

# Cloncurry Shire Council

38-46 Daintree Street  
PO Box 3  
Cloncurry QLD 4824  
ABN: 76 581 540 914



Telephone: (07) 4742 4100  
Facsimile: (07) 4742 1712  
Email: [council@cloncurry.qld.gov.au](mailto:council@cloncurry.qld.gov.au)  
Website: [www.cloncurry.qld.gov.au](http://www.cloncurry.qld.gov.au)

Our ref: DI&E:LT - TP05/23

27 March 2023

Woodham Petroleum Pty Ltd  
C/- Damien Mackay (Town Planner)  
TfA Project Group  
PO Box 2339  
FORTITUDE VALLEY QLD 4006  
**Email:** [Damien.mackay@tfa.com.au](mailto:Damien.mackay@tfa.com.au)

Dear Damien

**DECISION NOTICE – DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – SERVICE STATION (UNMANNED FUEL DEPOT), AT 14-16 FRED MCKAY ROAD (LOT 10 & 11 ON SP248018), CLONCURRY.**  
(Given under section 63 of the *Planning Act 2016*)

The development application described below was properly made to the Cloncurry Shire Council 21 March 2023.

## **Applicant details**

Applicant name:	Woodham Petroleum Pty Ltd C/- Damien Mackay
Applicant contact details:	PO Box 2339 FORTITUDE VALLEY QLD 4006

## **Application details**

Application number:	TP05/23
Approval sought:	Development Permit
Nature of development proposed:	Material Change of Use
Description of the development proposed:	Service Station (Unmanned Fuel Depot)
Category of assessment:	Code Assessment

## **Location details**

Street address:	14-16 Fred McKay Road, Cloncurry
Real property description:	Lots 10 & 11 on SP248018
Local government area:	Cloncurry Shire

## **Decision**

Date of decision:	21 March 2023
-------------------	---------------

## RESOLUTION 21.2023

Moved: Cr Nathan Keyes  
Seconded: Cr Greg Campbell

That Development Application TP05/23 for a Material Change of Use – for a Service Station (Unmanned Fuel Depot) at 14–16 Fred McKay Road, also known as (Lot 10 & 11 on SP248018), Cloncurry, be approved subject to conditions as set out in Attachment 2.

In Favour: Cr Greg Campbell, Cr Sam Daniels, Cr Vicky Campbell, Cr Nathan Keyes, Cr Janessa Bidgood

Against: None  
Ineligible: None

**CARRIED**

### **Details of the approval**

Development permit: Material Change of Use –Service Station (Unmanned Fuel Depot)

### **Conditions**

This approval is subject to the conditions in Attachment 1.

### **Properly made submissions**

There were no properly made submissions for this application.

### **Rights of appeal**

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provision is attached.

### **Currency period for the approval**

This development approval will lapse unless substantially started at the end of the period set out in section 85 of *Planning Act 2016* which is 6 years after this approval starts to take effect.

### **Approved plans and specifications**

**Table 1 Supporting documentation/reports**

Title	Plan Number	Rev no	Date	Prepared by
Proposed Site Plan	22430-D01	A1	22.02.2023	TfA Project Group
Proposed Site Layout – Vehicle Paths	22430-D02	A1	22.02.2023	TfA Project Group
Proposed Site Plan	22430-D03	A1	22.02.2023	TfA Project Group
Canopy	GES-Canopy-00		08.08.2017	GES (Global Engineering Solutions)

Should you have any questions or concerns in respect of this matter please contact, Council's Senior Town Planner, Larinda Turrell, at this office.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Keirle', with a large, stylized flourish at the end.

Philip Keirle  
Chief Executive Officer

Enc: Attachment 1— Extract on appeal rights  
Attachment 2— Conditions of the approval  
Attachment 3 – Statement of Reasons  
Attachment 4 - Approved Proposed Plan

## Chapter 6 Dispute resolution

### Part 1 Appeal rights

#### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
  - (a) matters that may be appealed to—
    - (i) either a tribunal or the P&E Court; or
    - (ii) only a tribunal; or
    - (iii) only the P&E Court; and
  - (b) the person—
    - (i) who may appeal a matter (the *appellant*); and
    - (ii) who is a respondent in an appeal of the matter; and
    - (iii) who is a co-respondent in an appeal of the matter; and
    - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
  - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
  - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
  - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
  - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note—*

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund—
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

**230 Notice of appeal**

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
  - (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
  - (a) the respondent for the appeal; and
  - (b) each co-respondent for the appeal; and
  - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
  - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
  - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  - (f) for an appeal to the P&E Court—the chief executive; and
  - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
  - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
  - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

**231 Other appeals**

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
  - (a) conduct engaged in for the purpose of making a decision; and
  - (b) other conduct that relates to the making of a decision; and
  - (c) the making of a decision or the failure to make a decision; and
  - (d) a purported decision; and
  - (e) a deemed refusal.

