

PROPOSED ALTERATIONS & ADDITIONS

Yarra Junction Shopping Centre, 2450-2452 Warburton Hwy

DRAWING LIST	
NUMBER	NAME
Town Planning	
TP000	Cover Sheet
TP001	Site Context Plan
TP002	Site Context Photos - Sheet 01
TP003	Site Context Photos - Sheet 02
TP100	Site Plan - Existing Conditions
TP200	Existing Site Floor Plan
TP210	Proposed Site Floor Plan
TP300	Existing Building Elevations
TP310	Proposed Building Elevations
TP400	Existing Signage Details & Photos
TP410	Proposed Signage Details
TP420	Proposed Signage Details Cont.
TP500	Finishes Schedule
TP600	Artistic Impressions

ADVERTISED



ARTISTIC IMPRESSION ONLY

B	PLANNING ISSUE, CHANGES 1. EXISTING AND NEW CAR BAYS / AISLES DIMENSIONED. 2. EXISTING AND PROPOSED SIGNAGE DETAILS ADDED. 3. ADDITIONAL ANNOTATION, LIGHT POLES SHOWN. 4. WASTE BIN STORAGE NOTATED. 5. AREAS AND PARKING NUMBERS ADJUSTED. ALL AS CLOUDED.	CD	23.06.2025
A	ISSUED FOR PLANNING APPROVAL	DH	26.02.2025
P	TOWN PLANNING ISSUE	RH	20.02.2025
P1	PRELIMINARY ISSUE	RH	14.02.2025

REV	AMENDMENTS DETAILS	BY	DATE
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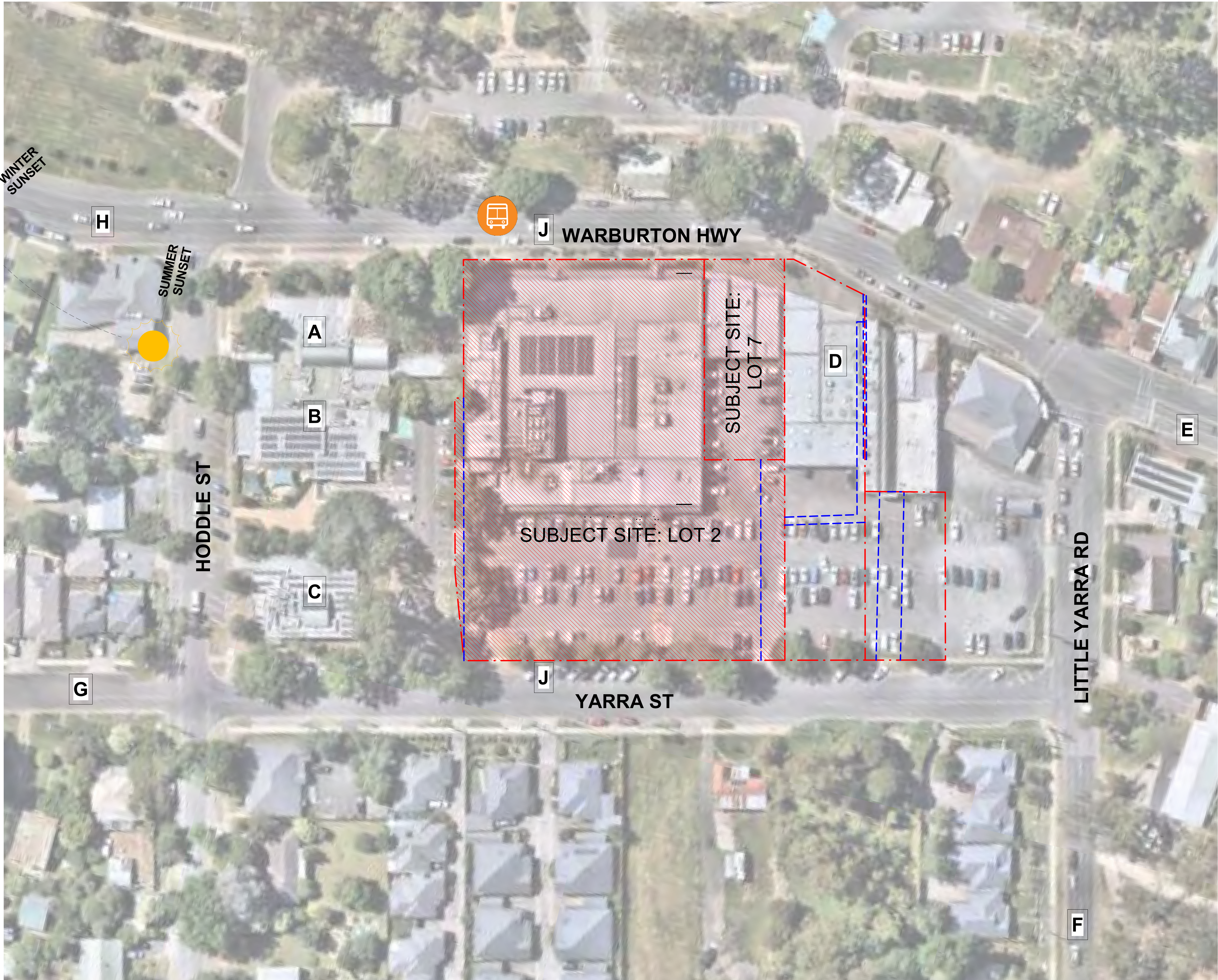
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PROJECT
PROPOSED ALTERATIONS &
ADDITIONS

PROJECT ADDRESS
Yarra Junction Shopping Centre,
2450-2452 Warburton Hwy
Yarra Junction
VIC 3797
DRAWING TITLE
Cover Sheet

CLIENT
RetPro Management
Pty Ltd

DATE FEB 2025	SCALE @ A1	NORTH	
DRAWN RH	CHECKED JPH		
ISSUE TOWN PLANNING			
PROJECT No. 22267	DRAWING No. TP000	REVISION No. B	SHEET 1 of 14



SITE DESCRIPTION				
A	YARRA RANGES COUNCIL			
B	UPPER YARRA FAMILY CENTRE			
C	YARRA JUNCTION LIBRARY			
D	YARRA JUNCTION MEDICAL CENTRE			
E	DIRECTION TOWARDS WESBURN			
F	DIRECTION TOWADS GLADYSDALE			
G	DIRECTION TOWARDS CRESCENT ROAD			
H	DIRECTION TOWARDS LAUNCHING PLACE			
J	STREET PARKING			
	BUS ROUTE 683 - YARRA JUNCTION RECREATION RESERVE STOP			
	TITLE BOUNDARY			
	EASEMENTS			
	B PLANNING ISSUE: CHANGES DIMENSIONED. 1. EXISTING AND NEW CAR BAYS / AISLES ADDED. 2. EXISTING AND PROPOSED SIGNAGE DETAILS SHOWN. 3. ADDITIONAL ANNOTATION, LIGHT POLES NOTATED. 4. WASTE BIN STORAGE NOTATED. 5. AREAS AND PARKING NUMBERS ADJUSTED. ALL AS CLOUDED. CD 23.06.2025			
	A	ISSUED FOR PLANNING APPROVAL	DH	26.02.2025
	Ø	TOWN PLANNING ISSUE	RH	20.02.2025
	P2	PRELIMINARY ISSUE	RH	14.02.2025
	P1	PRELIMINARY ISSUE	RH	07.02.2025
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Yarra Junction
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DRAWING TITLE
Site Context Plan

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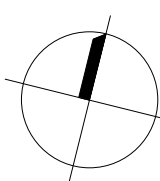
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FEB 2025	As indicated		
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ISSUE			
TOWN PLANNING			
PROJECT No.	DRAWING No.	REVISION No.	SHEET
22267	TP001	B	2 of 14



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



1				EXISTING KEY PLAN - SHEET 1			
1 : 650							
B				PLANNING ISSUE: CHANGES			
1				EXISTING AND NEW CAR BAYS / AISLES			
2				EXISTING AND PROPOSED SIGNAGE DETAILS			
3				ADDITIONAL ANNOTATION, LIGHT POLES			
4				WASTE BIN STORAGE NOTATED			
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ALL AS CLOUDED.							
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P2				PRELIMINARY ISSUE			
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Yarra Junction
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DRAWING TITLE
Site Context Photos - Sheet 01

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DATE	SCALE @ A1	NORTH	
FEB 2025	1 : 650		
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ISSUE			
TOWN PLANNING			
PROJECT No.	DRAWING No.	REVISION No.	SHEET
22267	TP002	B	3 of 14



