

# **GLENELG PLANNING SCHEME**

Incorporated Document

3013 Henty Highway, Heywood

Service Station Signage

August 2020

This document is an incorporated document in the Glenelg Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

## **INTRODUCTION**

This document is an Incorporated Document in the Schedule to Clause 45.12 and the Schedule to Clause 72.04 of the Glenelg Planning Scheme.

The land identified in the document may be developed in accordance with the specific controls contained in the document. The specific controls may exclude other controls in the Glenelg Planning Scheme.

In the event of any inconsistency between the site specific controls contained within this document and any provisions in the Glenelg Planning Scheme, the site specific controls contained within this document will prevail.

## **ADDRESS OF THE LAND**

The land subject to this document is Lot 1 PS821538, known as 3013 Henty Highway, Heywood.

## **THIS DOCUMENT ALLOWS**

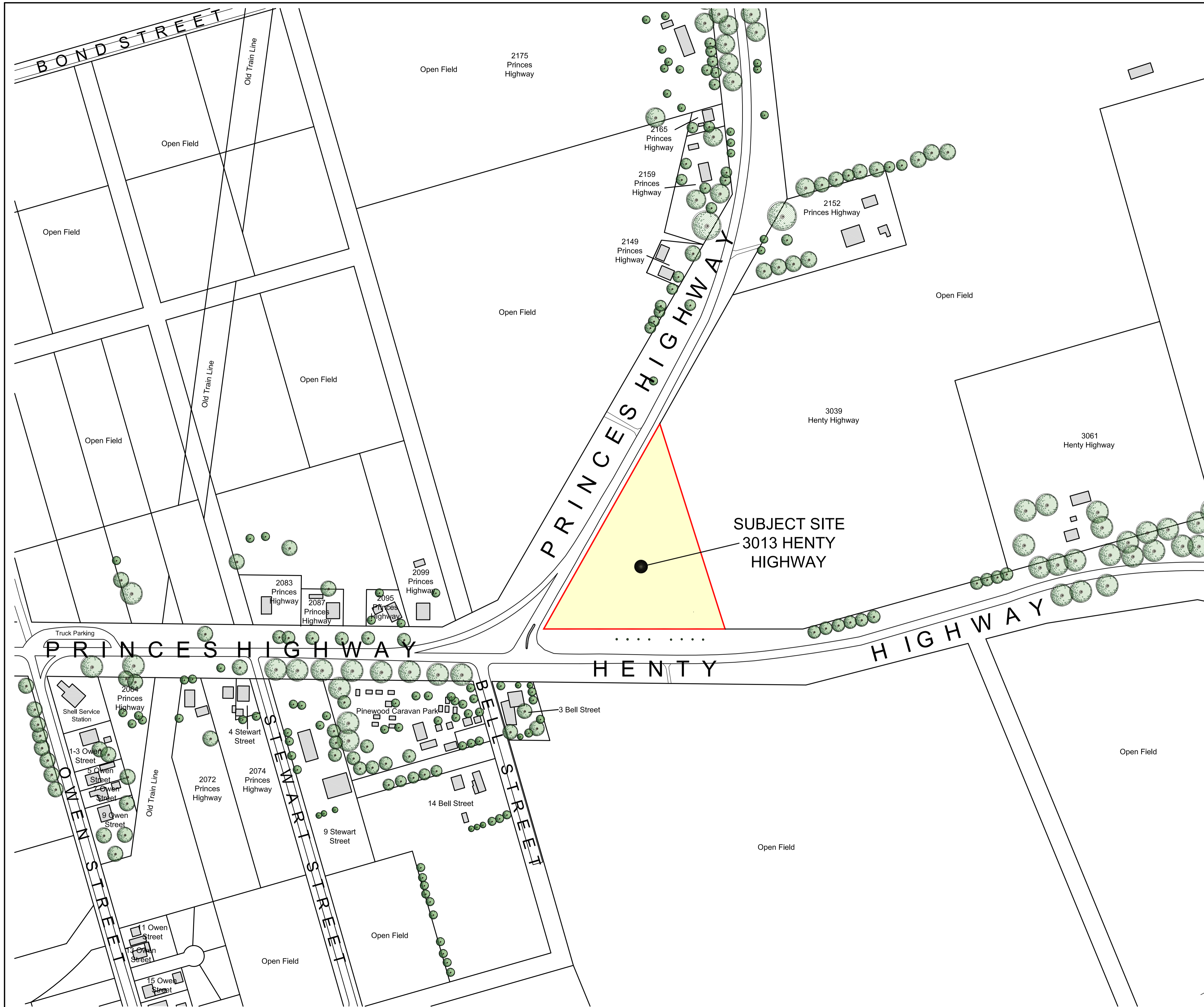
The development of the land for the installation and display of signage generally in accordance with signage plans marked TP01, TP02, TP03, TP04, TP05 and TP06, project number 190312, prepared by BB Design Group Pty Ltd.

The signage plans form part of this document.

## **THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT**

1. The development, including the location, size, material of construction, colours, wording and degree of illumination of the signs, must be carried out generally in accordance with the Incorporated Document and associated signage plans.
2. The location, size, material of construction, colours, wording and degree of illumination of the signs, must not be altered or modified in any way without the written consent of the responsible authority.
3. The signs hereby permitted must not contain any flashing light.
4. All signs must be constructed to the satisfaction of the responsible authority and maintained to the satisfaction of the responsible authority.

**END OF DOCUMENT**



Site Context Plan Scale 1:2000

No.	DATE	DESCRIPTION	APPD.
A	15/10/2019	TOWN PLANNING ISSUE	M.C.

**TOWN PLANNING ISSUE**  
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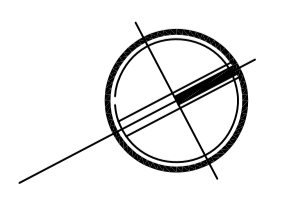


PROJECT  
**PROPOSED SERVICE STATION DEVELOPMENT**  
AT: 3013 HENTY HIGHWAY,  
HEYWOOD

CLIENT  
**WD CO PTY LTD**

DRAWING TITLE  
**SITE CONTEXT PLAN**

DATE	SCALE	DRG NO.
OCT 2019	1:2000	TP01
DRAWN	CHECKED	JOB NO.
M.C.	B.B.	190312

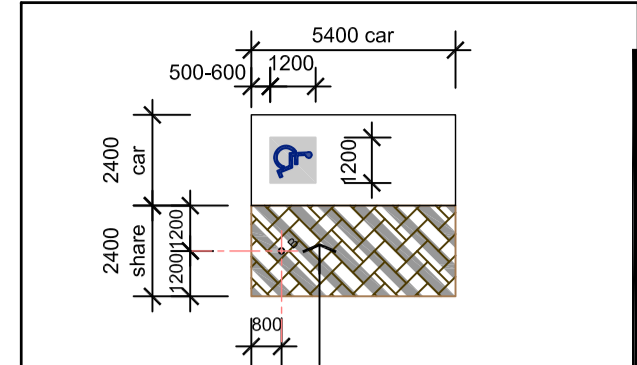


**AREA ANALYSIS:**

TOTAL SITE AREA	= 22,628.70m <sup>2</sup>
<b>PROPOSED BUILDING:</b>	
Truck Pump Canopy =	320.00m <sup>2</sup>
Car Pump Canopy =	580.00m <sup>2</sup>
Convenience Store =	240.00m <sup>2</sup>
TOTAL PROPOSED BUILDING	1,140.00m <sup>2</sup>
SITE COVERAGE:	5.10%

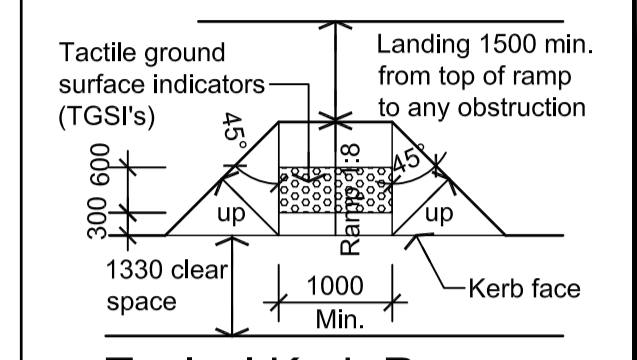
**CARPARK ANALYSIS**

CONVENIENCE STORE : 240.00m <sup>2</sup>
Carspaces Required: 10 per Premise.
TOTAL CARSPACE REQUIRED : 10
TOTAL CARSPACE PROVIDED: 10
TOTAL TRUCK SPACE PROVIDED: 10

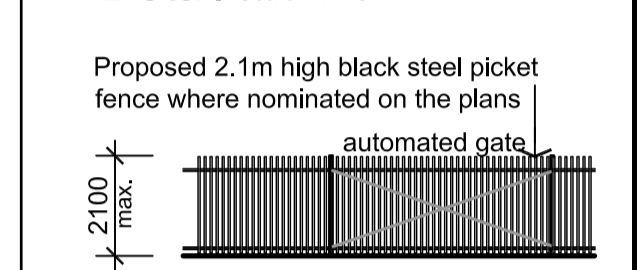


Prop. disabled carspace 2400 x 5400 each with 2400mm wide shared area. Detailed signage to be prov. in acc. with AS1428.1 / 2890.6

**Disabled Carspace Detail**  
Scale: N.T.S



**Typical Kerb Ramp Detail**  
Scale: N.T.S



**Typical Front Fence Detail**  
Scale: N.T.S

**LANDSCAPE DESIGN**  
REFER TO LANDSCAPE PLAN PREPARED BY ETCHED PROJECTS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY VEGETATION REQUIREMENTS.

**DISABLED STANDARD NOTES:**

Signage to designated car spaces to be in accord. with AS 1428.1 and 2890.6

Maximum cross-fall to designated car spaces for persons with disabilities not to exceed 1:40 in both directions.

Drainage grates not to be in path of travel b/w designated car space for persons with disabilities and any paths to entry doors.

Provide level transition b/w car space and landing to entry doors.

If any door closers are fitted to any door requiring accessibility, then the force to open not to exceed 20N.

Disabled amenity room size and internal fit-out to comply with AS 1428.1:2009.

Cross-fall on designated car spaces, paths and level landings at entry doors not to exceed 1:40.

All door circulation spaces & disabled amenities to comply with AS1428.1:2009.

All Pavement pathways are to be flush with roadways and parking areas with otherwise disabled compliant kerb ramps are to be provided.

All entry & internal doors to provide minimum 850mm clear opening.

Provide level threshold at entry door/landing junction and maximum fall on landing at 1:40.

All joinery fitout to be by tenant.

Raised tactile and Braille signage to be provided in accord. with BCA D3.6 and Spec. D3.6 to all sanitary facilities with all to be positioned between 1200-1600mm on latchside of door in accordance with AS 1428.1:2009 Clause 8.1.

All Doors & handles to comply with AS 1428.1:2009 and door frame to have 30% luminance contrast to the adjacent surface. Safety decals to door leaves, sidelights and any other areas which can be mistaken for openings. Min. solid non-transparent band no less than 75mm wide req. with the lower edge of the band to be 900-1000mm above FL.

Tactile indicators to footpaths either side of crossovers, as required by local authority.

No.	DATE	DESCRIPTION	APPD.
A	15/10/2019	TOWN PLANNING ISSUE	M.C.
B	06/12/2019	SIGNAGE NOTE REVISED	M.C.

**TOWN PLANNING ISSUE**

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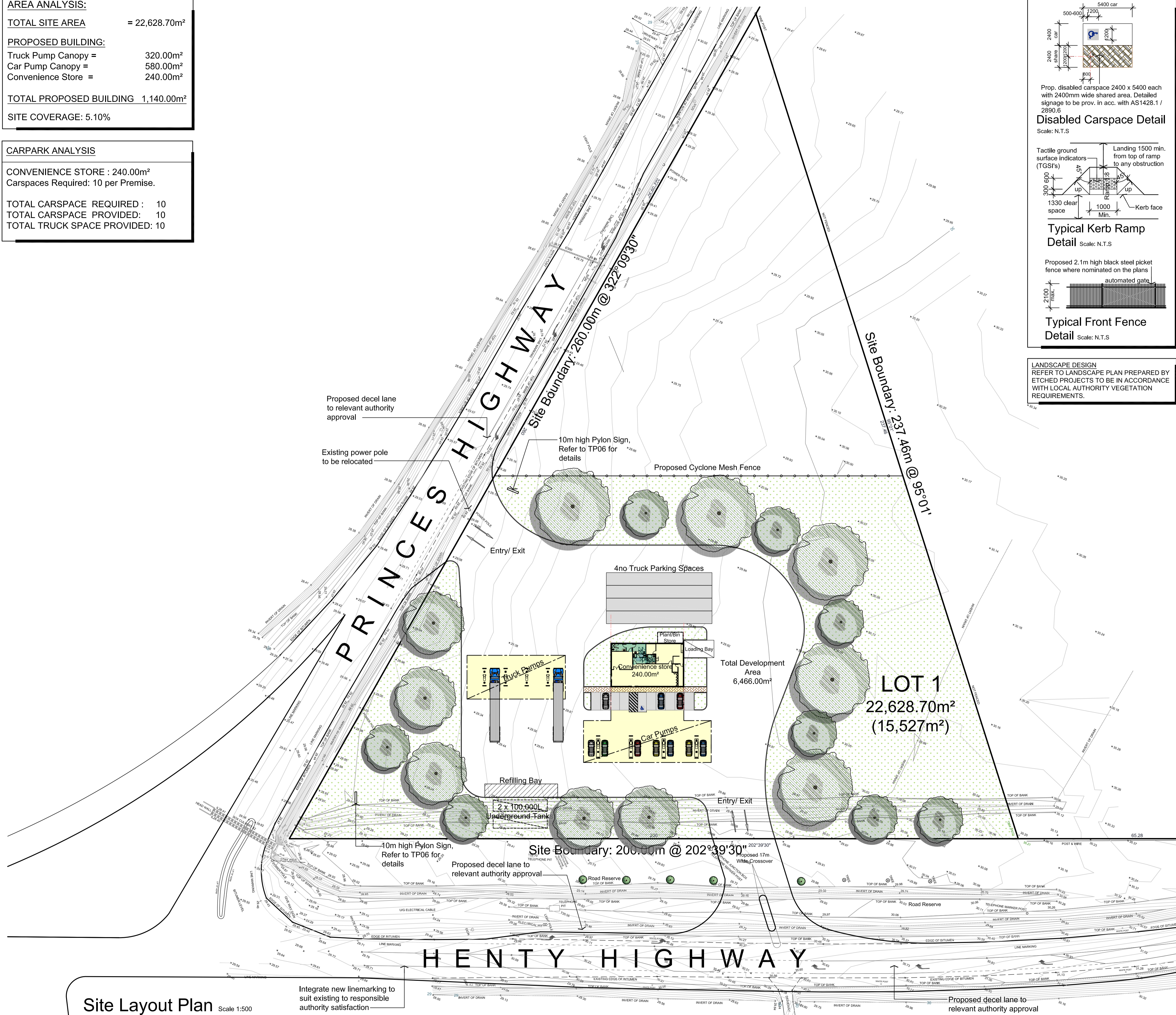
PROJECT

**PROPOSED SERVICE STATION DEVELOPMENT**  
AT: 3013 HENTY HIGHWAY, HEYWOOD

CLIENT  
**WD CO PTY LTD**

DRAWING TITLE  
**SITE LAYOUT PLAN**

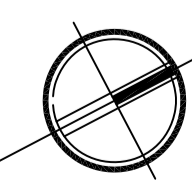
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DRAWN	CHECKED	JOB NO.
M.C.	B.B.	190312

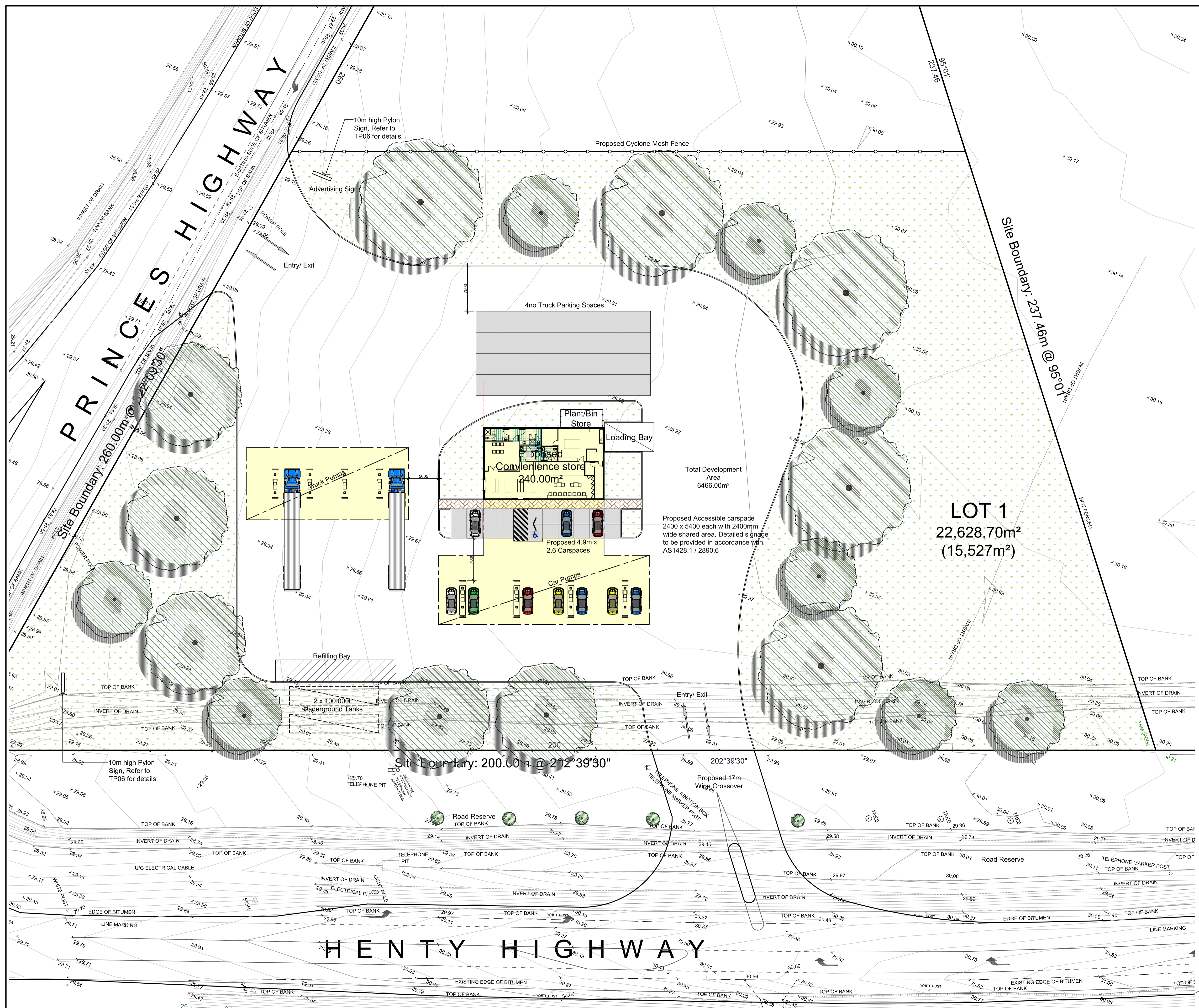


Site Layout Plan Scale 1:500

Integrate new linemarking to suit existing to responsible authority satisfaction

Proposed decel lane to relevant authority approval





**Legend**

- HATCH DENOTES ALL WEATHER SEALED CONCRETE PATTERN PAVED PATHS WITH "CHARCOAL" COLOR FINISH AS SELECTED
- DENOTES SIGNAGE. SIGNAGE TO HAVE FOLLOWING: "ALL VEHICLES MUST EXIT OR ENTER IN A FORWARD FACING DIRECTION."
- EXTERNAL "PILLAR BAFFLED" LED LIGHTING TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY
- EXTERNAL HIGH EFFICIENT WALL MOUNTED LED LIGHTING TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY
- TRANSLUCENT SHEET ROOFING TO ALLOW NATURAL LIGHT INTO WAREHOUSE FLOOR AREA.

NOTE: SITE TO BE SITESCAPED ON TOPSOIL AND STOCKPILED ON SITE FOR USE IN PLANTING AREAS.

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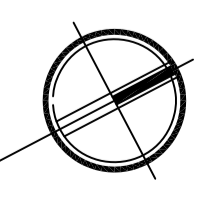

PROJECT  
**PROPOSED SERVICE STATION DEVELOPMENT**  
AT: 3013 HENTY HIGHWAY, HEYWOOD

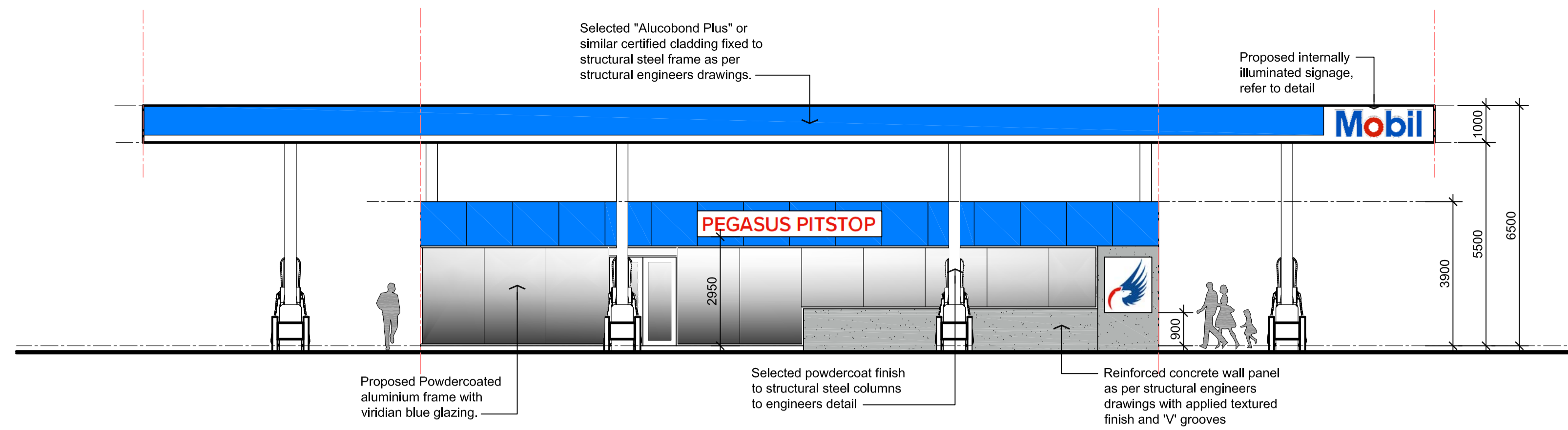
CLIENT  
**WD CO PTY LTD**

DRAWING TITLE  
**SITE LAYOUT PLAN**

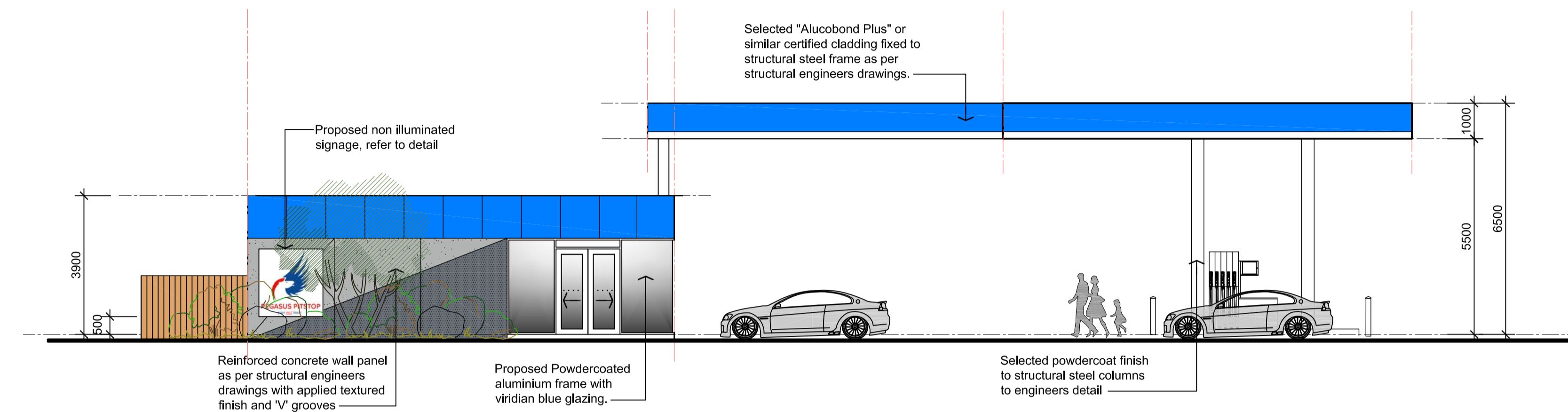
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OCT 2019	1:300	TP03
DRAWN	CHECKED	JOB NO.
M.C.	B.B.	190312

Site Layout Plan Scale 1:300

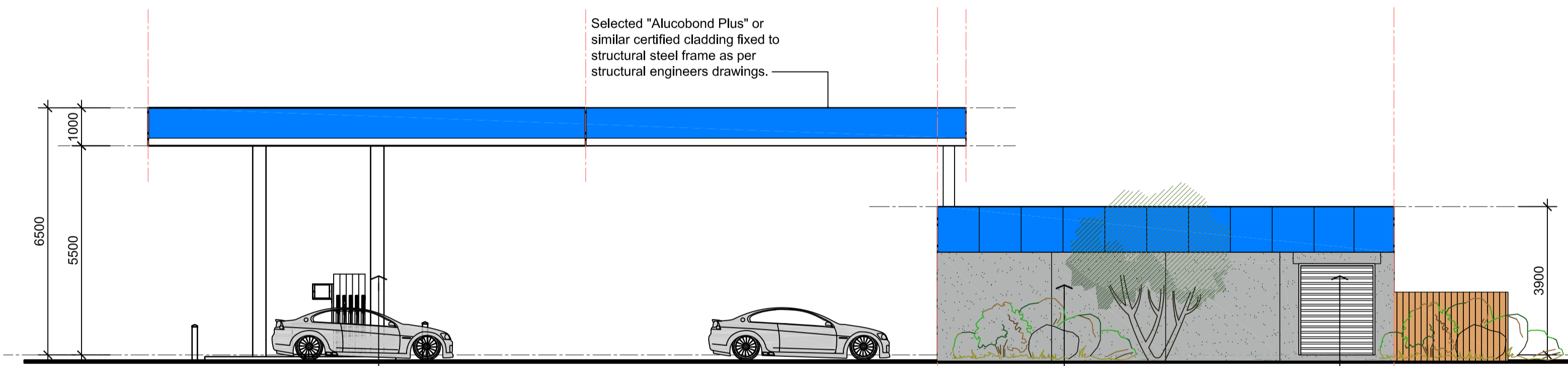




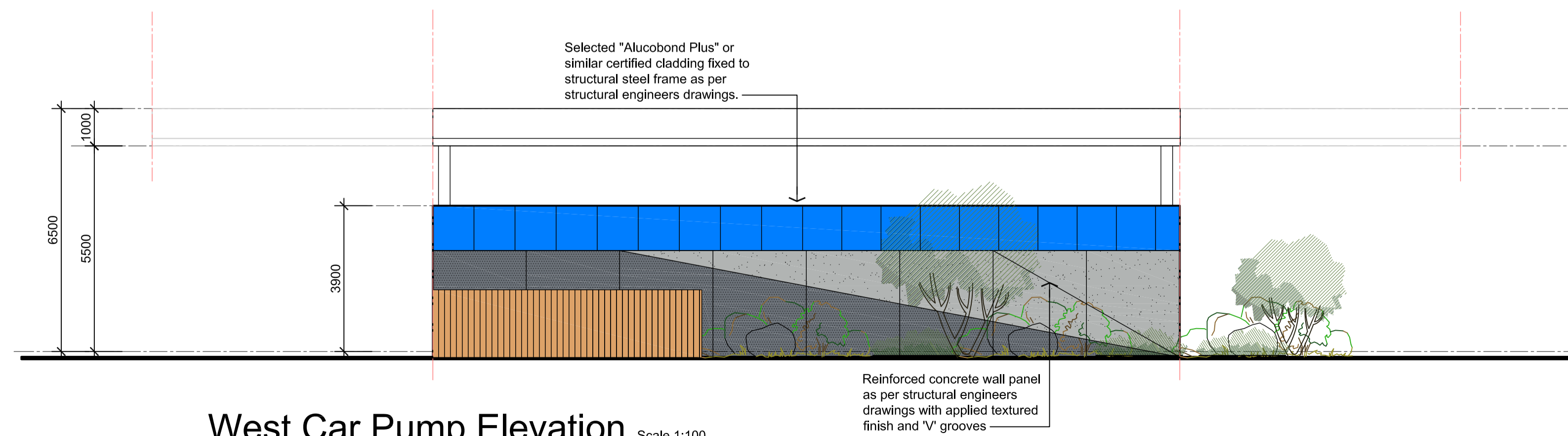
East Car Pump Elevation Scale 1:100



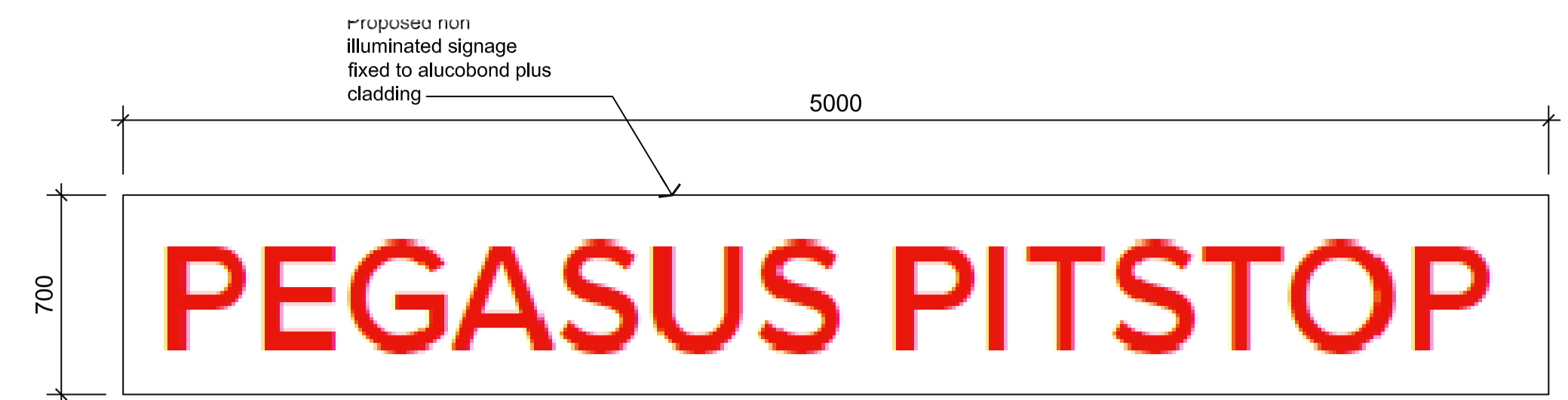
South Car Pump Elevation Scale 1:100



North Car Pump Elevation Scale 1:100

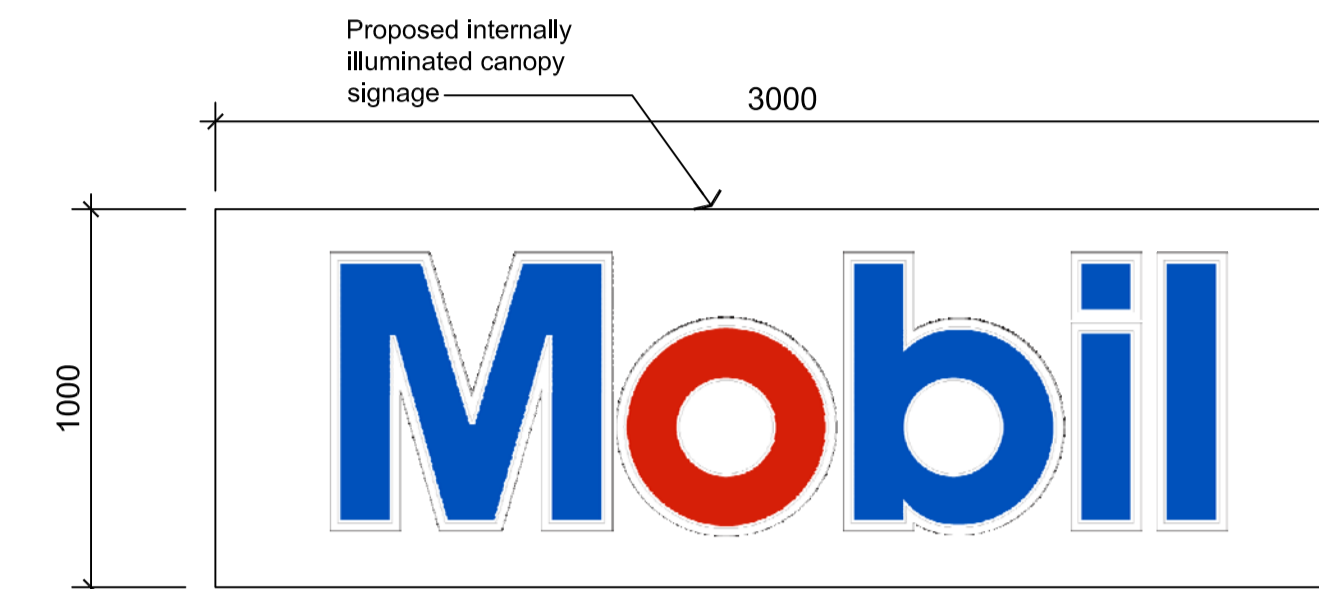


West Car Pump Elevation Scale 1:100



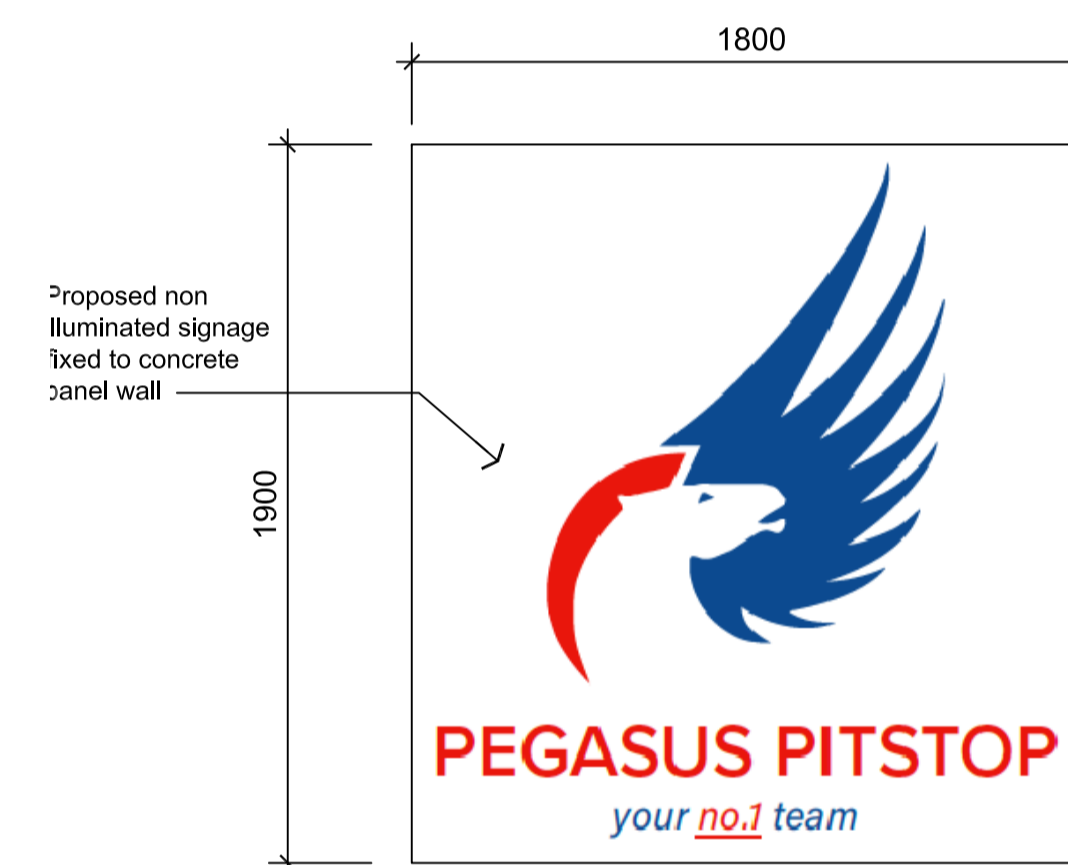
Convenience Store Signage

SCALE 1:20 (Signage Area 3.5m<sup>2</sup>)



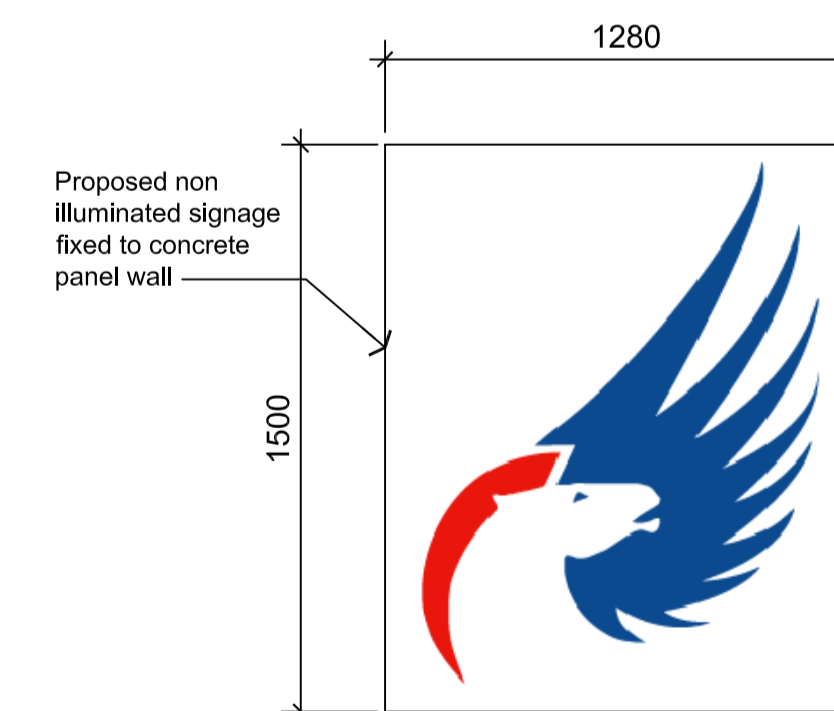
East Car Canopy Signage

SCALE 1:20 (Signage Area 3.0m<sup>2</sup>)



South Wall Signage

SCALE 1:20 (Signage Area 3.4m<sup>2</sup>)



East Wall Signage

SCALE 1:20 (Signage Area 1.9m<sup>2</sup>)

No.	DATE	DESCRIPTION	APPD.
A	15/10/2019	TOWN PLANNING ISSUE	M.C.
B	06/12/2019	SIGNAGE DETAILS ADDED	M.C.