*non-appealable*, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

**232 Rules of the P&E Court**

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

## ATTACHMENT 2 – CONDITIONS OF APPROVAL

<b>NATURE OF DECISION</b>		
A Cloncurry Shire Council issues a development permit for Development application - Reference TP05/23. Application for Material Change of Use and Operational Works – Service Station (Unmanned Fuel Depot) under the <i>Planning Act 2016</i> .		
<b>GENERAL</b>		
<b>1. Site Layout</b>		
(a) The development must generally comply with the Approved Proposal Plan and Service Station Design Plans as referenced in the table below, which forms part of this application, except as otherwise specified by any condition of this approval.		
Report/Plan/Drawing Number	Plan/Document Name	Date
22430-D01	Proposed Site Plan	22.02.2023
22430-D02	Proposed Site Layout – Vehicle Paths	22.02.2023
22430-D03	Proposed Site Plan	22.02.2023
GES-Canopy-00	Canopy	08.08.2017
<b>2. Compliance with conditions</b>		
(a) All conditions must be complied with prior to the commencement of use on the subject site, unless specified in an individual condition.		
(b) The conditions of this development approval are to be read in conjunction with the approved plans / documents at all times. Where a conflict occurs between the conditions of this approval and the approved plans / documents, the conditions of this development approval shall prevail.		
<b>3. Service Station</b>		
(a) The Service Station will be limited to the refueling of vehicles and fuel delivery.		
(b) The Service Station will operate 24 (twenty-four) hours a day, seven (7) days a week.		
(c) The Service Station is to be monitored on a weekly basis by a suitably qualified person/s appropriately trained to complete an inspection of the facility including the storage tank.		
(d) The facility will be linked via computerized system to the developer’s head office that is capable of sending an alert at all times should there be any loss of fuel not dispensed as part of the refueling station. Appropriate fail-safe mechanisms are installed in the event of the alert system failing.		
(e) Appropriate bunding is installed to contain any fuel spillages.		
<b>4. Advertising Devices</b>		
Advertising devices must comply with section 8.3.1 – Advertising device code.		
<b>5. Driveway access</b>		
Prior to the commencement of the use:		
(a) The permitted road access points for the development are to be designed in accordance with <i>Austrroads Guide to Road Design Part 4: Intersections and Crossings - General</i> and be certified by an RPEQ to ensure that the access is acceptable for the design vehicle with the largest turning circle to enter and exit the site in a forward gear.		
(b) Sealed crossovers from the property boundary to the existing road pavement in Sir Hudson Fysh Drive will be constructed in accordance with IPWEAQ standards - as an extension from the road pavement with a heavy duty concrete invert in accordance with the dimensions and grades to be detailed and signed off by an RPEQ and submitted to Council for its approval.		

<p><b>6. Internal Access and Car Parking</b></p> <ul style="list-style-type: none"> <li>(a) The car parking areas are to be constructed of a durable, suitable material, such as compacted hard stand gravel (minimum depth of 150mm), in accordance with Council's Standard Drawings.</li> <li>(b) No private or heavy vehicles are permitted to park; undertake reversing or like manoeuvres or loading activities within the public road reserve.</li> <li>(c) All areas where vehicles are driven are to be maintained to an appropriate standard to the satisfaction of Council. A program of regular inspection and maintenance is to be undertaken by the applicant / site operator.</li> <li>(d) On site access will be restricted to the highest design vehicle with such vehicles being capable of entering and exiting the site in forward gear at all times.</li> <li>(e) The proposed development will ensure that there is no conflict on site between the movement of the design vehicle with the largest turning circle and other vehicles utilised by customers/staff to the site.</li> <li>(f) Access and internal manoeuvring is provided for in accordance with AS1428 Design for access and mobility and AS1742.1 Manual of Uniform Traffic Control Devices.</li> </ul>
<p><b>7. Water Supply</b></p> <ul style="list-style-type: none"> <li>(a) The proposed development is to be connected to Council's reticulated water supply network in accordance with the requirements of the <i>Plumbing and Drainage Act 2002</i> prior to the commencement of use.</li> <li>(b) Connection to Council's reticulated water system, including any necessary upgrade or augmentation, is to be carried out at the applicant's/developer's expense.</li> <li>(c) Works on water supply infrastructure must be in accordance with the standards stated in Planning Scheme Policy 3 – Operational Works and Services.</li> </ul>
<p><b>8. Electricity and Telecommunications Supply</b></p> <p>The development must provide connection to the reticulated electricity and telecommunications network so as to achieve compliance with the relevant regulatory authority and will also achieve compliance with SC6.4.4 of the Planning Scheme.</p>
<p><b>9. Stormwater Drainage</b></p> <ul style="list-style-type: none"> <li>(a) Stormwater discharging from the site is to be directed to a lawful point of discharge.</li> <li>(b) Stormwater collection, quality and quantity measures for the development is to be implemented in accordance with PSP3 Operational Works and Services.</li> <li>(c) Overland flow paths on the site must not be altered in a way that inhibits or alters the characteristics of existing overland flows on other properties or that creates an increase in flood damage on other properties.</li> <li>(d) Stormwater and any on-site wastewater systems proposed should not result in the contamination of groundwater flows.</li> </ul>
<p><b>10. Noise Management</b></p> <p>The noise emissions from the premises are to be contained and managed to levels that will not give rise to unacceptable effect on adjoining or nearby sensitive land uses.</p>
<p><b>11. Dust Management</b></p> <p>During operation of the approved use the operator must put in place adequate mitigation measures for the suppression of dust, so as not to cause a nuisance to neighbouring properties.</p>
<p><b>12. Environmental management plan</b></p> <ul style="list-style-type: none"> <li>(a) An environmental management plan is to be prepared by a suitably experienced person and submitted to Council. The EMP is to address and document the prevention of risk of any accidental spillage(s), bunded containment to mitigate potential environment harm and emergency management responses.</li> <li>(b) The development is to comply with the requirements of the Flammable and combustible liquids legislation.</li> </ul>
<p><b>13. Lighting</b></p> <p>Any outdoor lighting is to be designed, installed and maintained in accordance with the requirement of AS4282-1997 "Control of the Ostrusive Effects of Outdoor lighting" and must also comply with the requirements of the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome.</p>



