

<b>ALLOCATED OFFICER</b>	Sally Conway	
<b>DATE RECEIVED</b>	20-Apr-2016	
<b>PROPERTY NUMBER</b>	183819	
<b>PROPERTY ADDRESS</b>	14-18 Winki Way TORQUAY, VIC 3228 (Lots 312-314, PS711644P)	
<b>LOT SIZE</b>	6,743sqm	
<b>TITLE DETAILS</b>	Has a complete and current copy of title/s been submitted?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Are there any restrictions, covenants, s173 agreements on title?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Details: N/A	
	Does the application contravene any of the requirements?	Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
	Does the application site plan and subdivision plan (if relevant) correspond with the title plan/s?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<b>APPLICANT</b>	Select Planners for ALDI Stores Pty Ltd
<b>OWNER</b>	WEST COAST COMMERCIAL PTY LTD
<b>PROPOSAL</b>	Use of the Land for a Supermarket, buildings & works associated with the Use of the Land for a Supermarket, Display of Advertising Signage and Use of the Land to Sell Packaged Liquor.

<b>ZONE</b>	Industrial 3 Zone (IN3Z)
<b>ABUTTING RDZ</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>OVERLAY/S</b>	Development Plan - Schedule 3, Design and Development - Schedule 5, Development Contributions Plan – Schedule 2
<b>PARTICULAR PROVISIONS</b>	Advertising Signs Clause 52.05 Car Parking Clause 52.06 Loading and Unloading of Vehicles Clause 52.07 Licensed Premises 52.27 Bicycle Facilities 52.34
<b>VICSMART</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>INCORPORATED PLAN</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>HERITAGE</b>	Is the site listed in the Shire's Heritage Significance Study? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<b>FEES</b>	Amount: \$ 1,803.00	Paid: Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Pt <input type="checkbox"/>	Outstanding: \$ 0.00
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<b>WILL DEVELOPER INFRASTRUCTURE CONTRIBUTIONS APPLY? No</b> If yes, why:	Section 173 Agreement Creation of additional lots New commercial floor space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>WILL A COMMUNITY INFRASTRUCTURE LEVY APPLY? No</b> If yes, why:	Section 173 Agreement A lot created after 1 August 2013 More than one dwelling	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<b>PRE-APPLICATION</b>	Has there been any pre-application consultation?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Details: Extensive consultation with the Strategic Planning Unit and management.		

<b>CULTURAL HERITAGE</b>	Is the site within the cultural sensitive mapped area on GIS?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Is the proposal defined as a high impact activity?		Yes <input type="checkbox"/> No <input type="checkbox"/>
	Is a Cultural Heritage Management Plan required? Check online at <a href="http://www.aav.nrms.net.au/aavQuestion1.aspx">http://www.aav.nrms.net.au/aavQuestion1.aspx</a>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Provided <input type="checkbox"/>
	Is referral/notice to AAV considered appropriate?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>CROWN LAND</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, is Coastal Management Act consent required?	Yes <input type="checkbox"/> No <input type="checkbox"/>

## FURTHER INFORMATION REQUIRED

### Mandatory

- Landscape Plan as a permit condition.

## REFERRALS

### Referral of permit applications under local provisions - Schedule to Clause 66.04

- No referrals are required

### Notice of permit applications under State standard provisions – Clause 66.05

- No referrals are required

### Internal Referrals

Infrastructure	<input checked="" type="checkbox"/>
Environmental Health	<input checked="" type="checkbox"/>

## PUBLIC NOTICE

Is the land owned, occupied or managed by Council?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <i>If yes, must comply with Clause 67</i>	
Advertising required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, <i>why not?</i>		
Advertise by:	<input type="checkbox"/> Applicant	<input checked="" type="checkbox"/> Council	
Advertising method:	<input checked="" type="checkbox"/> Letters	Date letters sent	20/06/2016
	<input type="checkbox"/> Sign(s) on site	No. of signs required	0
		Location of signs	Property frontage
		Date signs displayed	/ /
	<input checked="" type="checkbox"/> Newspaper / Publication	<input checked="" type="checkbox"/> Surf Coast Times <input checked="" type="checkbox"/> Echo <input type="checkbox"/> Winchelsea Star	

## PROPOSAL

### Current application

The application seeks approval for Use of the land for a Supermarket, Buildings & Works associated with the Use of the Land for a Supermarket, Display of Advertising Signage and Use of the Land to Sell Packaged Liquor.