TOWN PLANNING ISSUE

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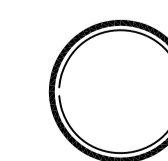
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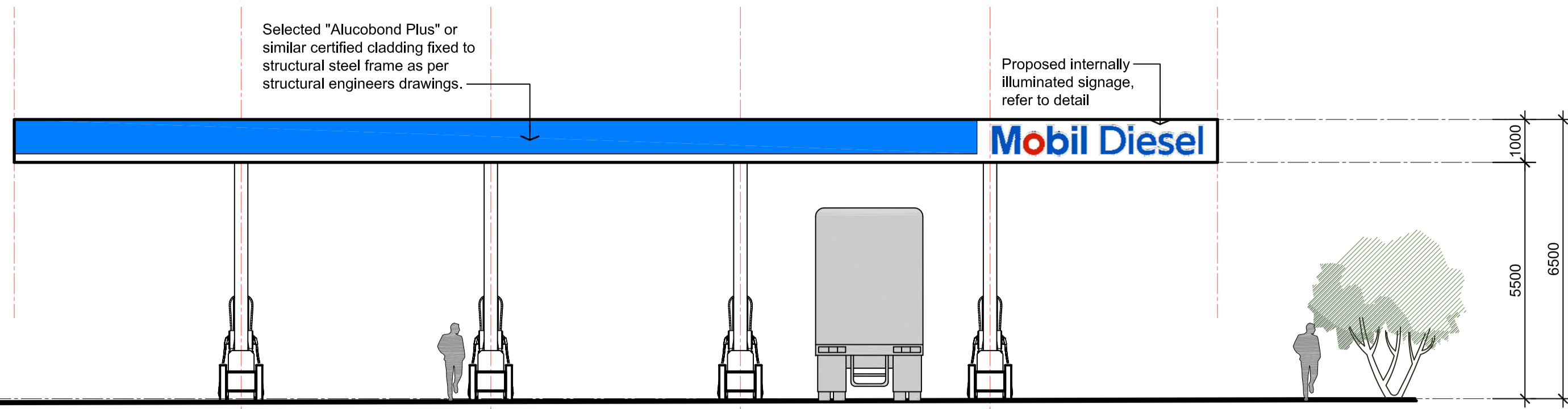
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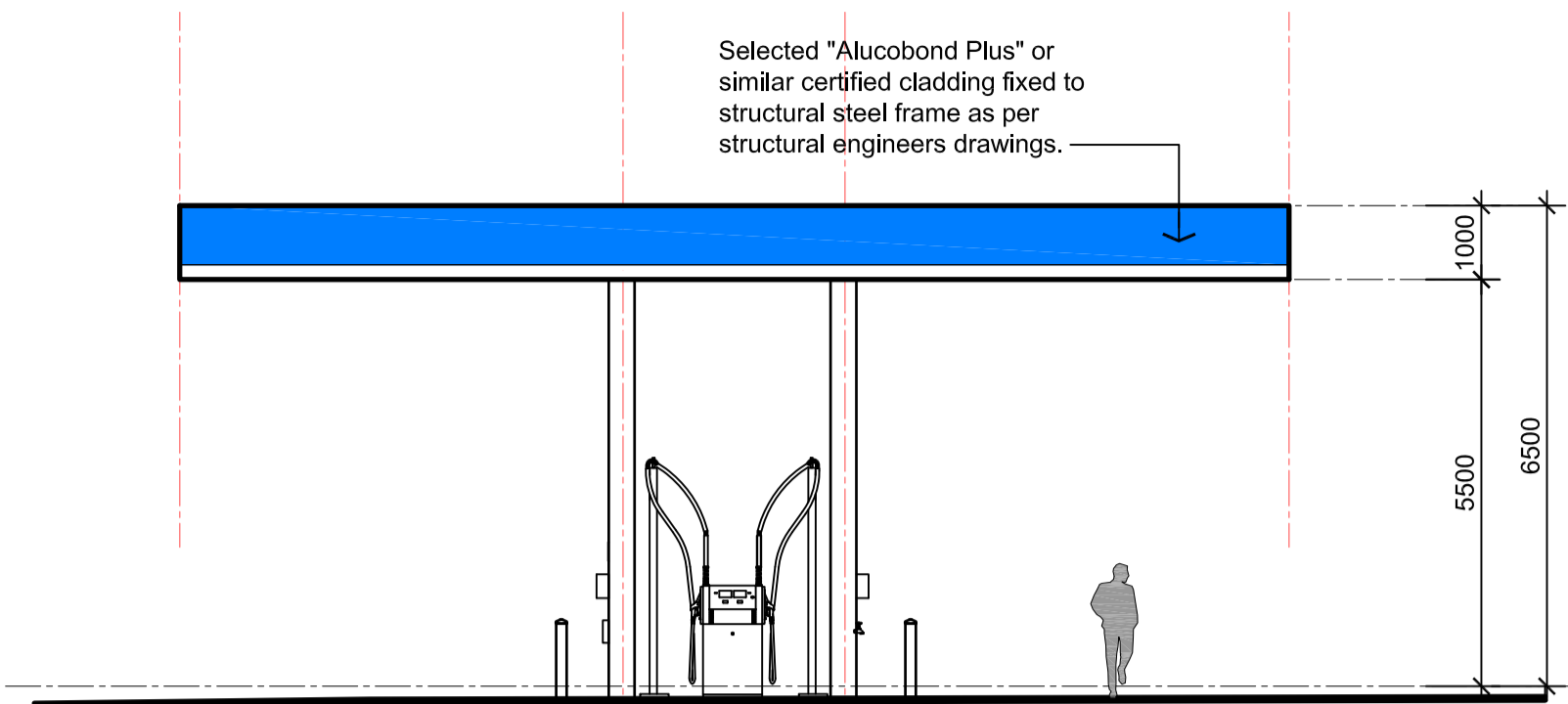
DRAWING TITLE  
**ELEVATIONS**