#### **14. Landscaping**

- (a) Landscape planting is to be provided on site adjacent to the vehicular entry and exit points as feature statements and be suitably integrated with any advertising devices (signage).
- (b) Planting is at the following minimum densities:
  - i. large trees, 8m centres;
  - ii. small trees, 3m centres,
  - iii. shrubs, 1.5m centres; and
  - iv. ground cover, 0.5-1m centres.
- (c) A detailed landscape plan is to be provided to Council for its approval, with the landscape works to be completed prior to the commencement of the use.

#### **ADVICE – Please note that these are not conditions**

**A.** The Applicant is responsible for securing all necessary approvals, permits and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this development approval alleviates the need for the Applicant to comply with all relevant Local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the Applicant is involved. Without limiting this obligation, the Applicant is responsible for:

- (a) Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called (this may include further development approvals under the “*Sustainable Planning Act 2009*” and the planning scheme) required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration;
- (b) Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the “*Environmental Protection Act 1994*” of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a ‘notifiable activity’);
- (c) Securing tenure/permission from the relevant owner to use private or public land not owned by the Applicant (including for access required by conditions of approval); and
- (d) Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the Applicant to ensure compliance with this decision notice and applicable codes.

#### **B. Indigenous Cultural Heritage Legislation and Duty of Care Requirement**

The “*Aboriginal Cultural Heritage Act 200*” (ACHA) establishes a duty of care to take **all** reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:

- (a) Is not negated by the issuing of this development approval;
- (b) Applies on all land and water, including freehold land;
- (c) Lies with the person or entity conducting an activity; and
- (d) If breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The Applicant should contact NRW’s Cultural Heritage Coordination Unit on (07) 3238 3838 for further information on the responsibilities of developers under the ACHA.

#### **C. Limitation of Approval**

The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the development application including its supporting material provided to it by the Applicant.

The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the development application and supporting material as constituting a representation by the applicant as to its accuracy and completeness.

**D. Further Permits**

Further permit for Building works only in the case of undertaking building works assessable under Building Act and Building Regulations.

## **ATTACHMENT 3 – STATEMENT OF REASONS**

### **STATEMENT OF REASONS – TP05/23**

#### ***NOTICE ABOUT DECISION - STATEMENT OF REASONS***

The following information is provided in accordance with section 63(5) of *the Planning Act 2016*

#### **Details of the Development**

Material Change of Use (MCU) for a Service Station (Unmanned Fuel Depot) at 14–16 Fred McKay Road, also known as (Lot 10 & 11 on SP248018), Cloncurry.

On 21 March 2023, the above development application was approved in full, with conditions.

#### **Reason for the decision**

The development application has demonstrated compliance with all the relevant benchmarks of the purpose of the Medium impact zone of the *Cloncurry Shire Planning Scheme 2016* as prescribed by the *Planning Regulation 2017*.