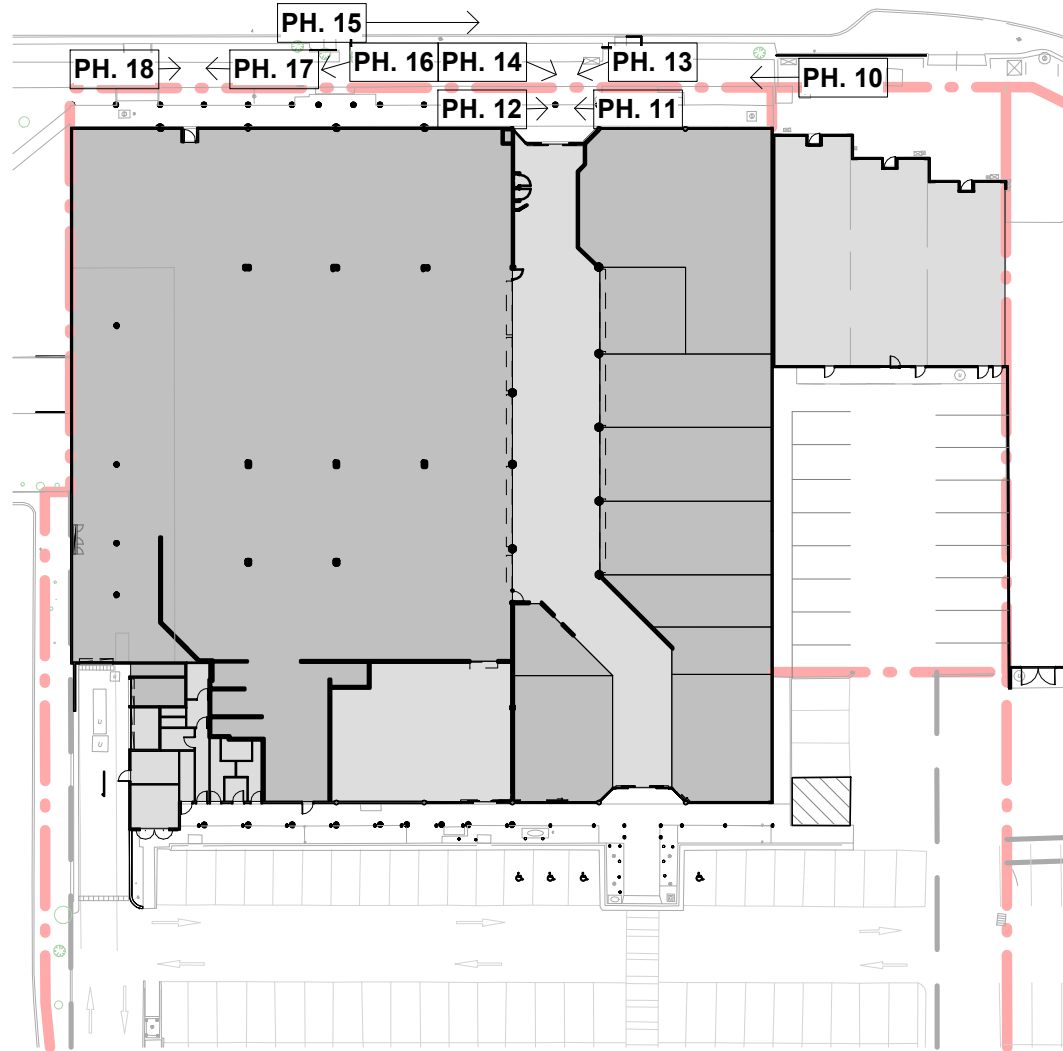
PHOTO 10



PHOTO 11



PHOTO 12



EXISTING KEY PLAN - SHEET 2			
NTS			
B PLANNING ISSUE, CHANGES			
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D TOWN PLANNING ISSUE			
P1 PRELIMINARY ISSUE			
CD 23.06.2025			
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RH 14.02.2025			
REV	AMENDMENTS DETAILS	BY	DATE



PHOTO 13



PHOTO 14



PHOTO 15

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PHOTO 16



PHOTO 17



PHOTO 18

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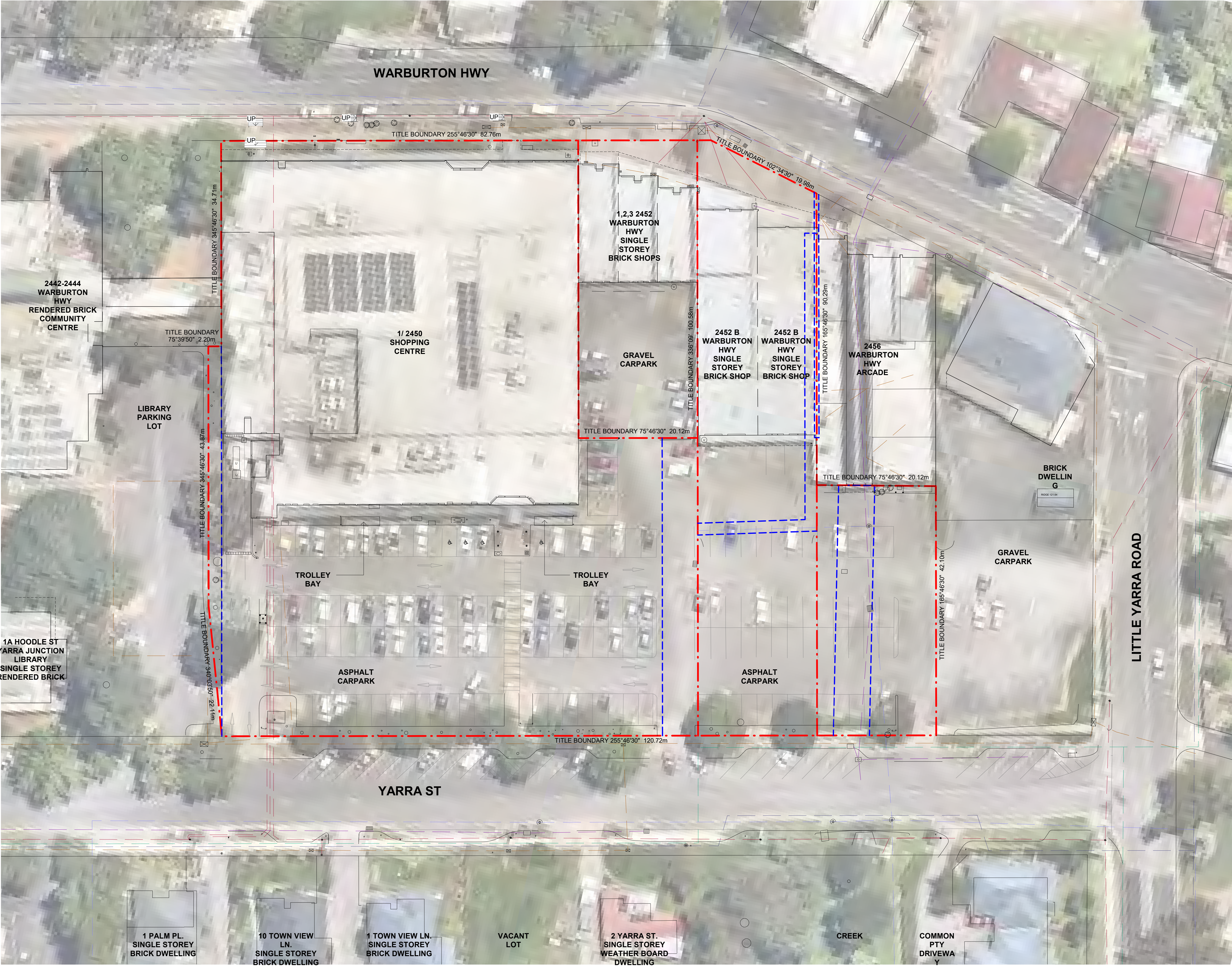
PROPOSED ALTERATIONS & ADDITIONS

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Yarra Junction
VIC 3797

Site Context Photos - Sheet 02

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DATE	SCALE @ A1	NORTH	
FEB 2025	NTS		
DRAWN	CHECKED		
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ISSUE			
TOWN PLANNING			
PROJECT No.	DRAWING No.	REVISION No.	SHEET
22267	TP003	B	4 of 14



1 EXISTING SITE PLAN
1 : 300

DO NO SCALE THESE DRAWINGS.

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SITE PLAN LINE LEGEND	
SYMBOL	DESCRIPTION
	EASEMENT
	TITLE BOUNDARY
	ELECTRICITY UNDERGROUND_DBYD
	TELECO UNDERGROUND_DBYD
	GAS UNDERGROUND_DBYD
	SEWERAGE UNDERGROUND_DBYD
	WATER UNDERGROUND_DBYD

PLAN TO BE PRINTED IN COLOUR ONLY.

