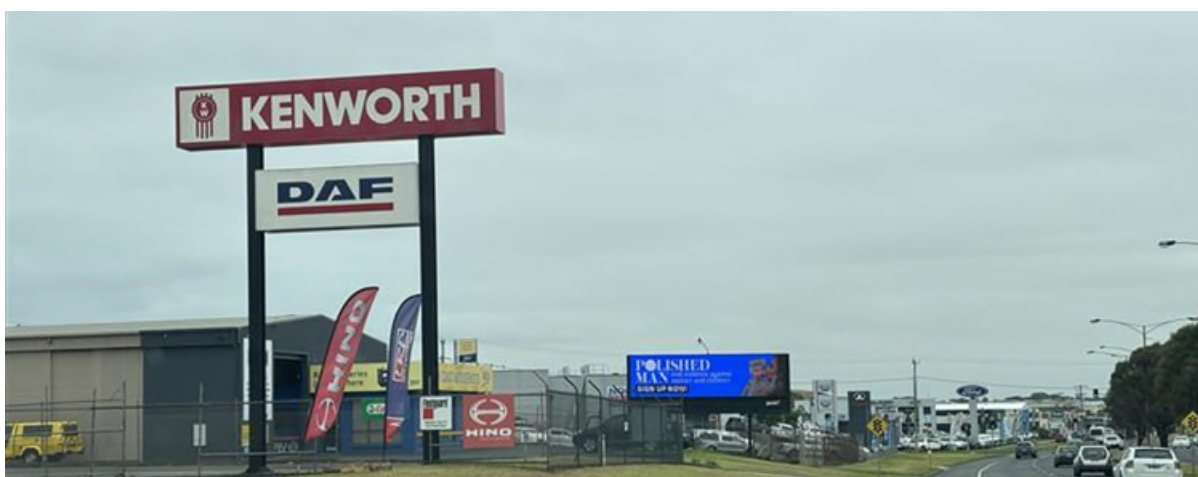
Please refer to appendix 6 for further information on the lighting.

The Relationship to any Significant or Prominent Views and Vistas

As identified above, the proposal is deemed as having no effect on any significant views or vistas.

In summary, the proposal is representative of the guidelines set out in clause 52.05. The proposal is characteristic to the scale of the surrounding context of built form. The impacts on any important or significant views are negligible.

13. APPENDIX 5 – SURROUNDING SIGNAGE & BUILT FORM





















14.APPENDIX 7 – VICROADS TEN POINT CHECKLIST

No.	Item	Comment/Response
01	Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property.	The proposed sign is mounted to a freestanding structure away from the carriageway.
02	Obstructs a driver's view of a traffic control device, or is likely to create a confusing or dominating background which might reduce the clarity or effectiveness of a traffic control device.	The sign will not obstruct any views, and standard conditions for electronic signs will ensure it has no impact on the effectiveness of nearby traffic control devices.
03	Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.	The electronic screen adjusts brightness depending on the time of day to ensure there are no brightness issues.
04	Is at a location where particular concentration is required, such as a high pedestrian volume intersection.	Our assessment is there are no features nearby which may require particular concentration.
05	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.	The advertising face is reviewed under strict guidelines to ensure no traffic control symbolism exists.
06	Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic.	Not considered to be an issue.
07	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.	It is understood that the proposed sign would not have any traffic control symbolism or directional advice to drivers.
08	Is within 100 metres of a rural railway crossing.	The proposal is not within 100m of a railway crossing.
09	Has insufficient clearance from vehicles on the carriageway.	The proposal will not effect the current clearance conditions on the subject site.
10	Could mislead drivers or be mistaken as an instruction to drivers.	As is outlined above, strict guidelines are adhered to in order to ensure advertising faces do provide instructions to drivers.

15. APPENDIX 6 – BRIGHTNESS

Luminance Level

The sign will be installed with a two-way brightness sensor, which is programmed with the following settings:

LUMINANCE LEVELS FOR DIGITAL ADVERTISEMENTS		
Lighting Condition	Dimming Level to achieve compliance	Max Permissible Luminance (cd/m2)
Full Sun on face of Signage	100 %	No Limit
Day Time Luminance (typical sunny day)	85.7%	6000
Morning and Evening Twilight and Overcast Weather	10 %	700
Nighttime	5%	350

The dimming % is based on a maximum calibrated screen brightness of 7000 cd/m2. The above adjustments have been calculated to comply with the maximum allowable veiling luminance of 0.25 cd/m2.

