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Attention: Sally Beers | Principal Planner | City of Greater Geelong
 e: statplanning@geelongcity.vic.gov.au

10 April 2026

Dear Sally,

Application No.: PP-869-2025
 Address: 5 Mill Road, Lara
 Proposal: Buildings and Works Associated with a Service Station, Display of Business Identification Signage, Including an Internally Illuminated Panel Sign, Floodlit Sign, and Electric Sign

Context Planning continues to act for the permit applicant in relation to the above matter.

In response to Council’s Request for Further Information letter dated 17 November 2025 and Council’s clarification of its requirements received by email on 17 February 2026 and 4 March 2026 , we provide the following information.

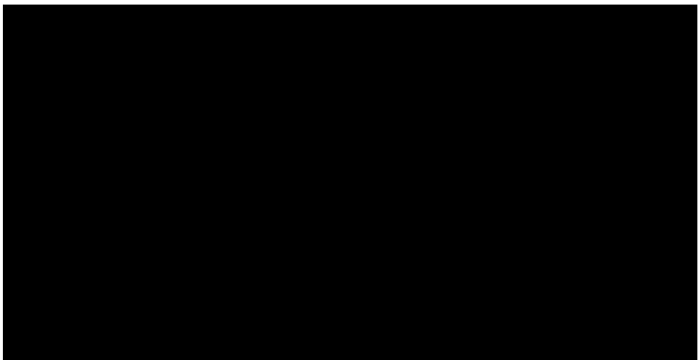
Response to Request for Further Information (RFI)

Council RFI	Response
Application requirements of the Transport Zone 1	We have attached a letter from VicTrack which provides the required consent
Native vegetation removal	Council’s email of 4 March 2026 confirms that site vegetation is planted

Merit issues

Referral concerns/ issues	Response
Service station land use	Council’s email of 17 February 2026 confirms that a Planning Permit is not required for the service station land use
Convenience restaurant land use	Council’s email of 17 February 2026 confirms that a Planning Permit is not required for a convenience restaurant land use



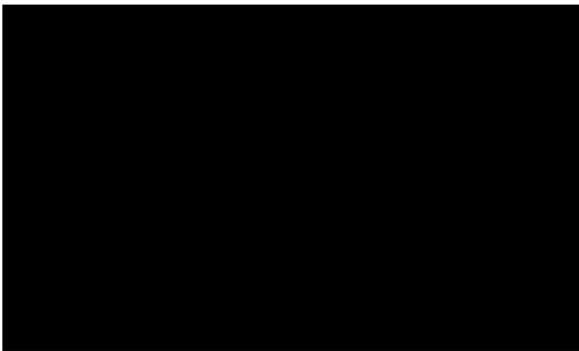


Land contamination	<p>Council’s email of 17 February 2026 confirms that there is a duty of care under the EPA Act to ensure contamination is appropriately controlled on the site.</p> <p>We confirm that our client is aware of the General Environmental Duty principles.</p> <p>As requested, the application plans have been updated to clarify the location of underground tanks and fuel vents</p>
Amended site plan	We attach plans which provide the required updates
Traffic Management	We attach a Traffic Impact Assessment which supports the development
Waste Management Plan	We attach a Waste Management Plan which demonstrates that waste can be properly managed
Details of Lot 36 and 56	We attach an updated letter of consent from VicTrack

Important issues

Referral concerns/ issues	Response
Convenience restaurant	Council’s email of 17 February 2026 confirms that a Planning Permit is not required to use the land for a convenience restaurant
Connection to sewer	We confirm that the site is connected to the reticulated sewerage system and it is intended that an oil-water separator is provided for the carwash
Surface water runoff	We attach a Stormwater Management Plan and request that any additional requirements are dealt with by permit conditions





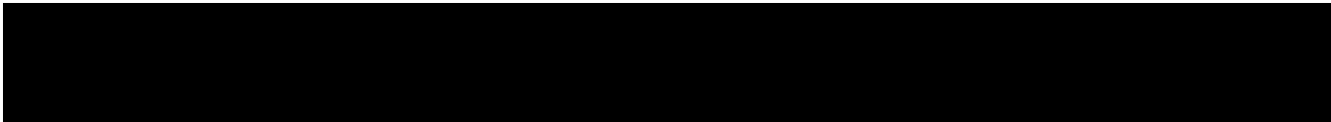
Waste water	Council's email of 17 February 2026 advises that no action is required and this issue will be considered in the assessment process
Signage	Council's advice is noted
Bicycle facilities	As was detailed in our Planning Report, Clause 52.34-3 does not specify bicycle parking requirements for a service station. Three bicycle spaces are provided.

Conclusion

We understand that the above response and supporting documents satisfies the information required by Council and the issues/ concerns raised by Council's internal referral teams.

If public notification of the application is required, we look forward to the application progressing to the public notification phase at your earliest convenience.

If this response is not deemed to satisfy your RFI, please take this as a formal request for a 60 day extension of time to provide further information.



Yours sincerely,