RPD  
 LOTS 10 & 11 DN SP24-8018  
 CLONCURRY SHIRE  
 COUNCIL  
 AREA 4,427m<sup>2</sup> & 4,108m<sup>2</sup>

- NOTES**
- SITE LAYOUT TO BE CONFIRMED WITH DETAIL FEATURE SURVEY
  - FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE
  - ALL SERVICES TO BE PROVIDED BY TRAFFIC CONSULTANT AND TOWN PLANNING
  - PRELIMINARY ONLY - NOT FOR TENDER OR CONSTRUCTION

**DEVELOPMENT ASSESSMENT**

ABLUTIONS BLOCK 9m<sup>2</sup>  
 CANOPY: 52m<sup>2</sup>

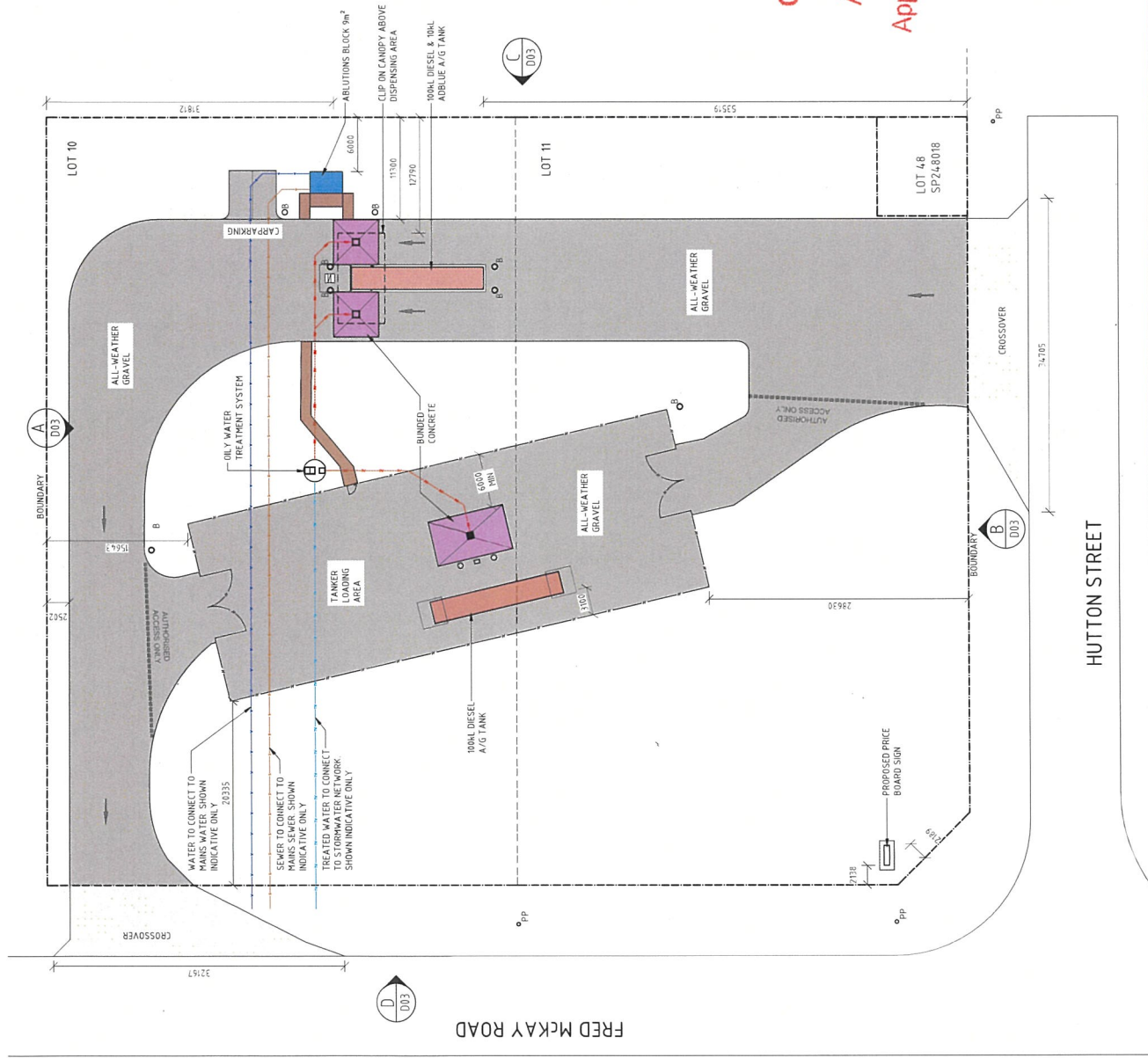
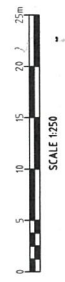
**CARPARKING ASSESSMENT**

CARPARKING PROVIDED = 2 CARS

**LEGEND**

- B BOLLARD
- PP PAVED
- OB OILY WATER LINE
- SW SEWER LINE
- W WATER LINE
- TW TREATED WATER LINE

**Cloncurry Shire Council**  
 Town Planning  
 Approved with Conditions  
 Approved Date: 21 MAR 2023  
**TP 05 / 23**



STATUS	
<b>D.A. ISSUE</b>	
DATE CREATED	27.02.23
ORIGINAL SCALE	1:250
DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE	
DRAWING NO	224-30-D01
REV	A

**PROPOSED SITE LAYOUT**

**PROPOSED REFUELLING DEVELOPMENT**  
 for WOODHAM PETROLEUM  
 CNR MCKAY ROAD & HUTTON STREET  
 CLONCURRY  
 QLD. 4824

REV	DATE	BY	DESCRIPTION	CHK	APP	PROJECT DETAILS
A	27.02.23	MAF	INITIAL D.A. ISSUE			

**NAME:** DATE:  
**PROFESSIONAL QUALIFICATION:**  
**SIGNATURE:**  
 Head Office - Brisbane Ph. 61 7 3854 2900  
 166 Krupp Street, Fortitude Valley QLD 4006 Australia  
 Email: enquiry@tfa.com.au Aust Wide 1300 794 300

**BOARD OF ARCHITECTS**  
 OF QUEENSLAND : 4850  
**NEW ARCHITECTS**  
 NUMBER : 10787  
 ARCHITECTS REGISTRATION  
 BOARD OF VICTORIA : 80278

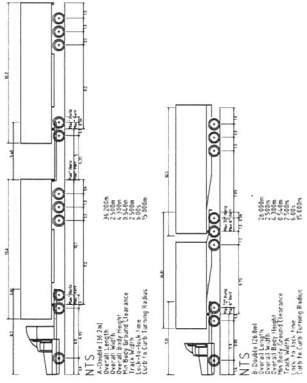
**PROJECT MANAGERS | PLANNERS | DESIGNERS | ENGINEERS**

Copyright TFA Group Pty Ltd  
 All rights reserved. This  
 information is provided for  
 reference only. It is not to be  
 reproduced, stored in a retrieval  
 system, or transmitted in any  
 form or by any means, without prior written  
 permission from TFA Group Pty Ltd  
 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100