Maintenance & Display Issues

We have several systems in place to help mitigate any potential issues, as well as rectification measures in place. As follows:

- Operating System: Is set up with remote access, which can be shot off via our online portal.
- Switchboard: It set up (through a different system), where we can turn the power supply on/off to the whole billboard at any stage.
- Screen: The individual LED panels have background sensors which report any malfunctions or content issues.
- Camera: We also install a camera, which is a secondary failsafe. This is reviewed against scheduled content to ensure it aligns.

These measures ensure we catch any potential issues early, and can rectify them through a few different solutions.

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

Page 1 of 1

VOLUME 02042 FOLIO 329

Security no : 124117184196B
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SEE TP511881B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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ADVERTISED

Imaged Document Cover Sheet

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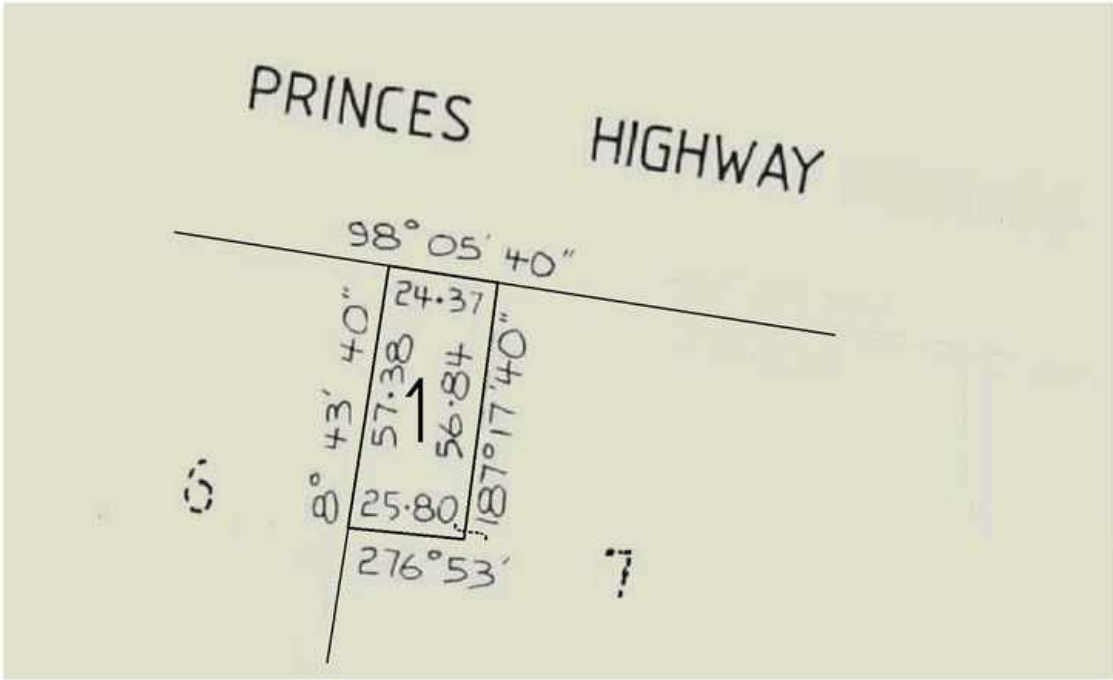
Document Type	Plan
Document Identification	TP511881B
Number of Pages (excluding this cover sheet)	1
Document Assembled	06/12/2024 11:26

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TITLE PLAN		EDITION 1		TP 511881B						
Location of Land Parish: WANGOOM Township: Section: 1 Crown Allotment: Crown Portion: 7 (PT) Last Plan Reference: Derived From: VOL 2042 FOL 329 Depth Limitation: NIL			Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 31/05/2000 VERIFIED: HG							
 <p>AREA = 1432 m²</p>										
<table border="1"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CP 7 (PT)</td> </tr> </tbody> </table>					TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CP 7 (PT)	
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PARCEL 1 = CP 7 (PT)										
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets						