urbis.com.au
Olderfleet, Level 10, 477 Collins Street
Melbourne VIC 3000 Australia (Wurundjeri Country)
Urbis Ltd
ABN 50 105 256 228

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

24 August 2026

Statutory Planning Department
City of Greater Dandenong Council
PO Box 200,
Dandenong, Victoria,
3175

Online lodgement

Dear Statutory Planning Department,

S72 Amendment Application
Planning Permit No.: PLN18/0665
Property Address: 139-143 Jacksons Road, Noble Park North

1 Introduction

Urbis continues to act on behalf of Solo Energy Corporation Pty Ltd, in relation to the above site and Planning Permit No. PLN18/0665 granted on 24 June 2019. This Planning Permit allows display of 2 internally illuminated, electronic business identification signs on the land.

Following the compliance letter issued by Council dated 7 July, this application seeks retrospective planning approval for the existing signage displayed on the site. The signage amendments are intended to update and rationalise the development to better support the ongoing operation of the service station whilst revising the new signage scheme considering ownership changes from Liberty to Solo franchise. The amended proposal remains consistent with the intent of the original permit and the surrounding context.

The following planning approvals have been provided for the subject site:

- Planning Permit No. PLN18/0665, Sheet 1 -6 of 6, dated 24/06/2019 – endorsement focus on signage
- Planning Permit No. 97/401, Sheet 1 of 1 dated 18/09/97 – endorsement focus on landuse and building works
- Planning Permit No. PLN12/0215, Sheet 1-3 of 3 dated 31/10/13 – endorsement focus carwash, signage and queuing lane

We write to seek an amendment to the permit preamble, update with equivalent conditions of the permit and changes to architectural plans. This amendment is sought via Section 72 of the *Planning and Environment Act 1987*. Noting, we are seeking to modify the preamble as follows:

- Display of ~~two (2)~~ internally illuminated, electronic, business identification signs on the land

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

In support of this application please find enclosed:

- Completed Section 72 amendment application form.
- Certificate of title (including the relevant attachments and encumbrances).
- Architectural Plans, Rev A prepared by Solo Corporation Pty Ltd, dated 19/08/2026.

The requisite application fee will be paid post-lodgement, upon receipt of a Council issued invoice.

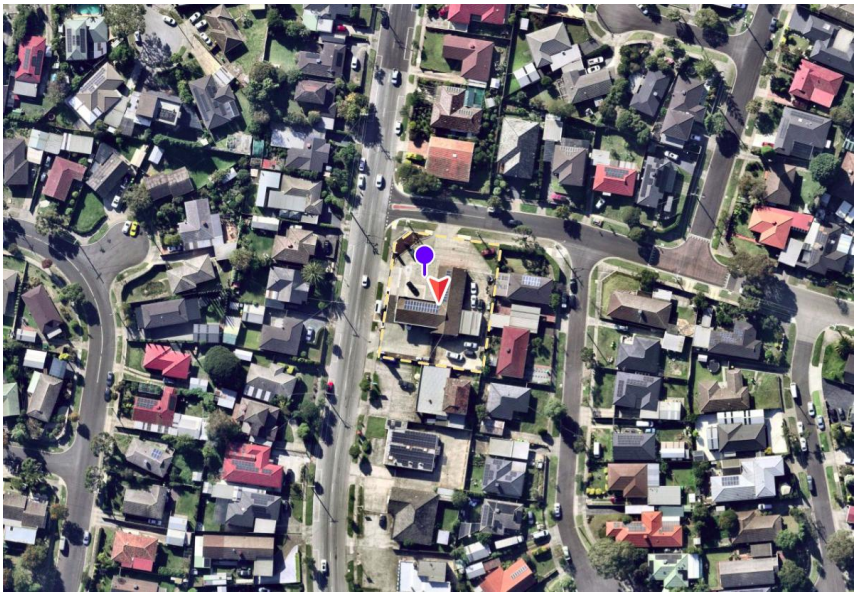
2 Site Context

The subject land at 139–143 Jacksons Road, Noble Park currently operates as a service station servicing the Greater Dandenong area. Jacksons Road functions as a key north–south connector within the municipality, linking residential neighbourhoods with employment areas, community facilities and the broader arterial road network. The site benefits from established infrastructure, access to public transport and proximity to a range of local services and amenities.

The site has strong connectivity to the surrounding transport network, with direct access to Jacksons Road and convenient connections to Heatherton Road, Princes Highway and EastLink. Public transport services within the area include local bus routes and nearby rail access via Noble Park Station and surrounding stations on the Cranbourne and Pakenham lines.

The surrounding area is predominantly residential, supported by local commercial uses, community facilities and open space. Immediate development generally comprises detached dwellings with emerging medium-density and infill housing throughout Noble Park. The Jacksons Road streetscape reflects an evolving suburban character, with predominantly single and double-storey built form, landscaped setbacks and established vegetation. Nearby schools, recreation reserves and shopping facilities support the established residential community.

Figure 1 – Aerial (Nearmaps February 2026)



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

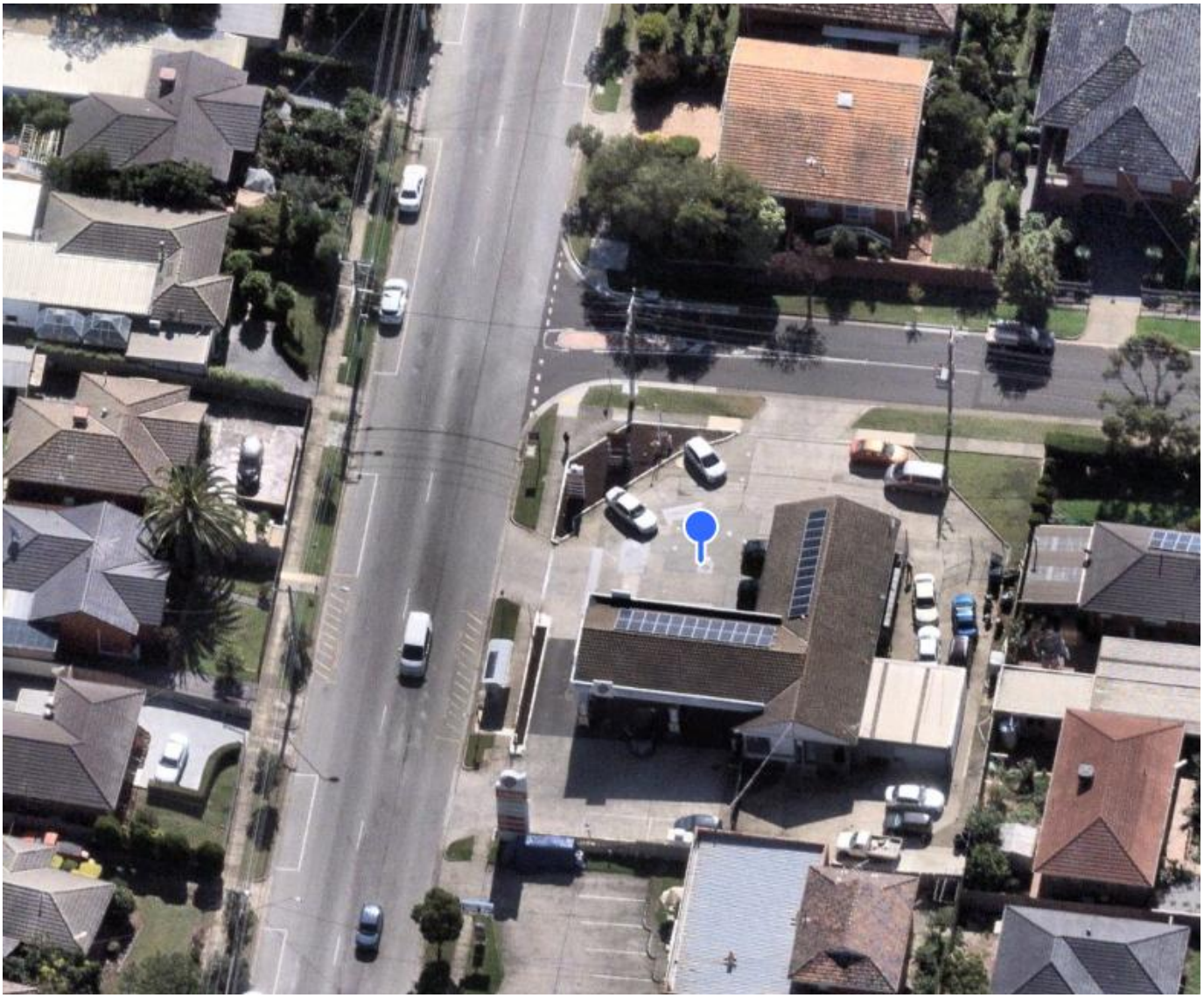
2.1 Adjoining Interfaces

The following adjoining interfaces can be described as follows:

To the north – Land immediately north of the subject site is characterised by residential development comprising detached dwellings with associated private open space and landscaping. The interface reflects the established suburban character of the surrounding Noble Park area.

To the west – The western interface adjoins residential land uses comprising predominantly single and double-storey dwellings. Development within this interface includes conventional suburban setbacks, fencing and established vegetation typical of the surrounding residential neighbourhood

Figure 3 – Adjoining residential interfaces

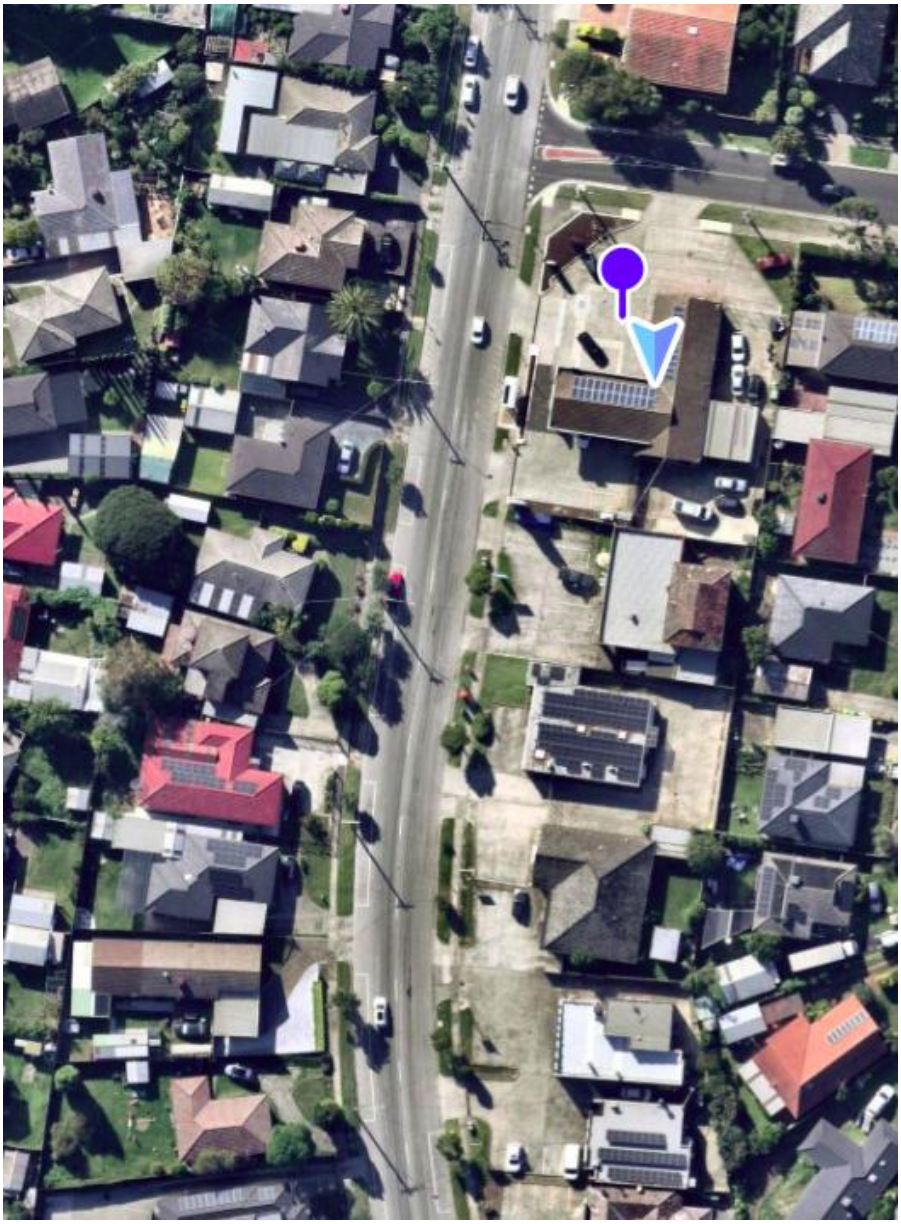


This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

To the south – Land immediately south of the site is zoned Commercial 1 Zone (C1Z) and is characterised by a local commercial precinct along the Jacksons Road corridor servicing the surrounding neighbourhood. This interface is influenced by existing vehicle movement, commercial activity and established suburban infrastructure.

To the east – Directly adjoining the site to the east is Jacksons Road, a north–south connector comprising two traffic lanes and restricted on-street parking. The road provides key vehicular access and connectivity within the surrounding urban area.

Figure 2 – Commercial properties south of subject site

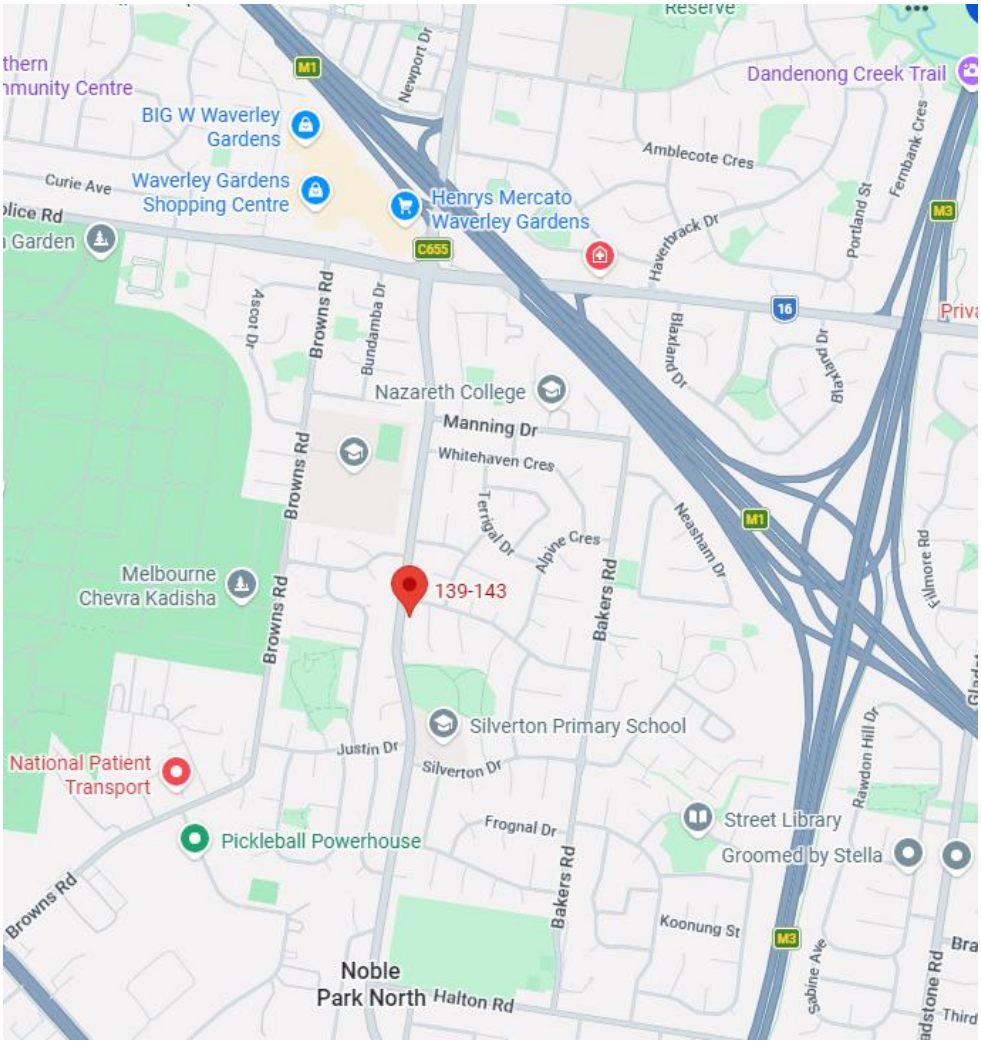


The subject site is located within a Commercial 1 Zone (C1Z). The surrounding area is located within an established suburban setting, defined by its position along Jacksons Road within the existing small commercial precinct. The most sensitive residential interfaces abut the subject site to the north, west and east being located within NRZ.

Vehicular access to the subject site is obtained directly from Jacksons Road via Police Road, which provides convenient connectivity to the surrounding arterial road network and broader metropolitan area.

The site benefits from frontages to Jacksons Road and Eagle Drive, allowing efficient vehicle entry and exit and convenient access to the broader Noble Park area, having regard to the site's proximity to the Moansh Freeway and Eastlink main road network.

Figure 3 - Locality



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

3 Proposed Amendments

The subject site operates under a dealer-owned commission agency arrangement, whereby Solo supplies fuel and branding to the service station operator. The site was previously branded as a Liberty service station, with the existing Liberty signage subsequently replaced by Solo branding as part of the current operational arrangement. The proposed amendment seeks to update the planning permissibility to reflect the signage currently displayed on the site. It is understood that the application therefore seeks retrospective approval for the existing signage.

Figure 4 – Existing signage as per former Liberty service station operation





This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

As such, the following changes are proposed to the permit preamble, permit conditions and endorsed plans.

3.1 Amendments to the Permit

Permit Preamble

The permit preamble is proposed to be amended as follows:

- Display of ~~two (2)~~ internally illuminated, electronic, business identification signs on the land

Permit preamble is proposed to accurately reflect existing approvals and proposed amendments under current planning provisions.

Notably, similar approvals were previously granted under Planning Permit No. PLN18/0665 for signage. The current proposal updates the scheme and signage strategy while maintaining consistency with the intent of the earlier approval.

Conditions 1-10 are intended to be satisfied and have been noted on the plans demonstrating compliance with requirements.

3.2 Amendments to the endorsed plans

The changes to the approved development are outlined in the table below.

Table 1 - Proposed Changes

Amendment	Assessment
▪ **Revised Signage consisting of the following signs:** – **Sign 1 – measures 3.3 x 1.8m with a total area of 5.94sqm. The signage is located on the north west corner fronting Jacksons Road. This sign is double sided displaying fuel information for the service station and generally aligns with endorsed plans approved by Council. Electronically illuminated to display pricing information.** – **Sign 2 – measures 8.2x2.6 with a total area of 13.97sqm. A business identification 'Solo' sign sits atop the fuel information display. The signage is located on the south**	Commercial 1 Zone is classified as Category 1 – Minimum limitation being pursuant to Clause 52.05 Signage. The proposed signage scheme is acceptable for the following reasons: - The proposed signage 1 and 2 is intended to replace existing illuminated, electronic and business identification signage - Retrospective Liberty business identification signage is proposed to be removed and replaced by a 'Solo' design scheme that is flush mounted around the existing canopy – Sign 3 or onto the shop building – Sign 4 - The proposed signage is part of a holistic signage strategy for the petrol station - The proposed signs are not misleading or confusing to drivers as a potential instruction or invitation - The proposed signage will not dazzle or distract drivers. The signage will be internally illuminated and is proposed for the purposes of business

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

west corner fronting Jacksons Road. This sign is double sided and displays fuel information for the service station and generally aligns with previous approval issued with Council *(sign increases by 1m by comparison to previous approval*). Electronically illuminated to display pricing information.

- **New Sign 3 – 'Solo' x 3 single sided internally illuminated business identification signage measures 1.2 x 1.6m with a total area of approximately 1.8m. The canopy logo signage is provided on 3 interfaces – north , west and south**
- **New Sign 4 – 'Breaktime' x1, single sided internally illuminated panel sign measuring a height of approximately 376mm and a width of 4m with a total area of approximately1.5sqm – identifying associated service station shop**

identification containing a fixed logo and business name

Additionally, it is our view that similar signage to that approved by Planning Permit No. PLN18/0665 is provided as part of this amendment application specifically Signs 1 and 2.

- Total height of Sign 1 is 3.36m
- Total height of Sign 2 has increased by approximately 1m measuring 8.2m
- New signs 3 and 4 are proposed for business identification purposes being located within the site
- Vic Roads condition 9 continues to be satisfied and therefore referral to DTP is not necessary/required
- Requirements of Conditions 4 and 5 as per Planning Permit No. PLN18/0665 can also be accommodated for the amended signage scheme:

4. The intensity of the light in the signage must be limited so as not to cause glare or distraction to motorists or other persons or loss of amenity in the surrounding area, to the satisfaction of the Responsible Authority.

5. Sign 2 (as shown on the endorsed plan/s) may only be illuminated before 9pm. The lighting must be automatically time switched to turn off each night.

Refer to Section 6.4 for a further assessment.

The proposed changes listed above have been identified within the attached Architectural Plans.

4 Planning Controls and Policies

4.1 Planning Scheme Amendment / Local Policies

4.2 Zone

The site is currently zoned Commercial 1 Zone (C1Z) and is not affected by any overlays. The purpose of the Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*

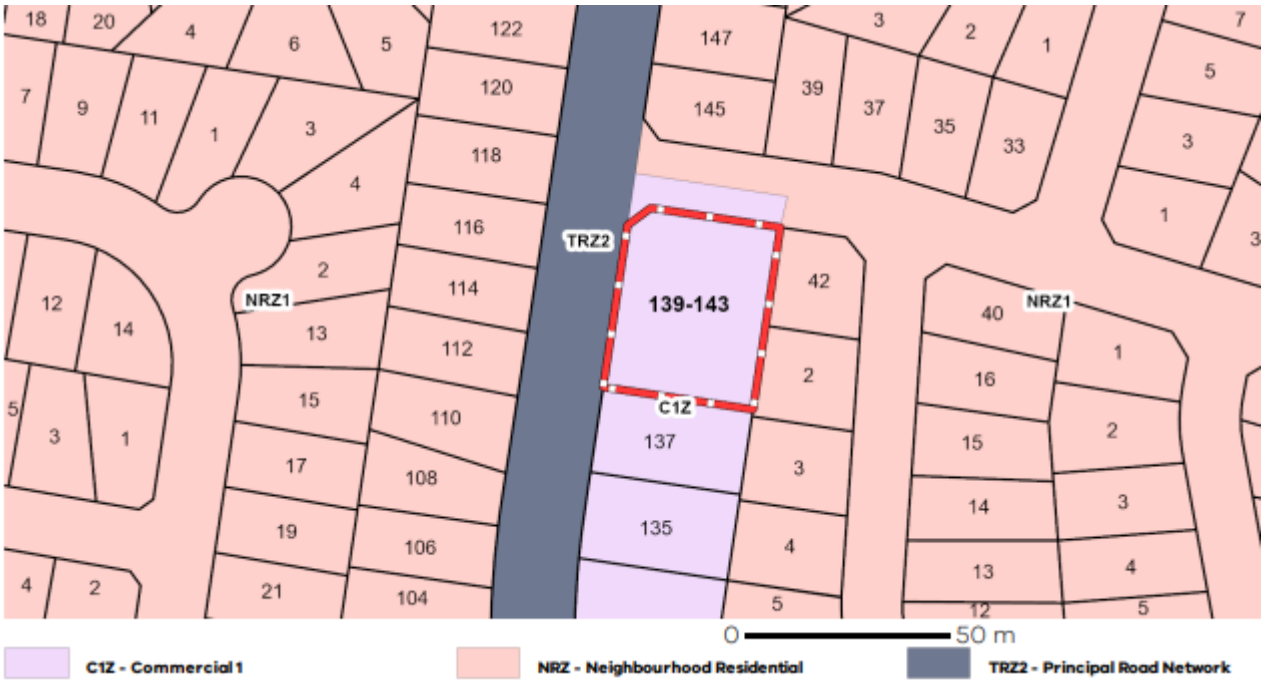
This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

Pursuant to C1Z sign requirements are at Clause 52.05. This zone is in Category 1 – Minimum limitation. The purpose of this signage category is as follows:

- *To provide for identification and promotion signs and signs that add vitality and colour to commercial areas.*

Figure 4 – Zoning



4.3 Particular and General Provisions

The following particular and general provisions are relevant to this application.

- **Clause 52.05 – Signage** - Clause 52.05 Signage requirements. Zone is classified as Category 1 – Minimum limitation
- **Clause 65 – Decision Guidelines**

4.4 Planning Policy Framework

The proposed amendment application continues to satisfy current planning control provisions and the following SPPF and LPPF Planning Scheme policy requirements:

- Clause 02.03 - Strategic Direction
- Clause 02.04 – Strategic Framework Plans
- Clause 11 – Settlement
- Clause 13 – Environmental Risks and Amenity
- Clause 15 – Built Environment and Heritage

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- Clause 17 – Economic Development
- Clause 18 – Transport
- Clause 19 - Infrastructure

5 Assessment

5.1 Signage

Pursuant to Casey Planning Scheme, Clause 52.05 sets our Signage requirements within a C2Z. The Zone is classified as Category 1 – Minimum limitation.

Signs 1 and 2

Planning Permit No. PLN18/0665 provides approval for similar signage to that of proposed electronic Signs 1 and 2. Noting, that Sign 2 is proposed to increase by 1m in height from that previously approved by Council. The existing Signs on the site, with the permission remaining valid until 2034. The current proposal seeks only minor modifications to the approved Signs 1 and 2 and proposes Signs 3 and 4 x 4 internally illuminated business identification signs to accommodate the 'Solo' branding and to improve legibility and visibility of the site.

The rebranding and minor changes to Signs 1 and 2 are reasonable and continues to provide sightlines for vehicles entering the site enhancing overall safety. The additional 1m height proposed for Sign 2 does not increase the overall signage impact and remain consistent with the intent of the existing permit and the established commercial character of the surrounding area.

Sign 2

By comparison with the previously approved signage, the amended Sign 2 incorporating petrol pricing remains similar in character (proposing 1 additional electronic pricing panel), with an overall height of 8.2 metres. It is acknowledged that a previous objection to the signage was withdrawn following agreement on revised plans that reduced the sign height and restricted the hours of illumination (Condition 5), resulting in Council's approval of a 7.2 metre-high sign. The current Section 72 amendment seeks approval for an additional 1 metre in height; however, no changes are proposed to the approved hours of illumination, and the sign's overall form and function remains generally consistent with the previously approved outcome.

The additional 1 metres accommodates the 'Solo' branding and additional electronic panel, providing clear business identification and additional petrol pricing alternative. The amended signage results in an overall increase in height of approximately 1 metres. While this represents a change from the previously approved signage, the increase is modest in scale and does not fundamentally alter the character or visual presentation of the sign. The sign continues to perform a legitimate business identification and information function associated with the existing service station use.

Having regard to the established commercial context, the corner location, the arterial road environment and the existing presentation of the site, the additional height is not considered to result in material adverse amenity impacts, visual dominance or unreasonable off-site effects. The retention of the previously approved illumination hours further ensures that the amenity outcomes in terms of illumination remains substantially unchanged. Accordingly, the amended Sign 2 is considered an appropriate

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

modernisation and upgrade of the existing service station signage, responsive to contemporary operational and marketing requirements while maintaining an acceptable amenity outcome.

Sign 3 and 4

The new proposed Sign 3 and 4 are considered appropriate aligning with the 'Solo' business scheme by simply providing canopy signage and associated shop signage to the existing service station land use. These types of signs are typically associated with the character of a service station environment.

Similar signage and signage characteristics are evident within the surrounding area, particularly within the commercial precinct located along the Jacksons Road frontage to the south of the site. Accordingly, this style of signage is consistent with the established character of the area and would be familiar to the surrounding residential neighbourhood, particularly in the context of an existing service station that has operated at the corner of Jacksons Road and Eagle Drive for an extended period.

The overall proposal is considered to meet the signage requirements as follows:

- The signage presents Solo name/logo and provides business identification for way finding purposes. Sings are legible and concise in their presentation
- The signs contribute to the lively and attractive character of the Solo Schedule of Materials and Colours
- The signage fits within the petrol station land use, shop/canopy building form reading in line with each canopy façade
- The signage is internally illuminated and incorporated into several canopy facades providing business identification from all street frontage perspectives
- The signage is proposed to be applied flush surrounding the existing canopy/building and are well located within Title boundaries.
- Each canopy elevation is limited to one signage logo designed so that is visible from alternative view points
- The signage would not represent visual clutter and is part of a holistic Solo \ signage strategy. The signage would replace an existing petrol station/car wash identification.
- Signage is internally illuminated (ie LED 6500k) being appropriate illumination on a main road and will not disrupt drivers given signage setback within the site
- Cabling to the signage will be concealed behind the signage
- The signage and support structures provide adequate clearance for the servicing requirements of the site
- The design of the new sign respects the character and appearance of the surrounding C1Z.

6 Conclusion

It is submitted that the proposed amended plans do not increase the potential for material detriment to any of the surrounding properties. The proposed signage modifications align the proposed development with the

Solo business scheme are slightly changing the design which continues to result in compliance with the current planning controls and Council policies.

Whilst detailed in this amendment request, the proposed changes represent the normal and expected evolution of a service station, responding to contemporary operational requirements without altering the approved land use or overall development intent.

We trust the documentation provided enables the consideration of this S.72 amendment. Therefore, we consider the proposal worthy of approval.

If you have any questions or require any additional information, please do not hesitate to contact me on the below details.



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

urbis.com.au
Olderfleet, Level 10, 477 Collins Street
Melbourne VIC 3000 Australia (Wurundjeri Country)
Urbis Ltd
ABN 50 105 256 228

12 October 2026

Statutory Planning Department
Attention – Adrian Dolgov, Statutory Planner
City of Greater Dandenong Council
PO Box 200,
Dandenong, Victoria,

[redacted]

RESPONSE TO REQUEST FOR FURTHER INFORMATION
Application No: PLA26/0083
Planning Permit No.: PLN18/0665
Property Address: 139-143 Jacksons Road, Noble Park North

1 Introduction

Urbis continues to act on behalf of the permit applicant, Solo Energy Corporation Pty Ltd, in relation to planning permit application PLN18/0665 at No. 139-143 Jacksons Road, Noble Park North.

We write in response to Council's Request for Further Information (RFI) dated 29 September 2026 and the preliminary comments received.

In support of this submission, please find enclosed:

- Revised Architectural Plans, Rev B prepared by Solo Corporation Pty Ltd, dated 8/10/2026 showing:
  - Differentiation of the S3 canopy signs, relabelled as S3A–S3C and remainder of the plans revised accordingly.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.