The plans considered as part of the application were submitted on 20 April 2016.

The proposal would comprise the following characteristics:

- Total floor area of 1,732sqm.
- Width of 31m (approx.) at the widest part of the building as facing Surf Coast Highway.
- Depth of 63m (approx.) at the deepest point as facing Surf Coast Highway.
- Maximum height of 8.79m above natural ground level.
- Boundary setbacks: East boundary (front setback) 9.0 metres to building, 8.0 metres to car park; North boundary (side setback) 1.0 metre to building; South boundary (side setback) 47.5 metres to roof canopy of building; West boundary 5.7 metres to building.
- Access would be via a single entrance off Winki Way. Both customer vehicles and service vehicles would use this entrance.
- Car parking is provided to the south of the proposed store. 100 spaces are proposed including two disabled spaces and four staff parking spaces.

The external building materials would be as follows:

- Walls - concrete panels and window glazing.
- Roof – Colorbond sheeting – “Surfmist”
- Windows – powder coated aluminium frames ‘Olde Pewter’.

The application does not involve the removal of native vegetation.

**Amendments to application prior to notice** *check that proposal description is accurate in Approve*

The application was amended prior to notice on 27 May 2016 to remove all reference to proposed pole signs.

**Amendments to application after notice**

The application was not amended after notice.

## **SITE AND SURROUNDING AREA**

### **Location Map**



The subject land has an area of 6,743sqm, with a frontage of 86.45m and a depth of 78m (3 lots combined). The site is located on the west side of Winki Way, which is a locally managed service road running parallel to the Surf Coast Highway. Winki Way and the Surf Coast Highway are separated by a landscape verge that is just over 20 metres wide.

The site is currently vacant and is part of a new subdivision within the West Coast Business Park. Immediately adjoining land to the north, west and south also form part of the newest subdivision within the West Coast Business Park and the land is currently also vacant. Further to the north, fronting Winki Way and the Surf Coast

Highway are a number of businesses including Modom Surf Head Office and Warehouse, Easterly Furniture, a Reece plumbing centre and a Bunnings hardware store.

Approximately 200 metres to the south, the zone changes to the Low Density Residential Zone (LDRZ). Land within the LDRZ is yet to be developed.

Land to the east of the Surf Coast Highway is currently vacant, but zoned for future residential development.