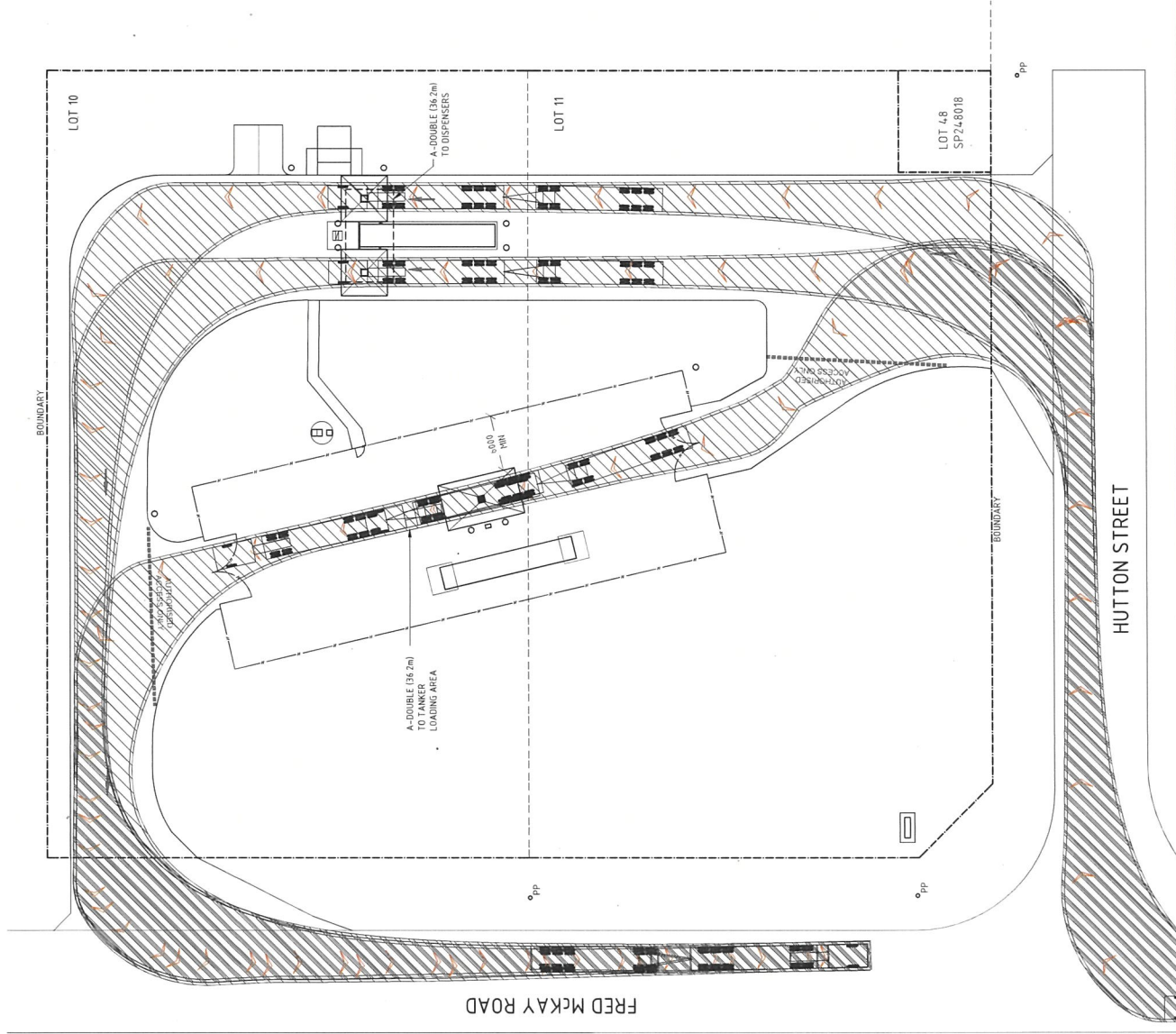
**TFA Project Group**

RPD  
 LOTS 10 & 11 ON SP24-8018  
 LGA CLONCURRY SHIRE  
 COUNCIL  
 AREA 4,423m<sup>2</sup> & 4,108m<sup>2</sup>

- NOTES**
1. SITE LAYOUT TO BE CONFIRMED WITH DETAIL
  2. FINAL EXISTING SERVICES TO BE CONFIRMED AT
  3. DETAIL DESIGN STAGE TO BE ADVISED BY TRAFFIC
  4. CONSULTANT AND TOWN PLANNING
  5. PRELIMINARY ONLY - NOT FOR TENDER OR
  6. CONSTRUCTION



**Cloncurry Shire Council**  
 Town Planning  
 Approved with Conditions  
 Approved Date: **21 MAR 2023**  
**TP 05 / 23**



DRAWING TITLE		STATUS	
PROPOSED SITE LAYOUT		D.A. ISSUE	
VEHICLE PATHS		DATE CREATED 27.02.23	
PROPOSED REFUELLING DEVELOPMENT for WOODHAM PETROLEUM CNR MCKAY ROAD & HUTTON STREET CLONCURRY QLD, 4824		ORIGINAL SCALE 1:250	
SHEET A1		DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE	
DRAWING NO 22430-D02		REV A	

REV	DATE	BY	DESCRIPTION	CHK	APP	PROJECT DETAILS
A	27.02.23	MAF	INITIAL D.A. ISSUE			

NAME	DATE	PROFESSIONAL QUALIFICATION
SIGNATURE		
Head of Office - Brisbane	Ph. 617 3854 2900	
166 Knopp Street, Forthside Valley QLD 4006 Australia		
Email: enq@tfa.com.au	Aust Wide: 1300 794 300	

**BOARD OF ARCHITECTS OF QUEENSLAND - 4650**  
 REGISTRATION BOARD - 10787  
 ARCHITECTS REGISTRATION BOARD OF VICTORIA - 800738

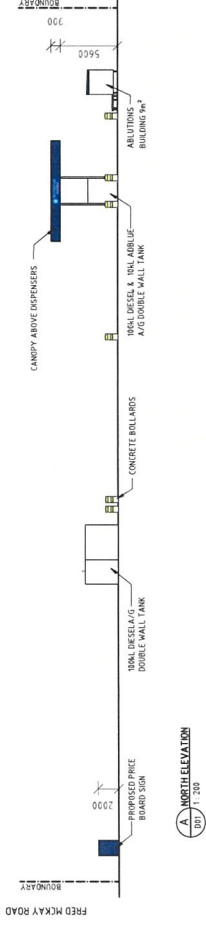
**PROJECT MANAGERS | PLANNERS | DESIGNERS | ENGINEERS**

Copyright TFA Group Pty Ltd  
 All rights reserved. This  
 information is provided in  
 confidence and is not to be  
 reproduced, stored, or  
 transmitted in any form or  
 by any means, without prior  
 written permission from TFA Group Pty Ltd.  
 A.C.N. 511 131 233