DATE	SCALE	DRG NO.
OCT 2019	AS SHOWN	TP04
DRAWN	CHECKED	JOB NO.
M.C.	B.B.	190312

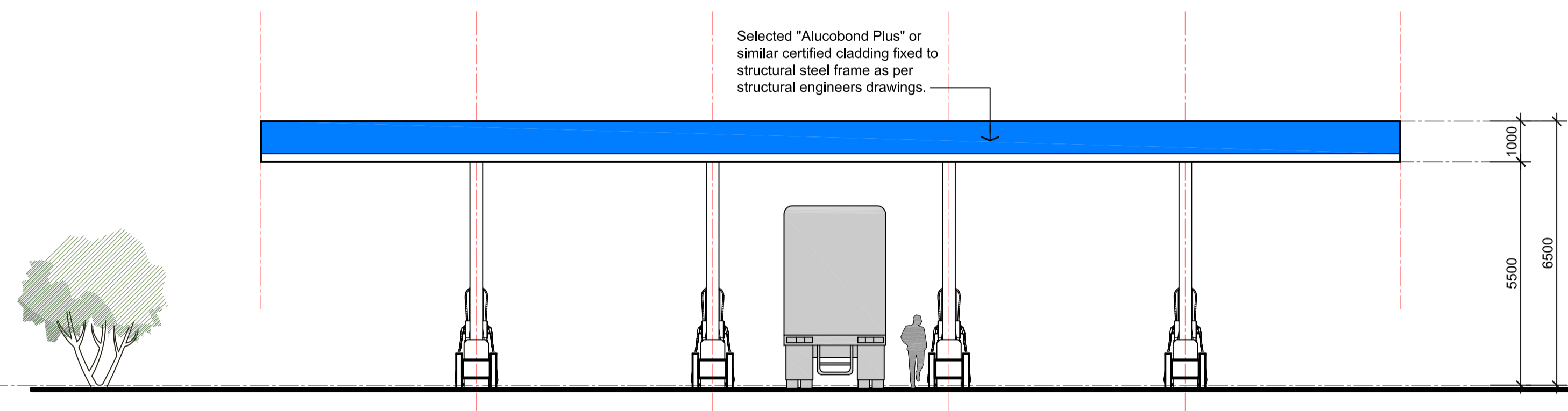




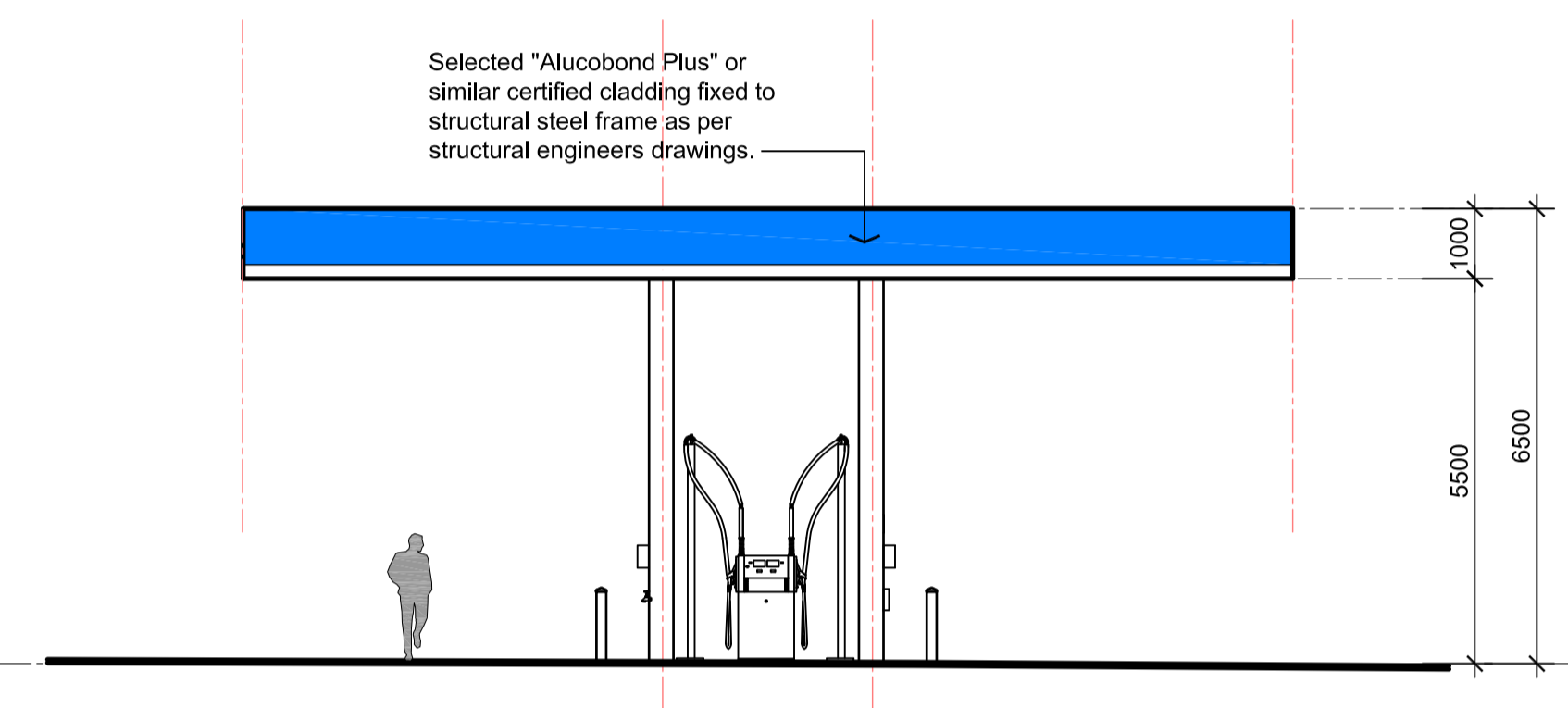
East Truck Pump Elevation Scale 1:100



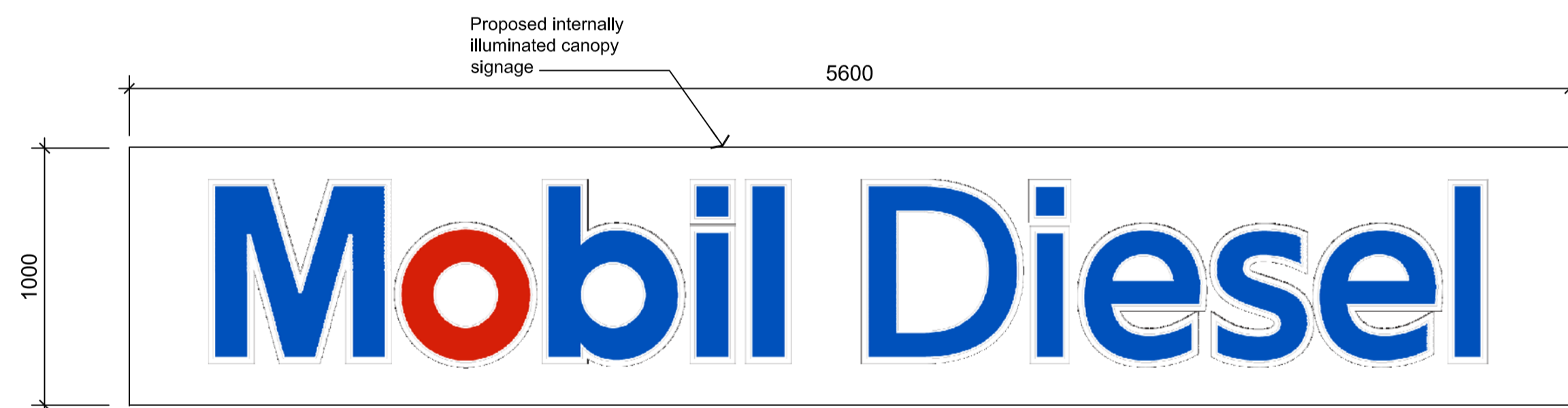
South Truck Pump Elevation Scale 1:100



West Truck Pump Elevation Scale 1:100



North Truck Pump Elevation Scale 1:100



East Truck Canopy Signage  
SCALE 1:20 (Signage Area 5.6m<sup>2</sup>)

No.	DATE	DESCRIPTION	APPD.
A	15/10/2019	TOWN PLANNING ISSUE	M.C.
B	06/12/2019	SIGNAGE DETAILS ADDED	M.C.