REFER TO SURVEY PREPARED BY LAND DIMENSIONS 10.09.2024 FOR ALL TITLE BOUNDARIES, EASEMENT AND ENCUMBRANCE DETAILS

REFER TO TRAFFIC ENGINEERS REPORT 240490TIA001C BY ONE MILE GRID 18.02.2025 FOR CARPARK ALTERATIONS

B	PLANNING ISSUE, CHANGES	CD	23.06.2025
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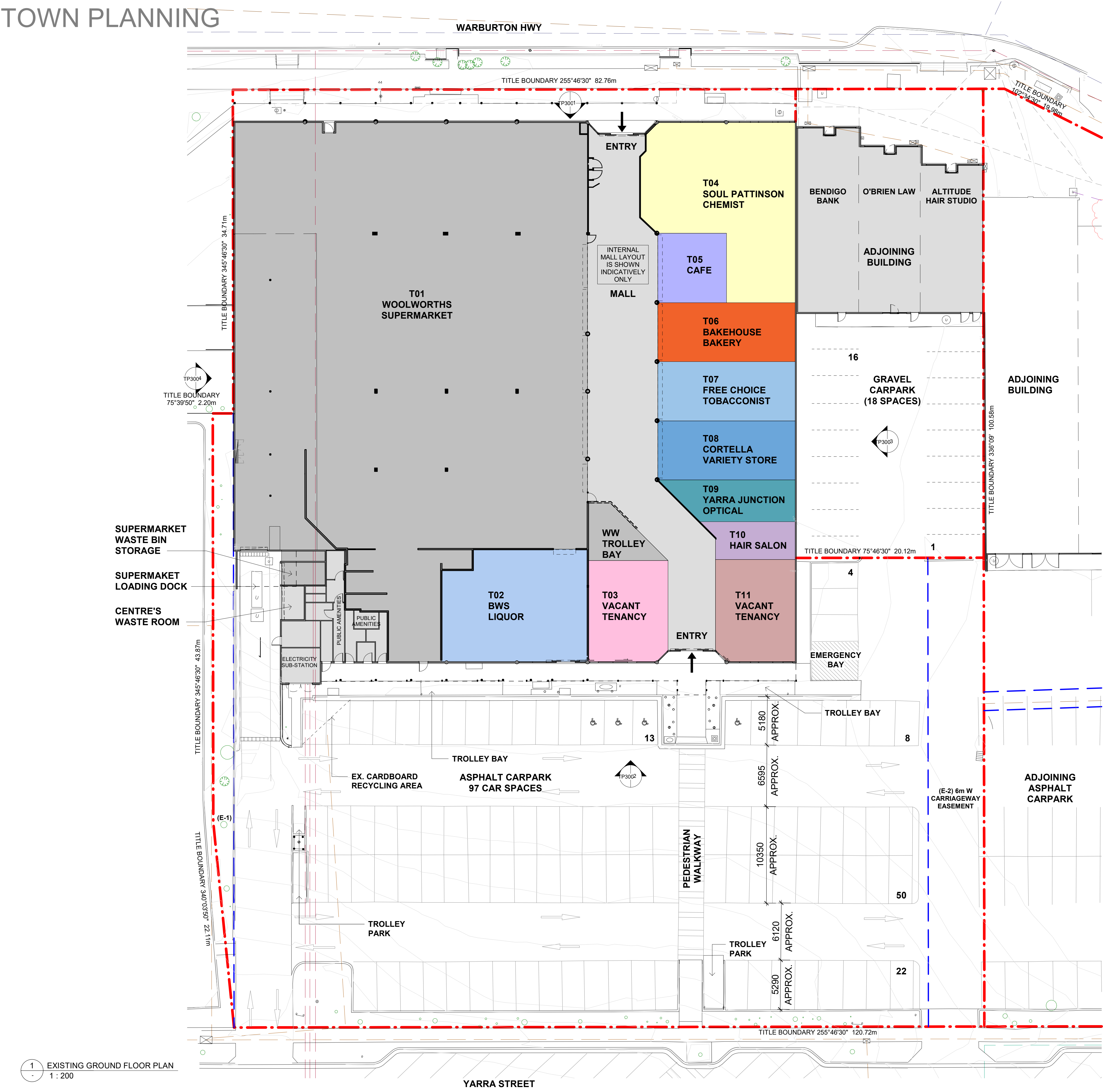
PROJECT
PROPOSED ALTERATIONS & ADDITIONS

PROJECT ADDRESS
Yarra Junction Shopping Centre,
2450-2452 Warburton Hwy
Yarra Junction
VIC 3797

DRAWING TITLE
Site Plan - Existing
Conditions

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DATE FEB 2025	SCALE @ A1 1:300	NORTH
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ISSUE TOWN PLANNING		
PROJECT No. 22267	DRAWING No. TP100	REVISION No. B SHEET 5 of 14



SITE PLAN LINE LEGEND

SYMBOL	DESCRIPTION
	EASEMENT
	TITLE BOUNDARY
	ELECTRICITY UNDERGROUND_DBYD
	TELECO UNDERGROUND_DBYD
	GAS UNDERGROUND_DBYD
	SEWERAGE UNDERGROUND_DBYD
	WATER UNDERGROUND_DBYD

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REFER TO TRAFFIC ENGINEERS REPORT 240490TIA001C BY ONE MILE GRID 18.02.2025 FOR CARPARK ALTERATIONS

EXISTING GROSS FLOOR AREA

3,441 m²

EXISTING TENANCY AREA - GROUND FLOOR			
No.	USE	TENANT	EXISTING AREA (GLAR)
T01	MAJOR	SUPERMARKET (INCL. TROLLEY BAY)	1888.98 m²
T02	MINI MAJOR	LIQUOR	181.87 m²
T03	SPECIALTY RETAIL	VACANT	92.46 m²
T04	SPECIALTY RETAIL	PHARMACY	247.63 m²
T05	FOOD & DRINK	CAFE	55 m²
T06	SPECIALTY RETAIL	BAKERY	93.22 m²
T07	SPECIALTY RETAIL	TOBACCO	93.82 m²
T08	SPECIALTY RETAIL	VARIETY STORE	93.20 m²
T09	SPECIALTY RETAIL	OPTICAL	56.14 m²
T10	SPECIALTY RETAIL	SALON	36.11 m²
T11	SPECIALTY RETAIL	VACANT	92.91 m²
MALL CIRCULATION SERVICES & AMENITIES			376.80 m²
			97.61 m²
TOTAL GLAR			2,931.34 m²
ADJOINING BUILDING			348.49 m²

ACCESSIBLE CAR BAYS	4
EMERGENCY CAR BAYS	1
TOTAL CAR BAYS (INCL. ABOVE)	113

B PLANNING ISSUE, CHANGES 1. EXISTING AND NEW CAR BAYS / AISLES DIMENSIONED. 2. EXISTING AND PROPOSED SIGNAGE DETAILS ADDED. 3. ADDITIONAL ANNOTATION, LIGHT POLES SHOWN. 4. WASTE BIN STORAGE NOTATED. 5. AREAS AND PARKING NUMBERS ADJUSTED. ALL AS CLOUDED.		CD 23.06.2025
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PROJECT

PROPOSED ALTERATIONS & ADDITIONS

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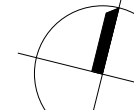
Yarra Junction Shopping Centre,
2450-2452 Warburton Hwy
Yarra Junction
VIC 3797

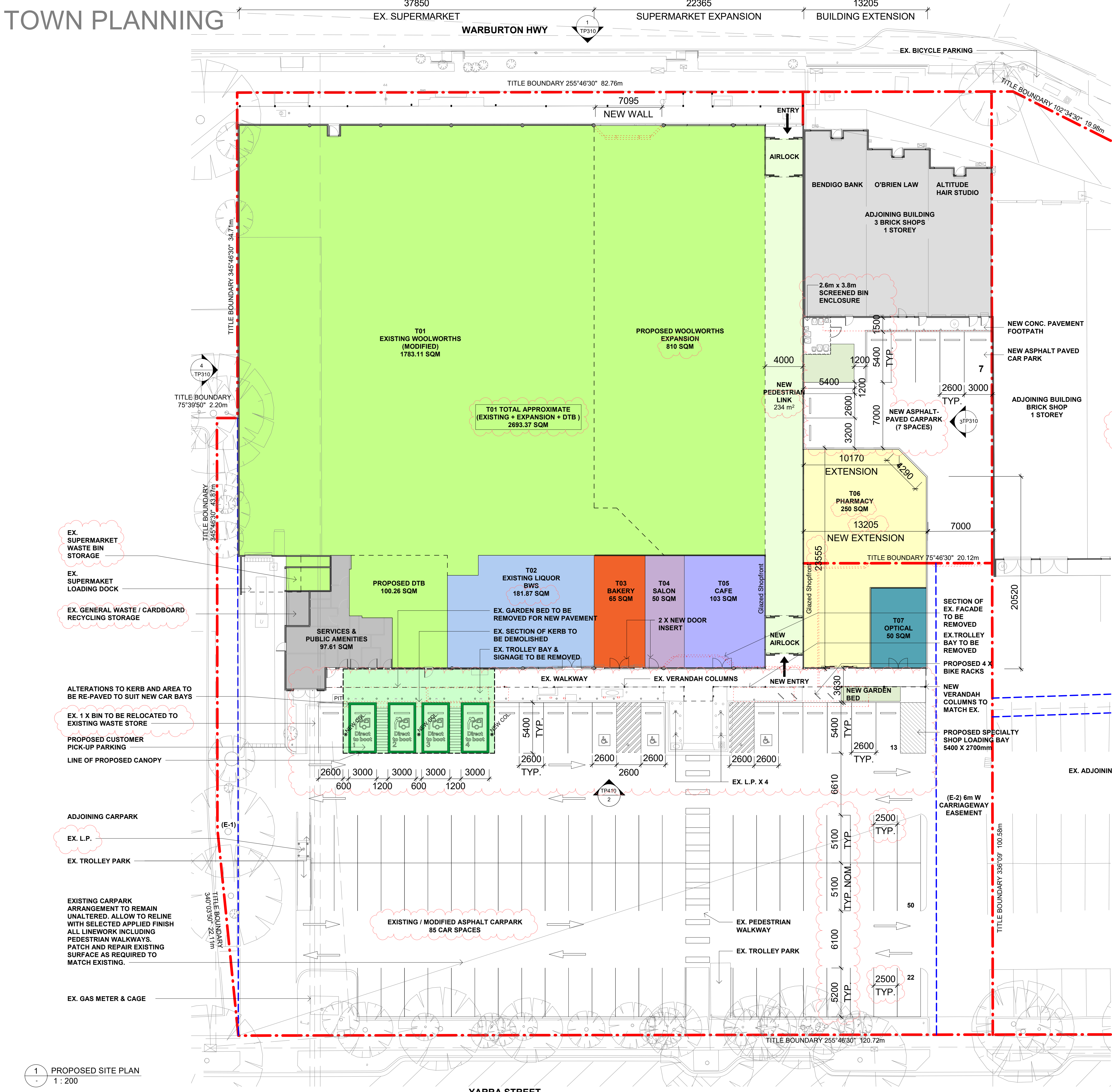
DRAWING TITLE

Existing Site Floor Plan

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DATE	SCALE @ A1	NORTH 	
FEB 2025	As indicated		
DRAWN	CHECKED		
RH	DI		
ISSUE			
TOWN PLANNING			
PROJECT No.	DRAWING No.	REVISION No.	SHEET
22267	TP200	B	6 of 14



PROPOSED TENANCY AREA - GROUND FLOOR				
No.	USE	TENANT	EXISTING (GLAR)	PROPOSED (GLAR)
T01	MAJOR	SUPERMARKET	1888.98 m ²	2693.37 m ²
T02	MINI MAJOR	LIQUOR	181.87 m ²	181.87 m ²
T03	SPECIALTY RETAIL	BAKERY	93.22 m ²	65 m ²
T04	SPECIALTY RETAIL	SALON	36.11 m ²	50 m ²
T05	FOOD & DRINK	CAFE	55 m ²	103 m ²
T06	SPECIALTY RETAIL	PHARMACY	247.63 m ²	250 m ²
T07	SPECIALTY RETAIL	OPTICAL	56.14 m ²	50 m ²
	SPECIALTY RETAIL	TOBACCO	93.82 m ²	N/A
	SPECIALTY RETAIL	VARIETY STORE	93.20 m ²	N/A
	SPECIALTY RETAIL	VACANT	92.46 m ²	N/A
	SPECIALTY RETAIL	VACANT	92.91 m ²	N/A
	MALL CIRCULATION PED. LINK		376.80 m ²	234 m ²
	SERVICES & AMENITIES		97.61 m ²	97.61 m ²
TOTAL GLAR			2,931.34 m ²	3,393.24 m ²
ADJOINING BUILDING	VARIOUS		348.49 m ²	348.49 m ²
ACCESSIBLE CAR BAYS			4	3
EMERGENCY CAR BAYS			1	0
TOTAL CENTRE CAR BAYS (INCL. ABOVE)			113	92
SUPERMARKET CUSTOMERS PICK-UP BAYS			N/A	4
CARPARK RATIO			3.8	2.7
BIKE PARKING (RACKS)			2 (OFF-SITE)	4 (ON-SITE ONLY)

NEW GROSS FLOOR AREA: 3,752m²

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PROJECT
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Yarra Junction Shopping Centre,
2450-2452 Warburton Hwy
Yarra Junction VIC 3797

DRAWING TITLE
Proposed Site Floor Plan

CLIENT
RetPro Management Pty Ltd

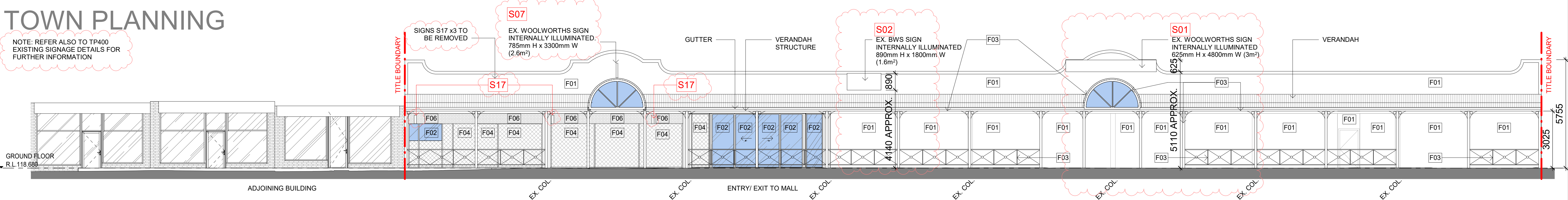
DATE FEB 2025	SCALE @ A1 As indicated	NORTH 
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ISSUE		

PROJECT No. 22267	DRAWING No. TP210	REVISION No. B	SHEET 7 of 14
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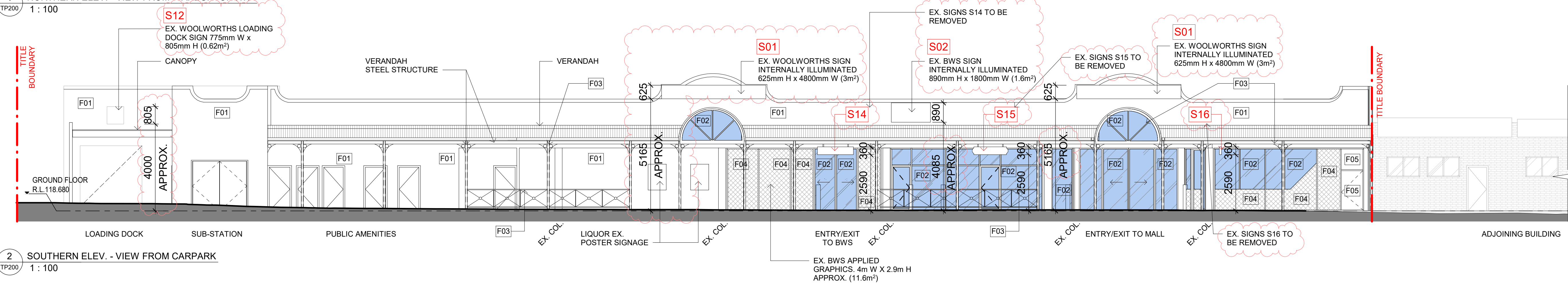
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SYMBOL	DESCRIPTION
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	TITLE BOUNDARY
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	TELECO UNDERGROUND_DBYD
	GAS UNDERGROUND_DBYD
	SEWERAGE UNDERGROUND_DBYD
	WATER UNDERGROUND_DBYD
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TOWN PLANNING

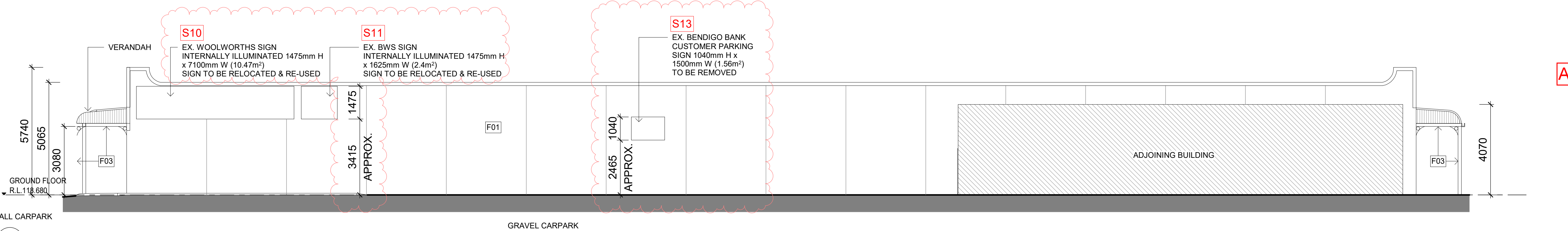
NOTE: REFER ALSO TO TP400
EXISTING SIGNAGE DETAILS FOR
FURTHER INFORMATION



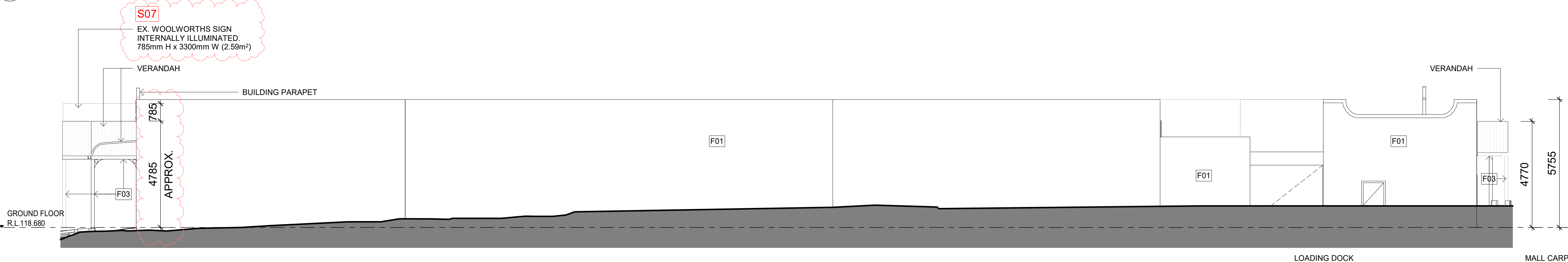
1 NORTHERN ELEV. - VIEW FROM WARBURTON HWY
TP200 1 : 100



2 SOUTHERN ELEV. - VIEW FROM CARPARK
TP200 1 : 100



3 EASTERN ELEVATION
TP200 1 : 100



4 WESTERN ELEVATION
TP200 1 : 100

B PLANNING ISSUE: CHANGES		CD 23.06.2025
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P2 PRELIMINARY ISSUE		RH 14.02.2025
P1 PRELIMINARY ISSUE		RH 07.02.2025
REV	AMENDMENTS DETAILS	BY DATE

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PROJECT
PROPOSED ALTERATIONS & ADDITIONS

PROJECT ADDRESS
Yarra Junction Shopping Centre,
2450-2452 Warburton Hwy
Yarra Junction
VIC 3797

DRAWING TITLE
Existing Building Elevations

CLIENT
RetPro Management
Pty Ltd

DATE
FEB 2025

SCALE @ A1
1 : 100

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ISSUE
TOWN PLANNING

PROJECT No.
22267

DRAWING No.
TP300

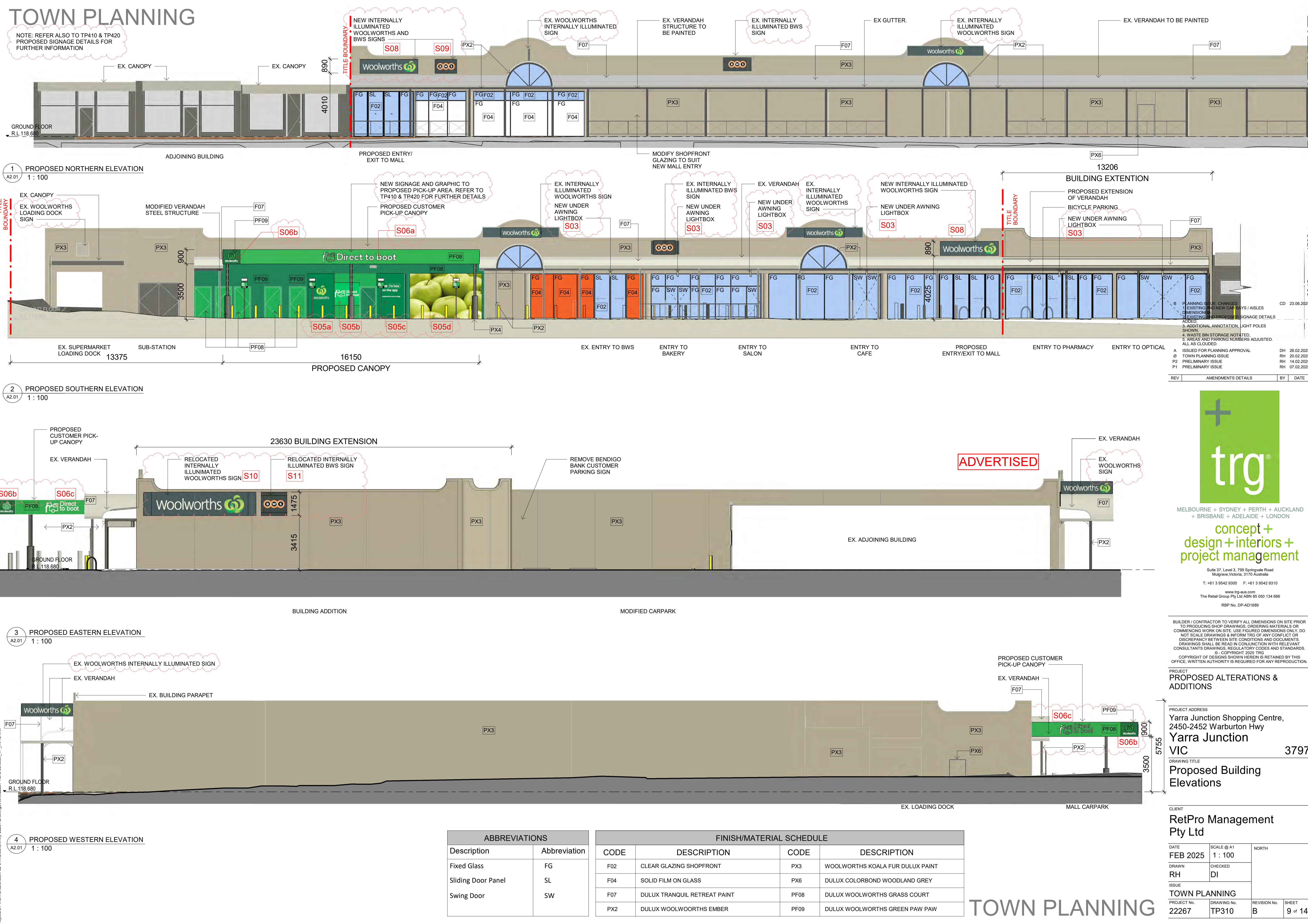
REVISION No.
B

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8 of 14

EXISTING FINISHES LEGEND	
PATTERN	DESCRIPTION
	F02 - CLEAR GLAZING
	F04- SOLID FILM ON GLASS
	F06- SIGNAGE PELMET

EX. FINISH/MATERIAL SCHEDULE	
CODE	DESCRIPTION
F01	PRECAST CONCRETE PANEL PAINTED IN DARK GREY
F02	CLEAR GLAZING SHOPFRONT
F03	STEELWORK PAINTED IN DARK RED
F04	SOLID FILM ON GLASS
F05	TIMBER PANEL PAINTED IN DARK GREY
F06	SIGNAGE PELMET

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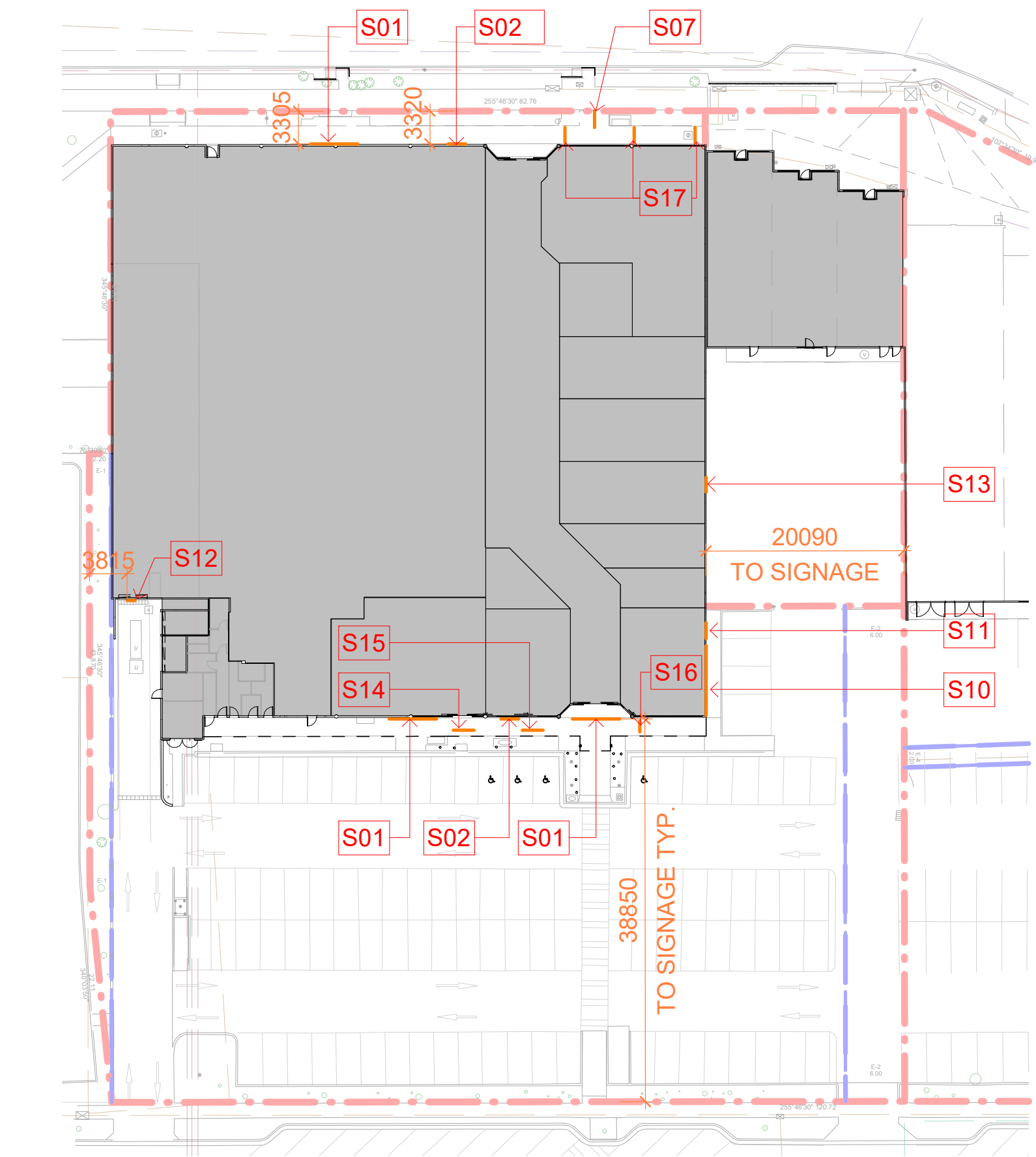
PROJECT
PROPOSED ALTERATIONS & ADDITIONS

PROJECT ADDRESS
Yarra Junction Shopping Centre,
2450-2452 Warburton Hwy
Yarra Junction
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DRAWING TITLE
Proposed Building Elevations

CLIENT
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PROJECT No. 22267	DRAWING No. TP310	REVISION No. B
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A EXISTING SIGNAGE - KEY PLAN
1 : 500