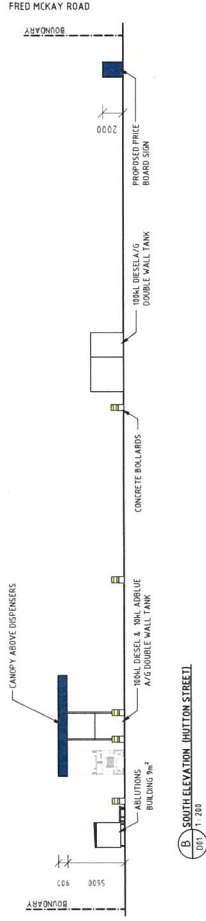
**TFA Project Group**

RPD  
 LOTS 10 & 11 ON SP24-8018  
 LGA - CLONCURRY SHIRE  
 COUNCIL  
 AREA 4,427m<sup>2</sup> & 4,108m<sup>2</sup>

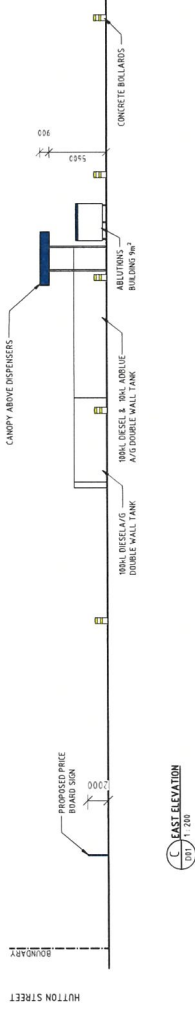
- NOTES
1. PRELIMINARY ONLY - NOT FOR TENDER OR CONSTRUCTION
  2. ALL ARTWORK & COLOURS TO BE CONFIRMED AT DETAIL DESIGN STAGE



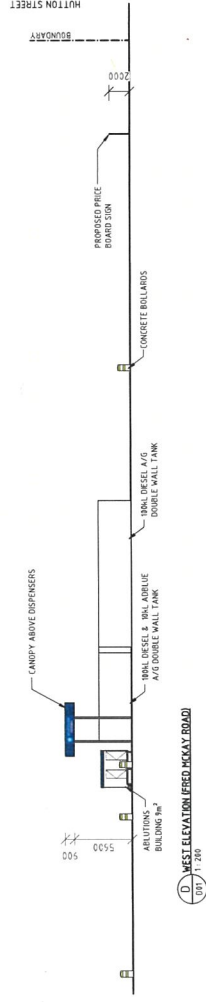
(A) NORTH ELEVATION  
 (1:200)



(B) SOUTH ELEVATION (HUTTON STREET)  
 (1:200)



(C) EAST ELEVATION  
 (1:200)



(D) WEST ELEVATION (FRED MCKAY ROAD)  
 (1:200)

BOARD OF ARCHITECTS  
 OF QUEENSLAND - 4850  
 MEMBER REGISTRATION BOARD - 10787  
 ARCHITECTS REGISTRATION  
 BOARD OF VICTORIA - 80078B



PROJECT MANAGERS | PLANNERS | DESIGNERS | ENGINEERS

Copyright TFA Group Pty Ltd  
 All rights reserved. No part of this  
 information expressed or implied  
 and all other rights reserved.  
 This information is provided for  
 reference only and is not intended  
 to be used for any other purpose  
 without prior consent of  
 TFA Group Pty Ltd.