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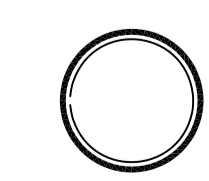
PROJECT

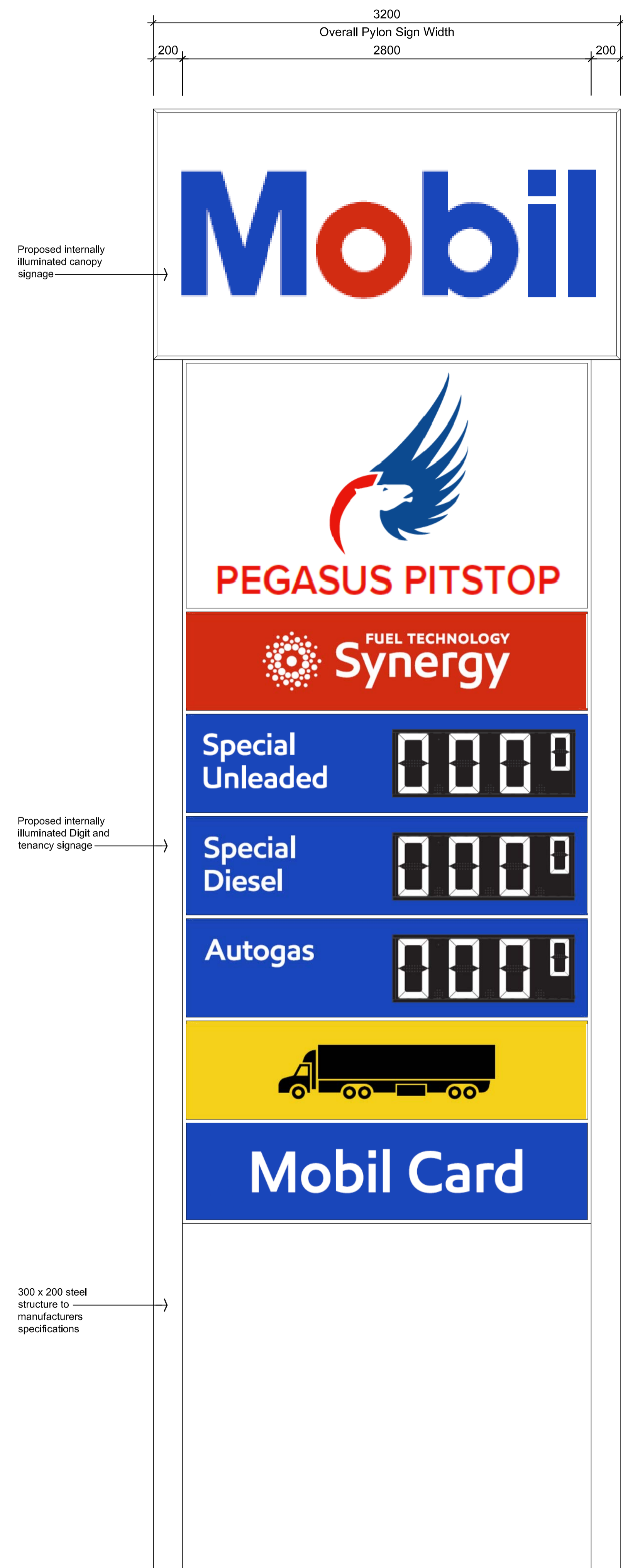
**PROPOSED SERVICE STATION DEVELOPMENT**  
AT: 3013 HENTY HIGHWAY,  
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**WD CO PTY LTD**

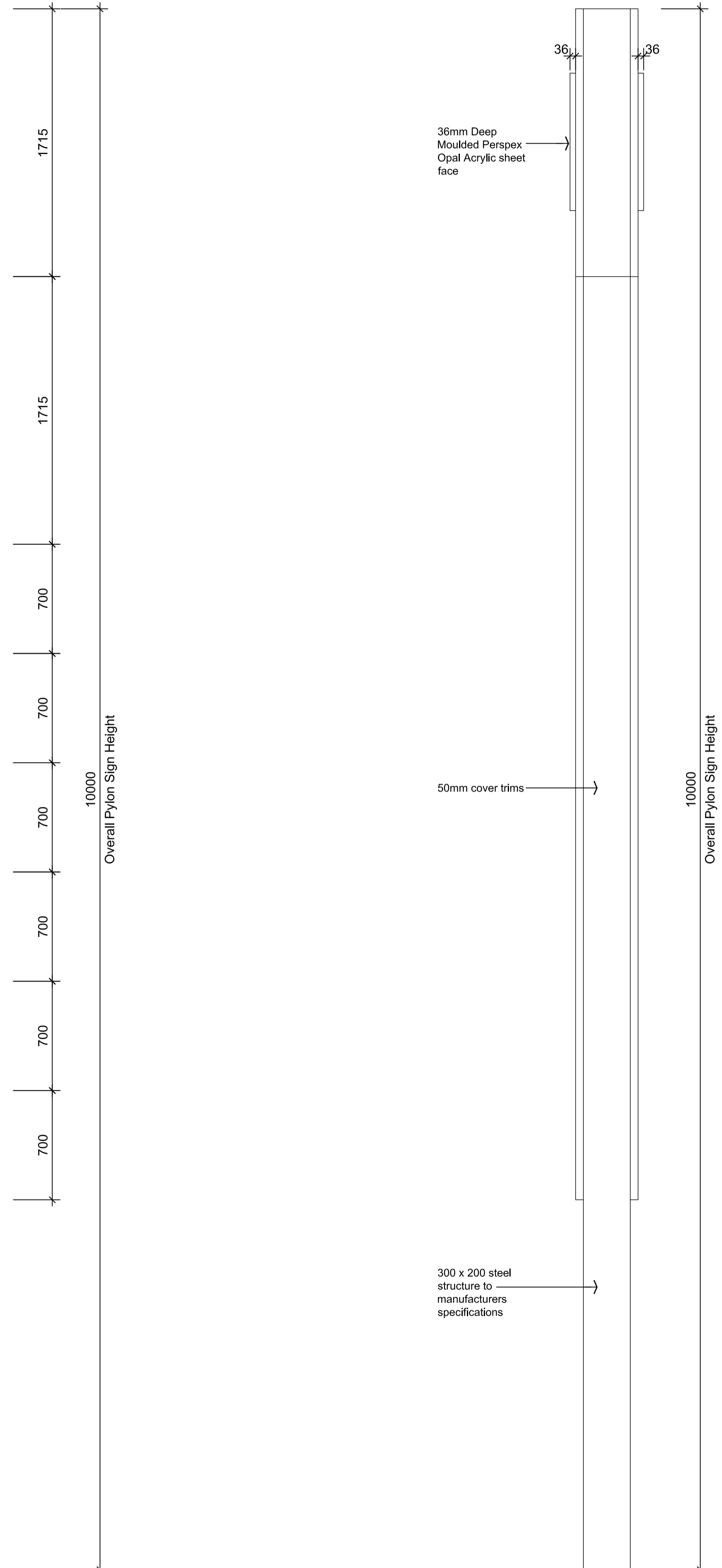
DRAWING TITLE  
**ELEVATIONS**

DATE	SCALE	DRG NO.
OCT 2019	AS SHOWN	TP05
DRAWN	CHECKED	JOB NO.
M.C.	B.B.	190312





**Typical Front/Rear Pylon Signage**  
SCALE 1:20 (Signage Area 22.0m<sup>2</sup> each side)



**Typical Side Pylon Signage**  
SCALE 1:20

No.	DATE	DESCRIPTION	APPD.
B	0612/2019	NEW PAGE ADDED	M.C.

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PROJECT

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AT: 3013 HENTY HIGHWAY, HEYWOOD

CLIENT  
**WD CO PTY LTD**

DRAWING TITLE  
**PYLON SIGN DETAILS**

DATE	SCALE	DRG NO.
OCT 2019	1:20	TP06
DRAWN	CHECKED	JOB NO.
M.C.	B.B.	190312