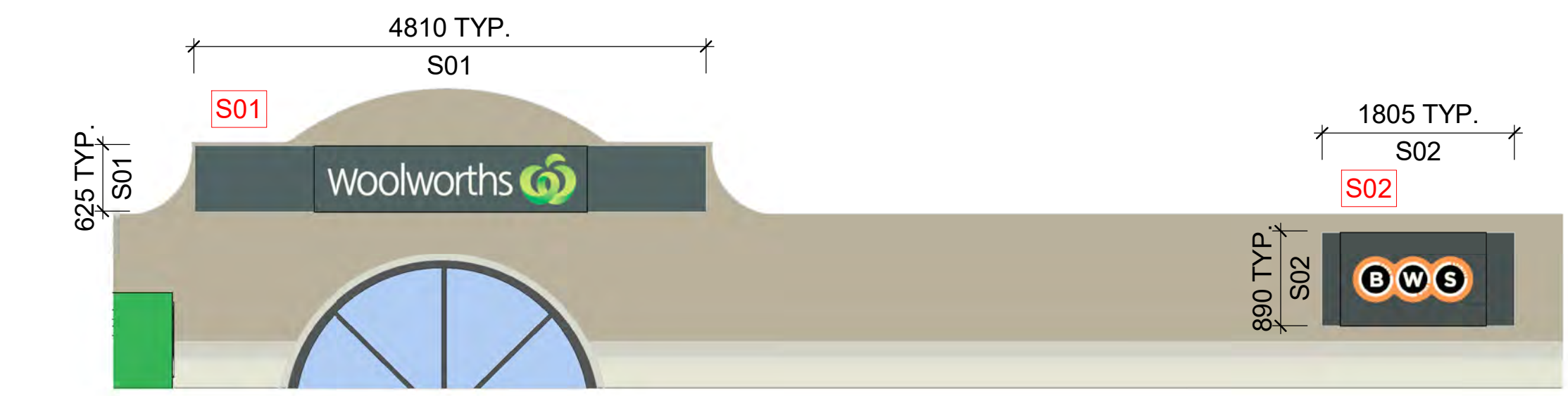
NOTE: REFER ALSO TO TP300 EXISTING BUILDING ELEVATIONS FOR FURTHER DETAILS



S13 TO BE REMOVED S12 TO BE RETAINED



1 EXISTING SIGN S07
1 : 50



2 EXISTING SIGNS S01 & S02
1 : 50



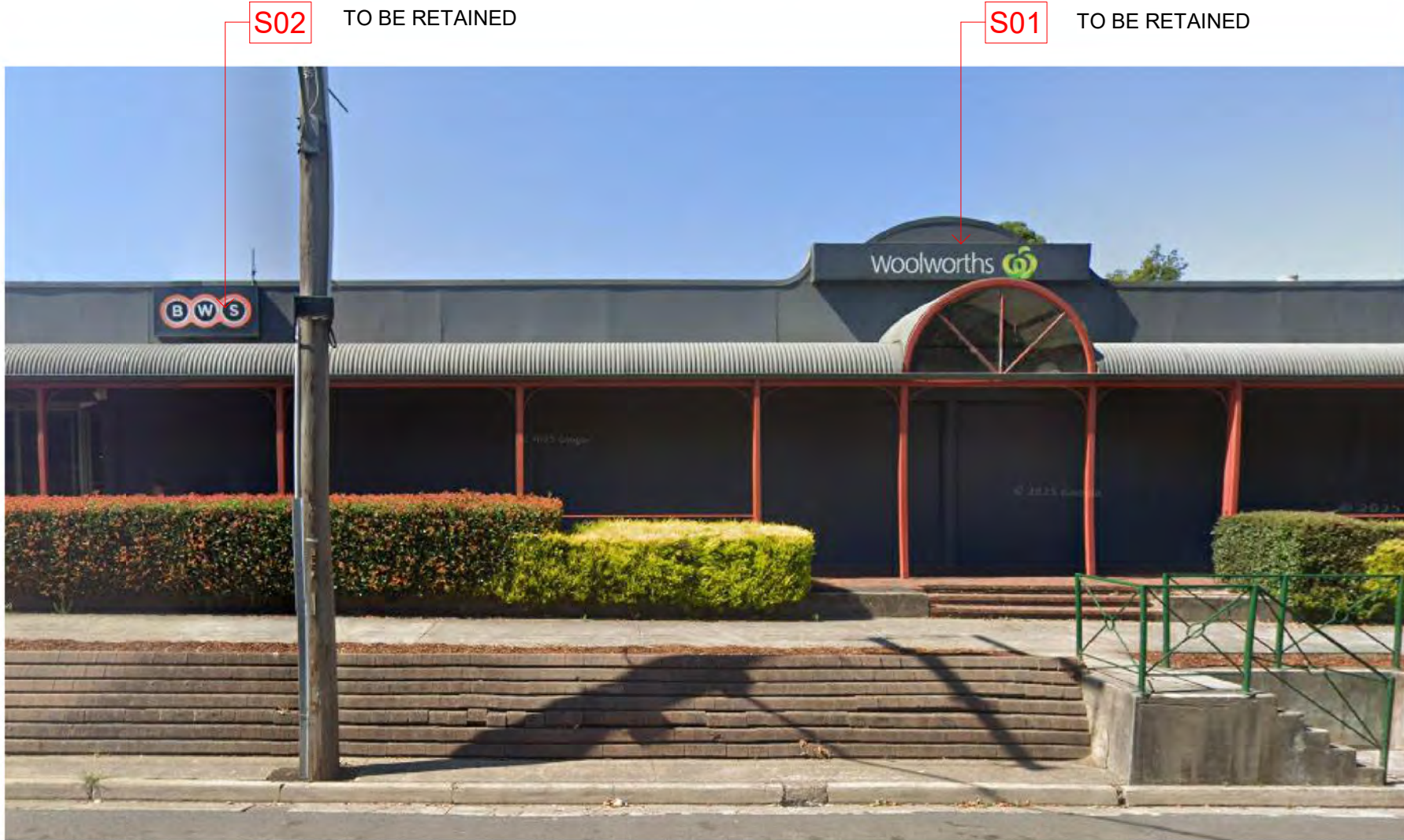
S17 TO BE REMOVED



S16 TO BE REMOVED S15 TO BE REMOVED S14 TO BE REMOVED



S07 TO BE RETAINED



S02 TO BE RETAINED S01 TO BE RETAINED



S01 TO BE RETAINED



S02 TO BE RETAINED S01 TO BE RETAINED



S10 TO BE RELOCATED S11 TO BE RELOCATED

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B	PLANNING ISSUE, CHANGES DIMENSIONED.	CD	23.06.2025
2	EXISTING AND PROPOSED SIGNAGE DETAILS ADDED.		
3	ADDITIONAL ANNOTATION, LIGHT POLES SHOWN.		
4	WASTE BIN STORAGE NOTATED.		
5	AREAS AND PARKING NUMBERS ADJUSTED. ALL AS CLOUDED.		
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P1	PRELIMINARY ISSUE	RH	07.02.2025
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PROJECT
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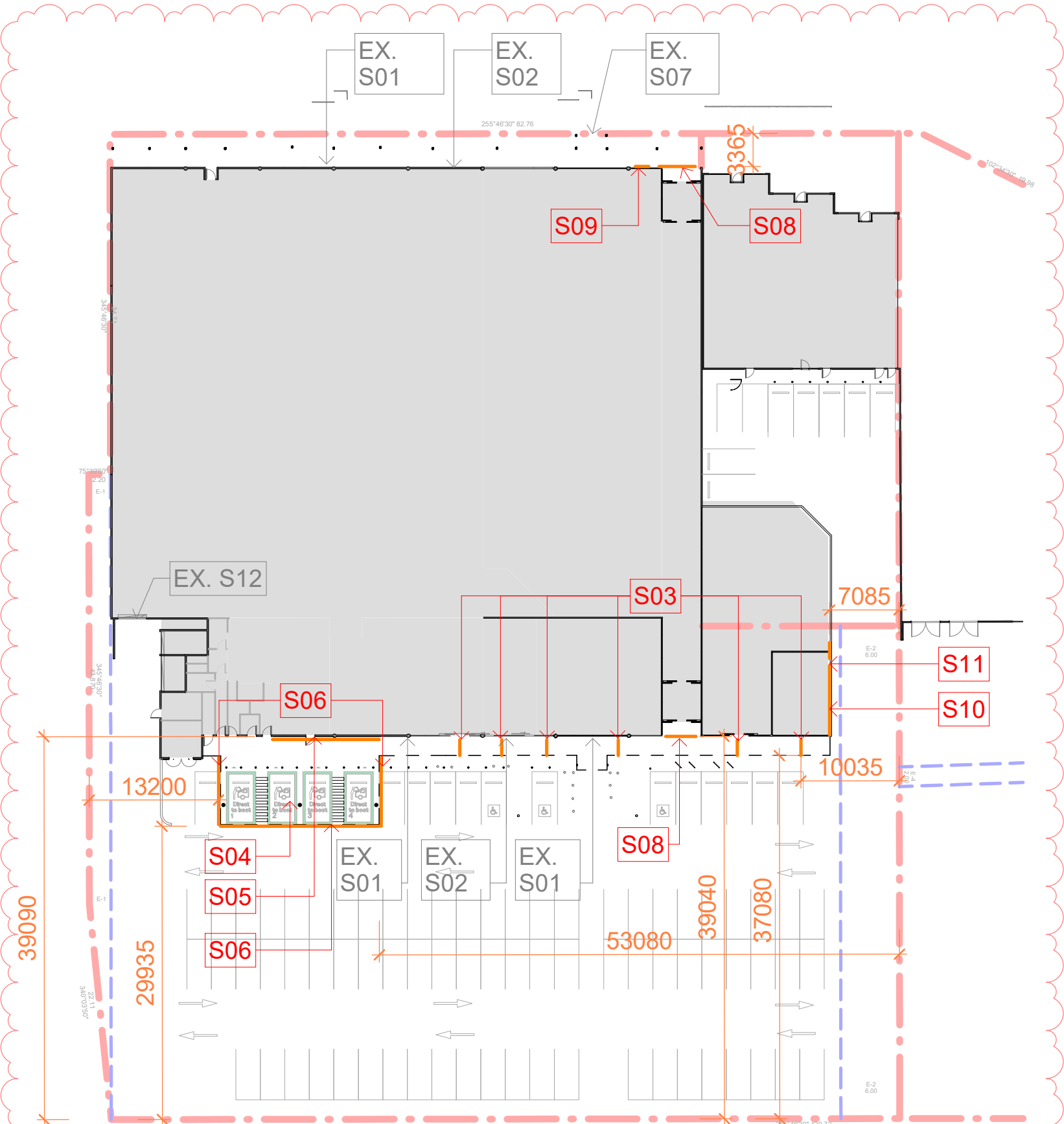
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Yarra Junction Shopping Centre,
2450-2452 Warburton Hwy
Yarra Junction
VIC 3797