## SURF COAST PLANNING SCHEME PROVISIONS

### Industrial 3 Zone – IN3Z *last updated VC100*

Clause	Requirement	Proposal	Permit required
<b>Clause 52.03 Use of land</b>	Land identified in the Schedule to this clause may be used or developed in accordance with the specific controls contained in the incorporated document corresponding to that land. Schedule to Clause 52.03 includes the incorporated document 'Lots 312-314, PS711644P, Winki Way, Torquay – West Coast Business Park, April 2016'.	The application proposes a use in accordance with the incorporated document.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Incorporated Document 'Lots 312-314, PS711644P, Winki Way, Torquay – West Coast Business Park, April 2016'</b>	Varies the requirements of Clause 33.03-1 (Table of Uses) for Lots 312-314, PS711644P, Winki Way, Torquay to include 'Supermarket' as a Section 2 – Permit Required Use on the condition that the leasable floor area does not exceed 1800 square metres. An application must accord with all other provisions of Clause 33.03 'Industrial 3 Zone'.	The application proposes to use the land for a supermarket of less than 1800 square metres.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Clause 33.03-4 Buildings &amp; works</b>	<i>A permit is required to construct a building or construct or carry out works.</i> <i>This does not apply to:</i> <ul style="list-style-type: none"> <li><i>A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.</i></li> <li><i>A building or works which are used for crop raising, extensive animal husbandry or informal outdoor recreation.</i></li> <li><i>A rainwater tank with a capacity of more than 4500 litres if the following requirements are met:</i> <ul style="list-style-type: none"> <li><i>The rainwater tank is not located within the building's setback from a street (other than a lane).</i></li> <li><i>The rainwater tank is no higher than the existing building on the site.</i></li> </ul> </li> <li><i>The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.</i></li> </ul>	The application proposes to develop the land for a supermarket of less than 1800 square metres.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Clause 33.03-5 Advertising signs</b>	<i>Advertising sign requirements are at Clause 52.05. Category 2 requirements apply.</i>	3x internally illuminated signs - 4.8sqm each. 2x business identification signs - .192 sqm each. 1x internally illuminated sign - 1.68sqm. 1x internally illuminated sign – 1.73sqm.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

		1x internally illuminated, poster box style, poster box sign – 2.15m high with an advertisement area of 1.96sqm Total signage area = 20.15sqm	
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## Design and Development Overlay - Schedule 5

### Industrial Areas (DDO5) last updated C102

Clause	Requirement	Proposal	Permit required
Clause 43.02-2 combined with Schedule 5 Buildings and works	A permit is required to construct a building or to construct or carry out works, other than an outdoor swimming pool associated with a dwelling.	The application proposes to develop the land for a supermarket of less than 1800 square metres.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Schedule 5: 2.0 Buildings and works requirements	<b>Building design</b> In the West Coast Business Park, Torquay development should achieve design excellence for facades visible from the Surf Coast Highway. Development proposals must demonstrate how they will contribute to the attractiveness of the entrance to Torquay	<b>Assessment</b>	
	Buildings should be designed to: <ul style="list-style-type: none"> <li>provide interest in elevations with detail and articulation</li> <li>identify and emphasise the main entry</li> <li>utilise glass and other feature materials to provide for articulation of walls which are visible from streets</li> <li>have a lightweight, disaggregated appearance where visible from streets and public places</li> <li>allow for signage to be integrated with the built form.</li> </ul>	<p>The store has been designed with extensive glazing on the elevation facing Winki Way (and thus the Surf Coast Highway).</p> <p>It is recognised that the building will be well set back from the Surf Coast Highway with both a service road and landscaping buffer between the development and the Highway.</p> <p>The proposal does however include an 8m wide by 8.7m high feature tower to the northern end of the site, without any glazing denoting possible "Lifestyle Graphics to be confirmed". This may present an opportunity to incorporate an 'art wall' or other design feature that could contribute to enhancing the attractiveness of the entry to Torquay. This wall also includes a proposed ALDI internally illuminated sign of 4.8sqm.</p>	
	Buildings on corner lots should be designed to emphasise the corner with a clear, strong design. Facades should address both streets.	N/A	
	Buildings should be designed to bring more 'people intensive' uses such as the office component, to the front.	The proposed entrance is located on the southern elevation at the eastern end of the building. Combined with the extensive glazing on the northern elevation enabling the entrance to be seen from the frontage, this is considered an adequate response to this design guideline.	
	Buildings should be designed to integrate all	Storage and utility areas are proposed	



	<i>storage and utility areas.</i>	for the western side of the building, integrating fully with the store.
	<i>Building colours should be subdued or recessive as opposed to bright, reflective eyecatching colours.</i>	The colours are considered appropriate for the site context.
	<i>Any rooftop plant, lift over-runs, service entries, communication devices and other technical attachments should be designed and located on the building so as not to detract from its appearance or be visible for pedestrians in the street.</i>	All rooftop plant is to be located within the tower element and would not be visible from the street.
	<i>Exterior components of plumbing, heating, cooling and ventilation systems should be designed to be integrated into the architecture and not be visible from the street.</i>	The electrical substation is proposed to sit in front of the tower element facing Winki Way. The proponent has suggested this could be screened with "Lifestyle Graphics". It is considered that this presents a good opportunity to install a design feature to add to the attractive of the entry to Torquay.
	<i>Building designs should maximise the incorporation of environmental sustainability principles and techniques.</i>	Adequate. Significant areas of glazing on the east (Winki Way frontage) and south elevations will ensure high levels of natural light into the building.
	<i>All site and building envelope design should maximise solar access in those parts of the site where there will be a high level of human activity.</i>	As above.
	<i>Development of land abutting a non-industrial zone must:</i> <ul style="list-style-type: none"> <li>▪ Ensure good daylight and solar access to adjacent residential dwelling windows and primary areas of private open space.</li> <li>▪ Minimise impact of overbearing scale.</li> </ul>	N/A
	<i>Buildings adjoining non-industrial zones should be designed to minimise noise transfer through the use of masonry, brick and similar noise attenuating materials.</i>	N/A
	<b>Building height</b>	<b>Assessment</b>
	<i>Buildings should not exceed a height above natural ground level of:</i> <ul style="list-style-type: none"> <li>▪ 12 metres on lots within the West Coast Business Park, Torquay which are more than 150 metres from the Surf Coast Highway road reserve; and</li> <li>▪ 8 metres for land within 150 metres of the Surf Coast Highway road reserve. · 8 metres in all other areas.</li> </ul>	In large part, the proposed supermarket will be 5.8m high and single storey. There is a proposed tower element, approximately 90sqm in area which would be 8.79m above natural ground level. This is considered appropriate in the context of the overall development, providing the building with a more disaggregated appearance and also presenting the opportunity for a feature design element as noted above.
	<b>Building siting</b>	<b>Assessment</b>
	<i>All buildings should have a minimum front street (narrow frontage) setback of:</i> <ul style="list-style-type: none"> <li>▪ 20 metres from a road designated as Category 1 in a Road Zone.</li> <li>▪ 10 metres in the Anglesea Industrial Estate.</li> <li>▪ 8 metres in the West Coast Business Park, Torquay.</li> <li>▪ 6 metres in all other cases.</li> </ul>	Proposed 9m setback – complies.
	<i>Corner allotments with a side street (long frontage) should have a minimum setback of 4 metres.</i>	N/A
	<b>Landscaping</b>	<b>Assessment</b>
	<i>In the West Coast Business Park, Torquay provision is to be made for the landscape areas in</i>	Proposed frontage landscape area is 8m wide. Complies.

	<p>accordance with Map 1 to this Schedule (exclusive of any approved access):</p> <ul style="list-style-type: none"> <li>Within the front street (narrow frontage) setback a minimum depth of 8 metres along the entire frontage.</li> <li>Within the side street (long frontage) setback a minimum depth of 4 metres along the entire sideage.</li> </ul> <p>On land abutting the Surf Coast Highway a visual landscape buffer a minimum depth of 4 metres along that boundary.</p>	
	<p>The landscape areas should be designed to:</p> <ul style="list-style-type: none"> <li>Frame and soften buildings, reducing the apparent bulk or mass of the building.</li> <li>Reduce the visual impact of car parking and other hard surface or storage areas whilst allowing surveillance of car parking and safe sightlines.</li> </ul> <p>Provide shade and shelter.</p>	Formal landscape plan required as condition of permit.
	<ul style="list-style-type: none"> <li>Landscaping areas should not be used for car parking, loading and/or storage.</li> </ul>	Complies.
	<ul style="list-style-type: none"> <li>The landscaping should be designed to provide a unified and cohesive appearance and planting must be of sufficient height, density and mix, using predominantly locally indigenous plants listed in Table 1 to this Schedule, to achieve the effect of framing and softening buildings within the streetscape.</li> </ul>	Formal landscape plan required as condition of permit.
	<p>Island planting beds should:</p> <ul style="list-style-type: none"> <li>Be provided at least every 10 parking spaces.</li> <li>Have a minimum dimension of 2.5 metres back of kerb to back of kerb.</li> <li>Contain a minimum of one tree capable of providing shade</li> </ul>	Formal landscape plan required as condition of permit.
	<p>Landscape areas should be protected from accidental trafficking or vehicle damage by utilising 150mm minimum height kerbs and/or traffic bollards.</p>	Formal landscape plan required as condition of permit.
	<p><b>Parking and site access</b></p>	<p><b>Assessment</b></p>
	<ul style="list-style-type: none"> <li>The standard number of car parking spaces required by the Car Parking provisions of the scheme (clause 52.06) for the development should not be reduced.</li> </ul>	The requirement is 5 spaces per 100sqm of leasable floor area. This would equate to 87 car parking spaces. The development proposes 100 spaces. Complies.
	<p>In the West Coast Business Park, Torquay vehicular access to individual lots must be provided from internal roads within the Estate. Access directly from Surf Coast Highway will not be permitted</p>	Access is from Winki Way. Complies.
	<p>Parking areas should be designed and located to minimise the visual impact on the street and adjoining properties.</p>	Parking is proposed to be located across the southern half of the site. It would be screened with an 9 metre landscape strip from Winki Way. A proposal for a Coles Express Service Station is being considered for land immediately to the south of the subject site. It is not considered that the proposed ALDI car parking would reduce the amenity of the proposed service station. Complies.
	<p>Parking areas should meet the following setbacks:</p>	Parking is proposed more than 8

	<ul style="list-style-type: none"> <li>In the West Coast Business Park, Torquay a minimum of 8 metres from a front street and 4 metres from a side street.</li> </ul> <p>In all other areas, a minimum setback of 3 metres from the front boundary and 1.5 metres from other boundaries.</p>	metres from Winki Way. Complies.
	Site access points should be located to provide for safe vehicle movements and to minimise conflicts with through traffic, intersections and pedestrian routes.	Complies.
	Vehicular entry should be restricted to one driveway per lot, with a maximum crossover width of 6 metres.	One driveway with crossover width of 10 metres proposed. Complies.
	<ul style="list-style-type: none"> <li>Passenger vehicle parking and access should be designed to enable vehicles to enter and exit the site in a forward motion.</li> </ul>	Complies.
	<b>Loading and service areas</b>	<b>Assessment</b>
	Facilities should be designed to allow all loading and servicing to be contained within the site and without disruption of traffic flows on abutting roads.	Complies.
	Loading areas should be designed to minimise adverse impact on the streetscape (particularly street trees) and street function (on-street parking).	Loading area will not be visible from Winki Way. Complies.
	Where the floor area of a building exceeds 2600 square metres, loading and service areas and associated manoeuvring space should be designed to be separated from car parking and circulation areas.	N/A
	<b>Outdoor storage</b>	<b>Assessment</b>
	Goods and materials should be stored indoors unless this is impractical or unsafe	Complies.
	Outdoor storage areas should be designed so as not to be visible from public roadways or publically accessible areas.	Storage area will not be visible from Winki Way. Complies.
	The location of outdoor storage areas within designated front and side street setbacks or within landscape areas is strongly discouraged.	Complies.
	Refuse storage areas should be:	Permit condition required.
	<ul style="list-style-type: none"> <li>Large enough to contain all refuse generated on site between collections.</li> <li>Located to provide clear and convenient access for refuse collection vehicles and a convenient depository for refuse generated on site.</li> </ul> <p>Screened from view from public roadways or publically accessible areas</p>	
	<b>Lighting</b>	<b>Assessment</b>
	Lighting should be designed to provide adequate security for people and property.	Complies.
	<ul style="list-style-type: none"> <li>Lighting should be designed to prevent spill-over into adjacent properties where this may cause annoyance or detrimental impact.</li> </ul>	Complies.
	<b>Fencing</b>	<b>Assessment</b>
	Fencing should be unobtrusive and visually 'recessive' and should:	1.8m timber fencing proposed for all three boundaries other than the frontage.
	<ul style="list-style-type: none"> <li>Blend with the building design detail.</li> <li>Not be overbearing in scale.</li> </ul> <p>Integrate with the landscaping.</p>	
	Front fencing should be setback in line with the front or side wall of the building or, where there is no building, in accordance with the building setback provisions of this Schedule.	N/A



	Requirement	Proposal	
	Assessment		
	<p>Advertising sign requirements are at Clause 52.05. Category 3 requirements apply, except for land at Lots 129, 130, 131, 132, 133, 134, 135 and 136</p> <ul style="list-style-type: none"> <li>on Plan of Subdivision 602894X, Surf Coast Highway, Torquay where Category 2 requirements apply</li> </ul>	<p>3x internally illuminated signs - 4.8sqm each.</p> <p>2x business identification signs - .192 sqm each.</p> <p>1x internally illuminated - sign 1.68sqm.</p> <p>1x internally illuminated sign – 1.73sqm.</p> <p>1x internally illuminated, poster box style, poster box sign – 2.15m high with an advertisement area of 1.96sqm</p> <p>Total signage area = 20.15sqm</p>	
	Advertising signs requirements		
Clause	<p>Signs are encouraged to be attached flat to a building and be:</p> <ul style="list-style-type: none"> <li>Proportional to the scale of the building, not dominating the façade, parapets or walls.</li> <li>Integrated with the design of the building in terms of shape, colour and graphics, adding to the architectural style of the building.</li> <li>Sited below the roof line.</li> </ul> <p>Modest in size and quantity</p>		Permit required
Clause 43.02-4 Advertising signs	Illuminated signs, promotion signs and reflective signs are strongly discouraged		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DDO5; 4.0	<p>Where illuminated signs are deemed appropriate, these may only operate between the hours of 5.00 am and 9.00 pm</p> <p>A freestanding sign or pole sign should only be considered where buildings are not readily visible from the street, such as in a multi-occupancy site. Such signs should:</p> <ul style="list-style-type: none"> <li>Identify the business occupying the site only.</li> <li>Be fixed to a permanent support structure other than a perimeter fence.</li> <li>Be of modest height, preferably low to the ground, such that it does not dominate in the streetscape, and should generally not exceed 4 metres in height.</li> </ul>	<p>It is proposed to limit the operation of internally illuminated signs to business hours: 8.30am-8.00pm. Complies.</p> <p>An internally illuminated, poster box style sign (freestanding) is proposed near to the store entrance. It is considered to be appropriate in the context of the store and will not be readily visible from Winki Way. Complies.</p>	
	Signs attached to fences are strongly discouraged.	N/A	

## Development Contributions Plan Overlay – Schedule 2 (DCP02)

### Torquay Jan Juc Development Contributions Plan last updated C57

Clause	Requirement	Proposal	Levies payable
Clause 45.06-1 combined with Schedule 2: 3.0 DCP	<p>A permit granted must:</p> <ul style="list-style-type: none"> <li>Be consistent with the provisions of the relevant development contributions plan.</li> </ul>	<p>Charging area: 12</p> <p>Development Infrastructure levy: 0.00</p> <p>Community Infrastructure levy: 0.00</p>	No levy payable.