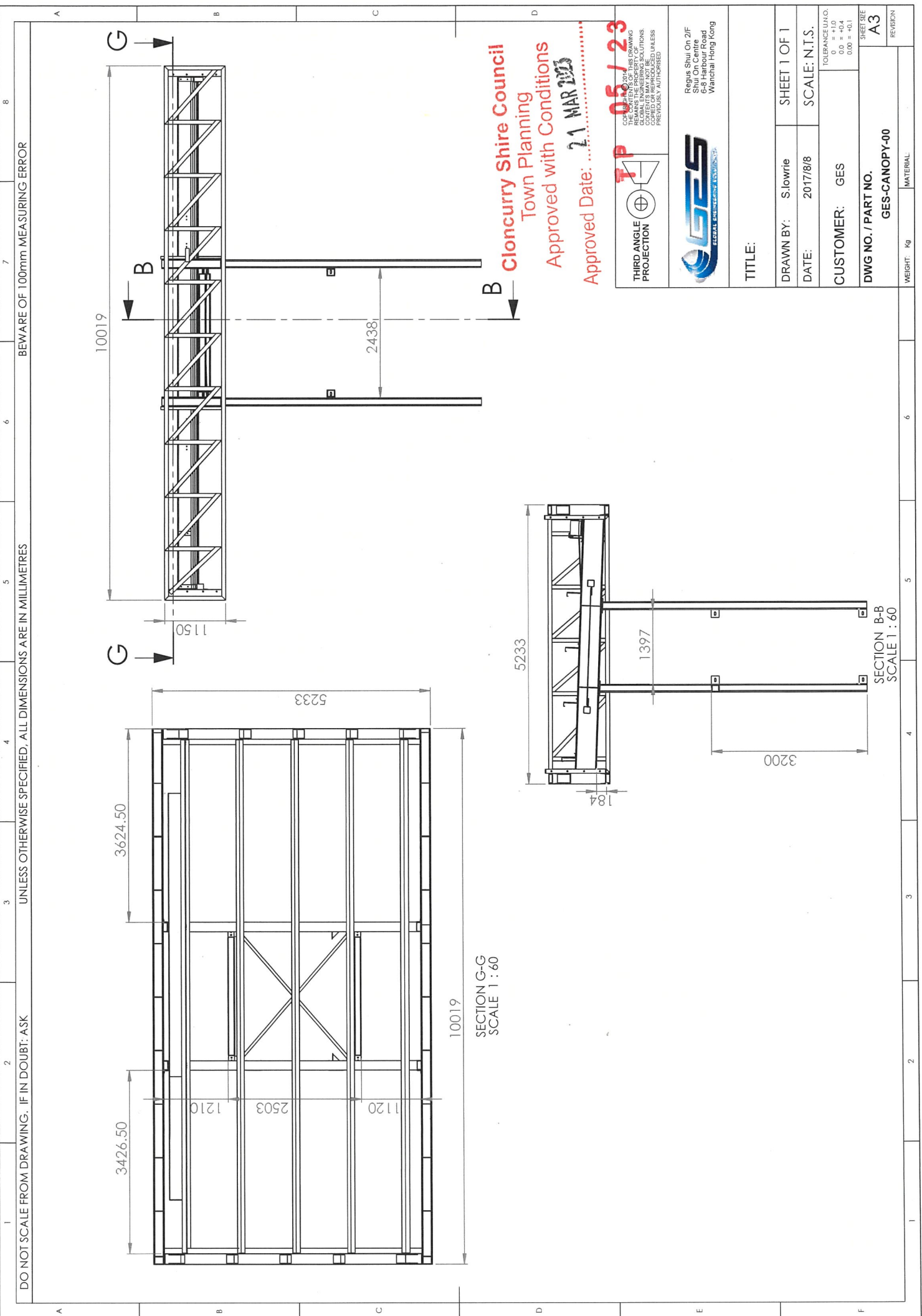
NAME: DATE:  
 PROFESSIONAL QUALIFICATION:  
 SIGNATURE:  
 Head of office - Brisbane Ph: 617 3854 2900  
 166 Knapp Street, Fortitude Valley QLD 4006 Australia  
 Email: enquiry@tfa.com.au Aust Wide 1300 794 300

REV	DATE	BY	DESCRIPTION	CHK	APP	PROJECT DETAILS	DRAWING TITLE
A	27.02.23	MAF	INITIAL D.A. ISSUE			PROPOSED REFUELLING DEVELOPMENT for WOODHAM PETROLEUM CNR MCKAY ROAD & HUTTON STREET CLONCURRY QLD. 4824	PROPOSED SITE LAYOUT



Cloncurry Shire Council  
 Town Planning  
 Approved with Conditions  
 Approved Date: ..... 21 MAR 2023  
 TP 05 / 23

STATUS	D.A. ISSUE
DATE CREATED	ORIGINAL SCALE
27.02.23	1:250
DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.	
DRAWING NO	REV
224-30-D03	A



BEWARE OF 100mm MEASURING ERROR

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN MILLIMETRES

DO NOT SCALE FROM DRAWING. IF IN DOUBT, ASK

SECTION G-G  
SCALE 1 : 60

SECTION B-B  
SCALE 1 : 60

**Cloncurry Shire Council**  
Town Planning  
Approved with Conditions  
Approved Date: 21 MAR 2023

TP 05/23  
COPYRIGHT © 2014. ALL RIGHTS RESERVED.  
THIS DRAWING IS THE PROPERTY OF  
LSES ENGINEERING SOLUTIONS.  
IT IS TO BE USED ONLY FOR THE PROJECT  
CONTAINED HEREIN. ANY REUSE,  
COPYING OR REPRODUCTION UNLESS  
PREVIOUSLY AUTHORISED  
IS PROHIBITED.



Repus Shui On 2/F  
Shui On Centre  
6-8 Harbour Road  
Wanchai Hong Kong

TITLE:	
DRAWN BY: S.Iowrie	SHEET 1 OF 1
DATE: 2017/8/8	SCALE: N.T.S.
CUSTOMER: GES	TOLERANCE/UNO: 0 = +1.0 0.0 = +0.4 0.00 = +0.1
DWG NO. / PART NO. GES-CANOPY-00	SHEET SIZE A3
WEIGHT: Kg	MATERIAL
	REVISION