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Photos

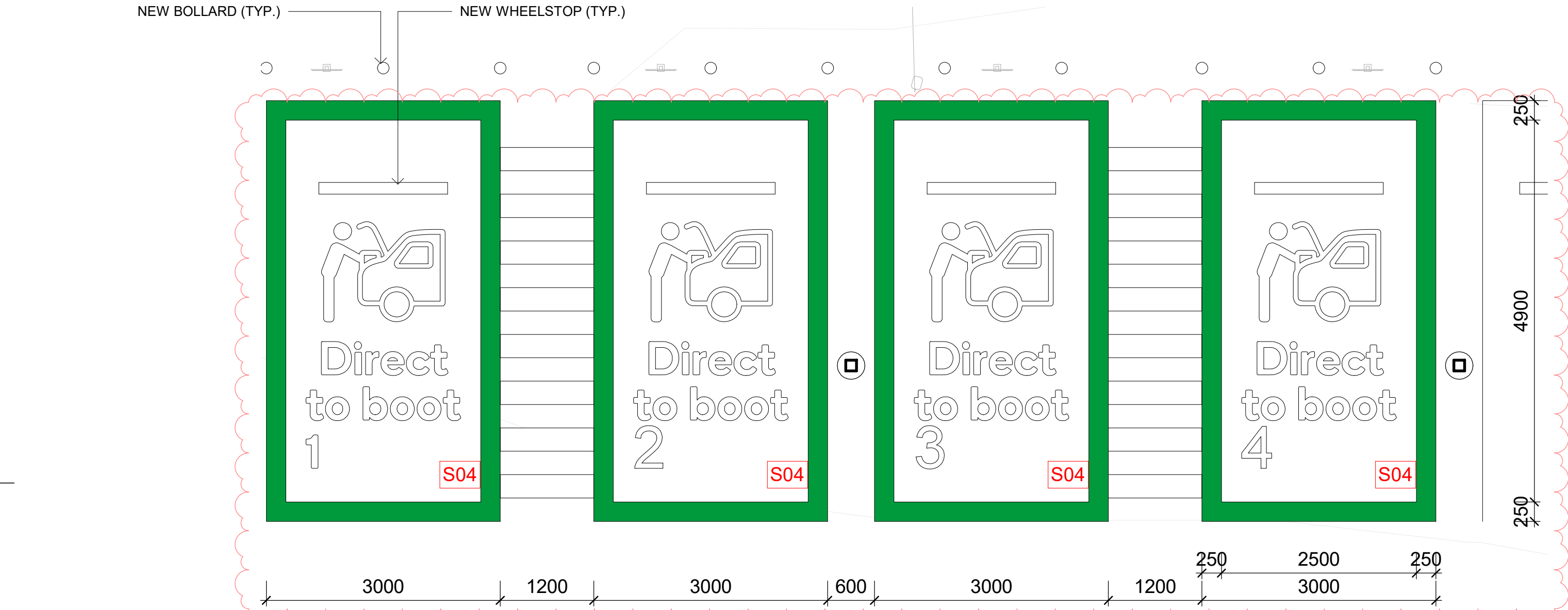
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PROJECT No.	DRAWING No.	REVISION No.
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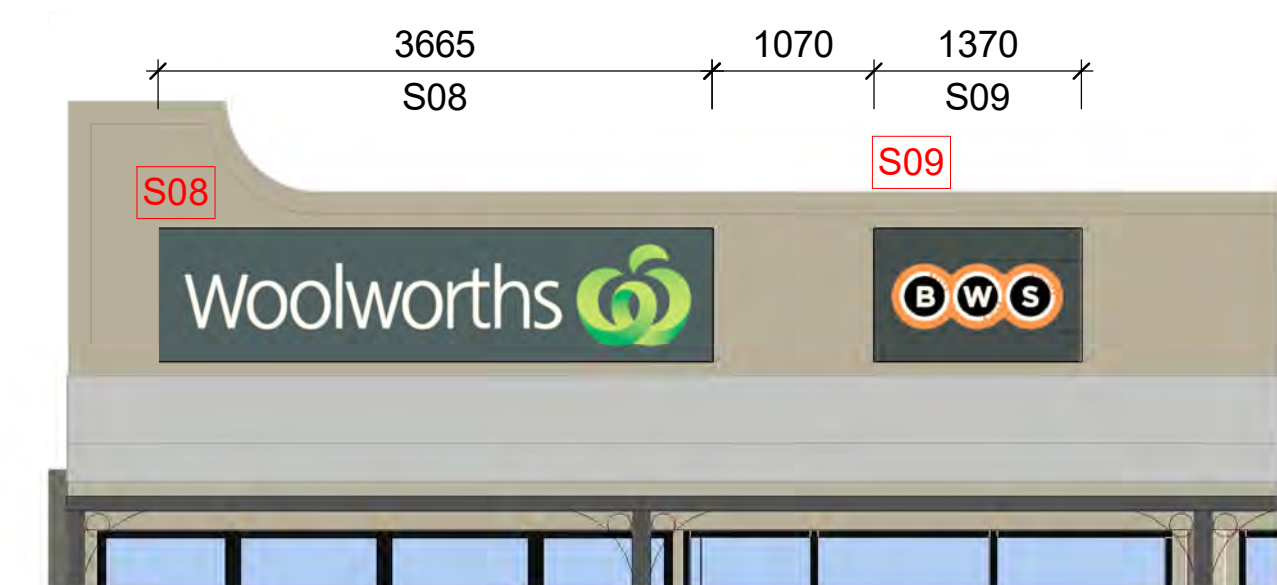
TOWN PLANNING



2 PROPOSED WALL GRAPHICS SIGNAGE S05 & S06
1 : 50



5 PROPOSED 'DIRECT TO BOOT' CAR BAYS - SIGN S04
1 : 50



B	PLANNING ISSUE, CHANGES DIMENSIONED.	CD	23.06.2025
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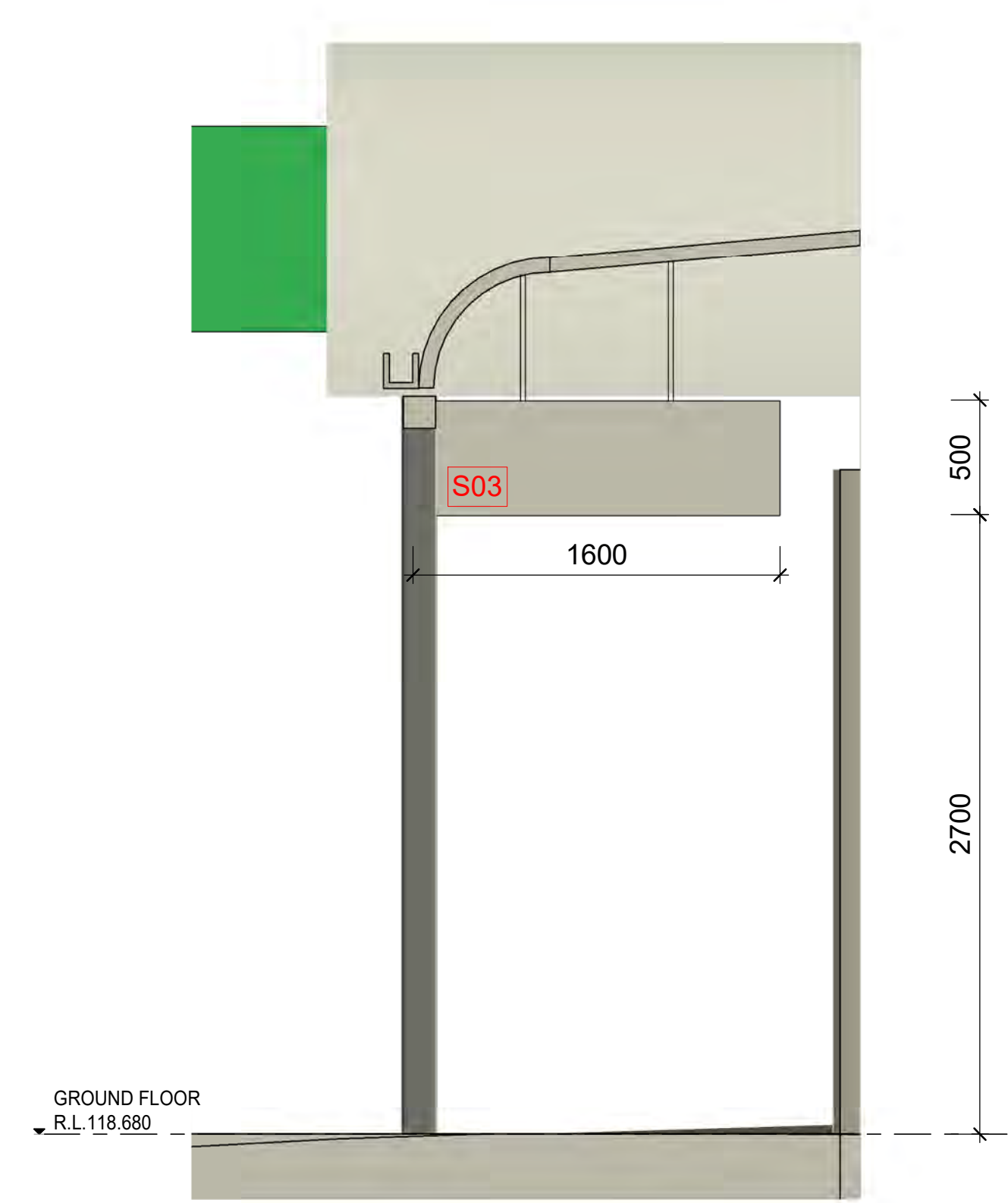
PROJECT
PROPOSED ALTERATIONS & ADDITIONS

PROJECT ADDRESS
Yarra Junction Shopping Centre,
2450-2452 Warburton Hwy
Yarra Junction
VIC 3797