## Particular Provisions

The following particular provisions are considered in respect to this application:

Provision	Permit triggers/Requirements	Permit Required/ Applicable
52.05 Advertising signs	Check Zone and overlay provisions for relevant Category	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

52.06 Car parking	The table at Clause 52.06-5 sets out the number of car spaces required for uses not covered by a car parking requirement for a use specified under another provision of the planning scheme or a schedule to the Parking Overlay.  A permit may be granted to reduce or waive the number of car spaces required.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
52.07 Loading and Unloading of Vehicles	<i>No building or works may be constructed for the manufacture, servicing, storage or sale of goods or materials unless:</i> <ul style="list-style-type: none"> <li>Space is provided on the land for loading and unloading vehicles as specified in the table to Clause 52.07.</li> <li>The driveway to the loading bay is at least 3.6 metres wide. If a driveway changes direction or intersects another driveway, the internal radius at the change of direction or intersection must be at least 6 metres.</li> <li>The road that provides access to the loading bay is at least 3.6 metres wide.</li> </ul> A permit may be granted to reduce or waive these requirements if either: <ul style="list-style-type: none"> <li>The land area is insufficient.</li> <li>Adequate provision is made for loading and unloading vehicles to the satisfaction of the responsible authority.</li> </ul>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
52.34 Bicycle Facilities Clause	A permit may be granted to vary, reduce or waive any requirement of Clause 52.34-3 and Clause 52.34-4.	No variation/waiver sought. Complies.

## State Planning Policy Framework

The following State policies have been considered with respect to this application:

- Clause 11.01 Activity Centres
- Clause 11.05 Regional development
- Clause 13.04 Noise and air
- Clause 15.01 Urban environment
- Clause 15.02 Sustainable development
- Clause 17.02 Industry
- Clause 19.03 Development infrastructure

## Local Planning Policy Framework

The following provisions from the LPPF are considered in respect to this application:

- Settlement, Built Environment, Heritage and Housing – Clause 21.02
- Environmental Management – Clause 21.03
- Torquay-Jan Juc Strategy - Clause 21.08
- Streetscape and Landscaping Policy – Clause 22.02
- Industrial Development Policy – Clause 22.05

## General Provisions

62 Exemptions	<i>Are there any exemptions relevant to the proposal? If yes, discuss</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
65 Decision guidelines	<i>Does the proposal meet the following relevant decision guidelines? If no, discuss</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

## Relevant Incorporated Documents

The proposal complies with the Incorporated Document - Lots 312-314, PS711644P Winki Way, Torquay West Coast Business Park April 2016.

The following relevant documents have been considered during the assessment of this application:

- Torquay and Jan Juc Structure Plan (2007)
- Sustainable Futures Torquay-Jan Juc (2012)
- Torquay Jan Juc Retail Strategy (2011)

### **Relevant Planning Scheme Amendments**

This application is part of a Section 96A application for Planning Scheme Amendment C115 and planning permit application 16/0159.

### **OBJECTIONS**

The application received one objection. It is discussed in the Council report.

### **DISCUSSION OF KEY ISSUES**

The submission received in relation to Amendment C115 and planning permit application 16/0159 was objecting to the policy change proposed by the Amendment and not specific aspects of the architectural plans.

With regard to the planning permit application it is considered that the proposal generally complies with the provisions of the Surf Coast Planning Scheme as discussed above. The store has been designed with extensive glazing on the elevation facing Winki Way (and thus the Surf Coast Highway). It is recognised that the building will be well set back from the Surf Coast Highway with both a service road and landscaping buffer between the development and the Highway.

The proposal does however include an 8m wide by 8.7m high feature tower to the northern end of the site, without any glazing denoting possible "Lifestyle Graphics to be confirmed". This may present an opportunity to incorporate an 'art wall' or other design feature that could contribute to enhancing the attractiveness of the entry to Torquay. This wall also includes a proposed ALDI internally illuminated sign of 4.8sqm. The electrical substation is proposed to sit in front of the tower element facing Winki Way. It is recommended that a condition be included on the planning permit requiring the provision of an art wall on this elevation that screens the proposed substation and provides a design unique to the Torquay context.

### **CONCLUSION**

On balance the application is considered appropriate subject to the provision of amended plans as set out in the draft planning permit.

It is recommended that a permit be granted for Use of the Land for a Supermarket, Buildings & Works associated with the Use of the Land for a Supermarket, Display of Advertising Signage and Use of the Land to Sell Packaged Liquor subject to conditions.