DRAWING TITLE
Proposed Signage Details

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DATE FEB 2025	SCALE @ A1 As indicated	NORTH
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PROJECT No. 22267	DRAWING No. TP410	REVISION No. B
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1 NEW SPECIALTY SHOP SIGNAGE S03a,b,c,d,e,f
A2.01 1 : 25

NOTE: REFER ALSO TO TP310 PROPOSED BUILDING ELEVATIONS FOR FURTHER DETAILS

SIGNAGE SCHEDULE							
#	EXISTING, NEW, OR RELOCATED	DESCRIPTION	LOCATION	SIZE	AREA	QTY	COLOUR
S01	EXISTING	LED ILLUMINATED SIGN WITH INDIVIDUAL LETTERS AND ICON.	FACING YARRA STREET AND WARBURTON HWY. ON PERIMETER WALL ABOVE VERANDAH.	4810mm W 625mm H	3.00 sqm	3	Woolworths Charcoal Woolworths Light Green Woolworths Green WHITE
S02	EXISTING	LED ILLUMINATED SIGN WITH INDIVIDUAL LETTERS AND ICON.	FACING YARRA STREET AND WARBURTON HWY. ON PERIMETER WALL ABOVE VERANDAH.	1805mm W 890mm H	1.60 sqm	2	Woolworths Charcoal WHITE BWS Orange BLACK
S03	NEW	UNDER AWNING LIGHTBOX FOR SPECIALTY SHOPS.	FACING YARRA STREET, UNDER VERANDAH, IN FRONT OF ENTRY OF SPECIALTY SHOPS.	1600mm W 500mm H	0.80 sqm EACH SIDE	6	DESIGN TBC
S05	NEW	'DIRECT TO BOOT' WALL DESTINATION	FACING YARRA STREET/CARPARK. ON PERIMETER WALL.	S05a 1650mm W 1100mm H	1.81 sqm	1	WHITE BLACK
				S05b 1590mm W 1100mm H	1.75 sqm	1	
				S05c 1750mm W 1100mm H	1.93 sqm	1	
				S05d 4535mm W 2895mm H	13.12 sqm	1	
S06	NEW	'DIRECT TO BOOT' CANOPY VINYL LOGOS	FACING YARRA STREET/CARPARK. ON DTB CANOPY FASCIA.	S06a 5385mm W 675mm H	3.63 sqm	1	WHITE BLACK
				S06b 1090mm W 900mm H	0.98 sqm	3	
				S06c 2080mm W 705mm H	1.46 sqm	2	
S07	EXISTING	LED ILLUMINATED DOUBLE SIDED SIGN WITH INDIVIDUAL LETTERS AND ICON.	FACING WARBURTON HWY. OVER VERANDAH.	3310mm W 785mm H	2.60 sqm	1	Woolworths Charcoal Woolworths Light Green Woolworths Green WHITE
S08	NEW	LED ILLUMINATED SIGN WITH INDIVIDUAL LETTERS AND ICON.	FACING YARRA STREET AND WARBURTON HWY. ON PERIMETER WALL ABOVE VERANDAH.	3365mm W 890mm H	3.00 sqm	2	Woolworths Charcoal Woolworths Light Green Woolworths Green WHITE
S09	NEW	LED ILLUMINATED SIGN WITH INDIVIDUAL LETTERS AND ICON.	WARBURTON HWY. ON PERIMETER WALL ABOVE VERANDAH, AT PROPOSED ENTRY	1370mm W 890mm H	1.21 sqm	1	Woolworths Charcoal WHITE BWS Orange BLACK
S10	RELOCATED	LED ILLUMINATED SIGN WITH INDIVIDUAL LETTERS AND ICON.	FACING ADJOINING CARPARK, ON PERIMETER WALL.	7105mm W 1475mm H	10.47 sqm	1	Woolworths Charcoal Woolworths Light Green Woolworths Green WHITE
S11	RELOCATED	LED ILLUMINATED SIGN WITH INDIVIDUAL LETTERS AND ICON.	FACING ADJOINING CARPARK, ON PERIMETER WALL.	1625mm W 1475mm H	2.40 sqm	1	Woolworths Charcoal WHITE BWS Orange BLACK
				TOTAL	72.58 sqm	27	

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A ISSUED FOR PLANNING APPROVAL	DH	26.02.2025	
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PROJECT
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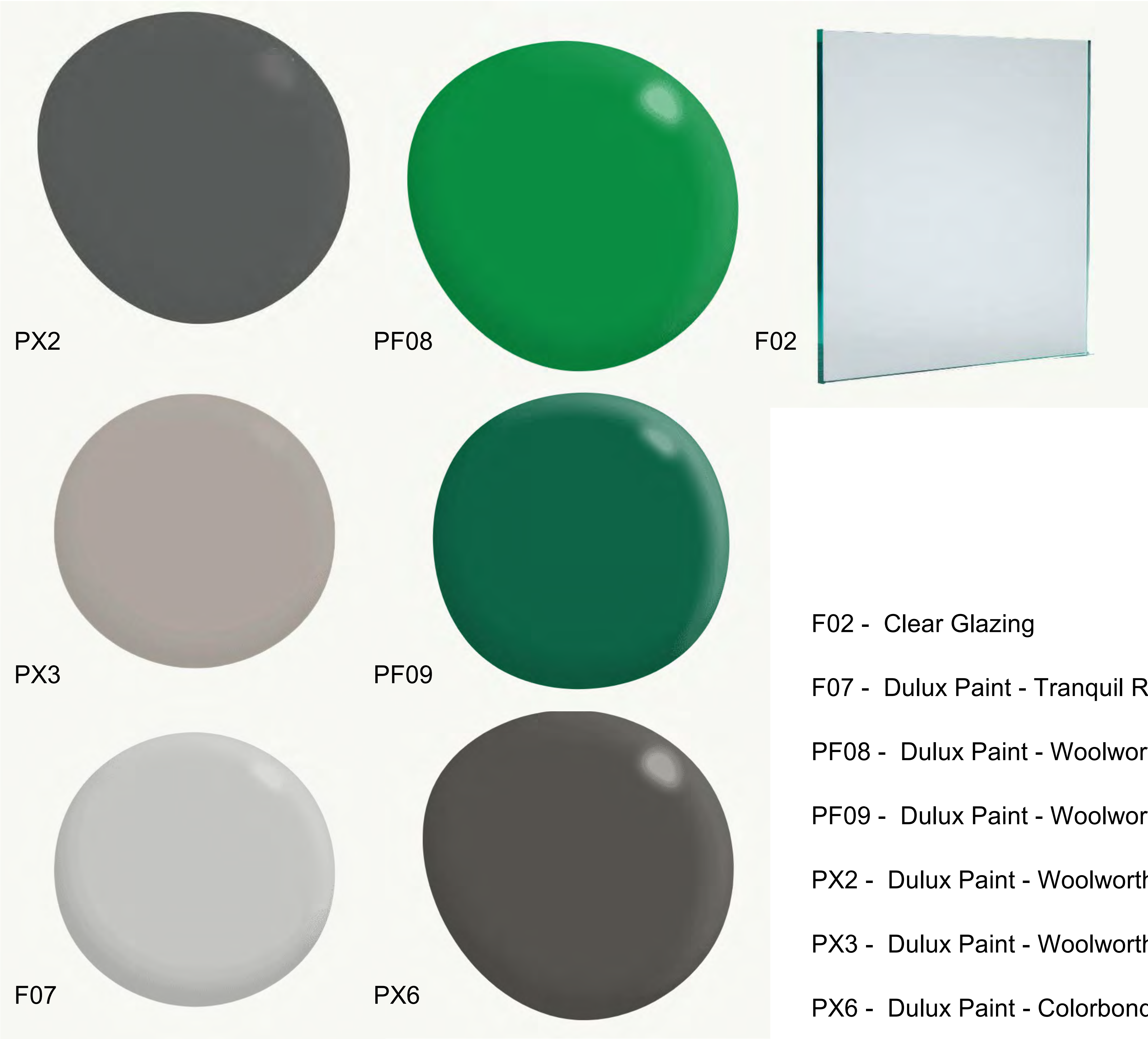
PROJECT ADDRESS
Yarra Junction Shopping Centre,
2450-2452 Warburton Hwy
Yarra Junction
VIC 3797

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Proposed Signage Details
Cont.

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ISSUE TOWN PLANNING			
PROJECT No. 22267	DRAWING No. TP420		

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F02 - Clear Glazing

F07 - Dulux Paint - Tranquil Retreat

PF08 - Dulux Paint - Woolworths Grass Court

PF09 - Dulux Paint - Woolworths Green Paw Paw

PX2 - Dulux Paint - Woolworths Ember

PX3 - Dulux Paint - Woolworths Koala Fur

PX6 - Dulux Paint - Colorbond Woodland Grey

B	PLANNING ISSUE. CHANGES	CD	23.06.2025
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PROJECT
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PROJECT ADDRESS
Yarra Junction Shopping Centre,
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PROPOSED 3D VIEW FROM CARPARK



PROPOSED 'DIRECT TO BOOT' 3D VIEW FROM CARPARK

B	PLANNING ISSUE, CHANGES 1. EXISTING AND NEW CAR BAYS / AISLES DIMENSIONED. 2. EXISTING AND PROPOSED SIGNAGE DETAILS ADDED. 3. ADDITIONAL ANNOTATION, LIGHT POLES SHOWN. 4. WASTE BIN STORAGE NOTATED. 5. AREAS AND PARKING NUMBERS ADJUSTED. ALL AS CLOUDED.	CD	23.06.2025
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PROPOSED 3D VIEW WARBURTON HWY



PROPOSED 3D VIEW WARBURTON HWY

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