

Cloncurry Shire Council

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Website: www.cloncurry.qld.gov.au

Our ref: *DI&E:LT – TP05/23*

11 September 2023

Damien Mackay
Woodham Petroleum Pty Ltd
C/- TFA Project Group
PO Box 2339
FORTITUDE VALLEY QLD 4006
Email: Damien.mackay@tfa.com.au

Dear Damien

REQUEST TO MAKE MINOR CHANGE (s.78 OF *PLANNING ACT 2016*) FOR TP05/23

The development application described below was properly made to the Cloncurry Shire Council on 19 July 2023.

Applicant details

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

Application details

Application number:	TP05/23
Approval sought:	Development Permit
Nature of development proposed:	Minor Change
Details of proposed development:	Minor Change to the Development Approval – Material Change of Use Material Change of Use- 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 Council

Decision

Date of decision:	15 August 2023
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Decision details:

RESOLUTION 245.2023

Moved: Cr Nathan Keyes

Seconded: Cr Vicky Campbell

That a Minor Change for a Development Permit for 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 be approved, subject to relevant and reasonable conditions, as set out in attached Conditions of Approval.

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

Against: None

Ineligible: None

CARRIED

Details of the approval

Development permit: Minor Change to the Development Approval – Material Change of Use – Service Station (Unmanned Fuel Depot)

Conditions

This approval is subject to the conditions in Attachment 1.

Properly made submissions

Not applicable—No part of the application required public notification.

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 provisions is attached.

Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*: This approval lapses if a plan for the Minor Change that, under the *Land Title Act 1994*, is required to be given to a local government for approval is not given within 4 years of the date this approval takes effect.

Approved plans and specifications

Copies of the following plans are enclosed.

Aspect of development: Minor Change		
Report/Plan/Drawing Number	Plan/Document Name	Date
22430-DA01	Proposed Site Plan	22.02.2023
22430-DA02	Proposed Site Layout – Vehicle Paths	22.02.2023
22430-DA03	Proposed Site Plan	22.02.2023
GES-Canopy-00	Canopy	08.08.2017
22430-DA04	Site Construction Staging Plan – Stage 1	14.07.2023
22430-DA05	Site Construction Staging Plan – Stage 2	14.07.2023

For further information please contact Larinda Turrell, Council's Senior Town Planner, on 4742 4100 or via email council@cloncurry.qld.gov.au who will be pleased to assist.

Yours faithfully



Philip Keirle
Chief Executive Officer

Encl: Attachment 1 - Conditions of the approval
Attachment 2 - Extract on appeal rights
Attachment 3 - Statement of Reasons
Attachment 4 - Approved Plans

ATTACHMENT 2 – CONDITIONS OF APPROVAL (MINOR CHANGE)

NATURE OF DECISION																							
GENERAL																							
<p>1. Site Layout</p> <p>(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.</p> <table border="1" data-bbox="213 512 1401 752"> <thead> <tr> <th>Report/Plan/Drawing Number</th> <th>Plan/Document Name</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>22430-D01</td> <td>Proposed Site Plan</td> <td>22.02.2023</td> </tr> <tr> <td>22430-D02</td> <td>Proposed Site Layout – Vehicle Paths</td> <td>22.02.2023</td> </tr> <tr> <td>22430-D03</td> <td>Proposed Site Plan</td> <td>22.02.2023</td> </tr> <tr> <td>GES-Canopy-00</td> <td>Canopy</td> <td>08.08.2017</td> </tr> <tr> <td>22430-DA04</td> <td>Site Construction Staging Plan – Stage 1</td> <td>14.07.2023</td> </tr> <tr> <td>22430-DA05</td> <td>Site Construction Staging Plan – Stage 2</td> <td>14.07.2023</td> </tr> </tbody> </table>			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	22430-DA04	Site Construction Staging Plan – Stage 1	14.07.2023	22430-DA05	Site Construction Staging Plan – Stage 2	14.07.2023
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<p>2. Compliance with conditions</p> <p>(a) All conditions must be complied with prior to the commencement of use on the subject site, unless specified in an individual condition.</p> <p>(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.</p>																							
<p>3. Service Station</p> <p>(a) The Service Station will be limited to the refueling of vehicles and fuel delivery.</p> <p>(b) The Service Station will operate 24 (twenty-four) hours a day, seven (7) days a week.</p> <p>(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.</p> <p>(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.</p> <p>(e) Appropriate bunding is installed to contain any fuel spillages.</p>																							
<p>4. Advertising Devices</p> <p>Advertising devices must comply with section 8.3.1 – Advertising device code.</p>																							
<p>5. Driveway access</p> <p>Prior to the commencement of the use:</p> <p>(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.</p> <p>(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>																							

<p>6. Internal Access and Car Parking</p> <ul style="list-style-type: none"> (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. (b) No private or heavy vehicles are permitted to park; undertake reversing or like manoeuvres or loading activities within the public road reserve. (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. (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. (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. (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.
<p>7. Water Supply</p> <ul style="list-style-type: none"> (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. (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. (c) Works on water supply infrastructure must be in accordance with the standards stated in Planning Scheme Policy 3 – Operational Works and Services.
<p>8. Electricity and Telecommunications Supply</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>9. Stormwater Drainage</p> <ul style="list-style-type: none"> (a) Stormwater discharging from the site is to be directed to a lawful point of discharge. (b) Stormwater collection, quality and quantity measures for the development is to be implemented in accordance with PSP3 Operational Works and Services. (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. (d) Stormwater and any on-site wastewater systems proposed should not result in the contamination of groundwater flows.
<p>10. Noise Management</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>11. Dust Management</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>12. Environmental management plan</p> <ul style="list-style-type: none"> (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. (b) The development is to comply with the requirements of the Flammable and combustible liquids legislation.
<p>13. Lighting</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.

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 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

Minor Change to Development Permit for 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 15 August 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*.



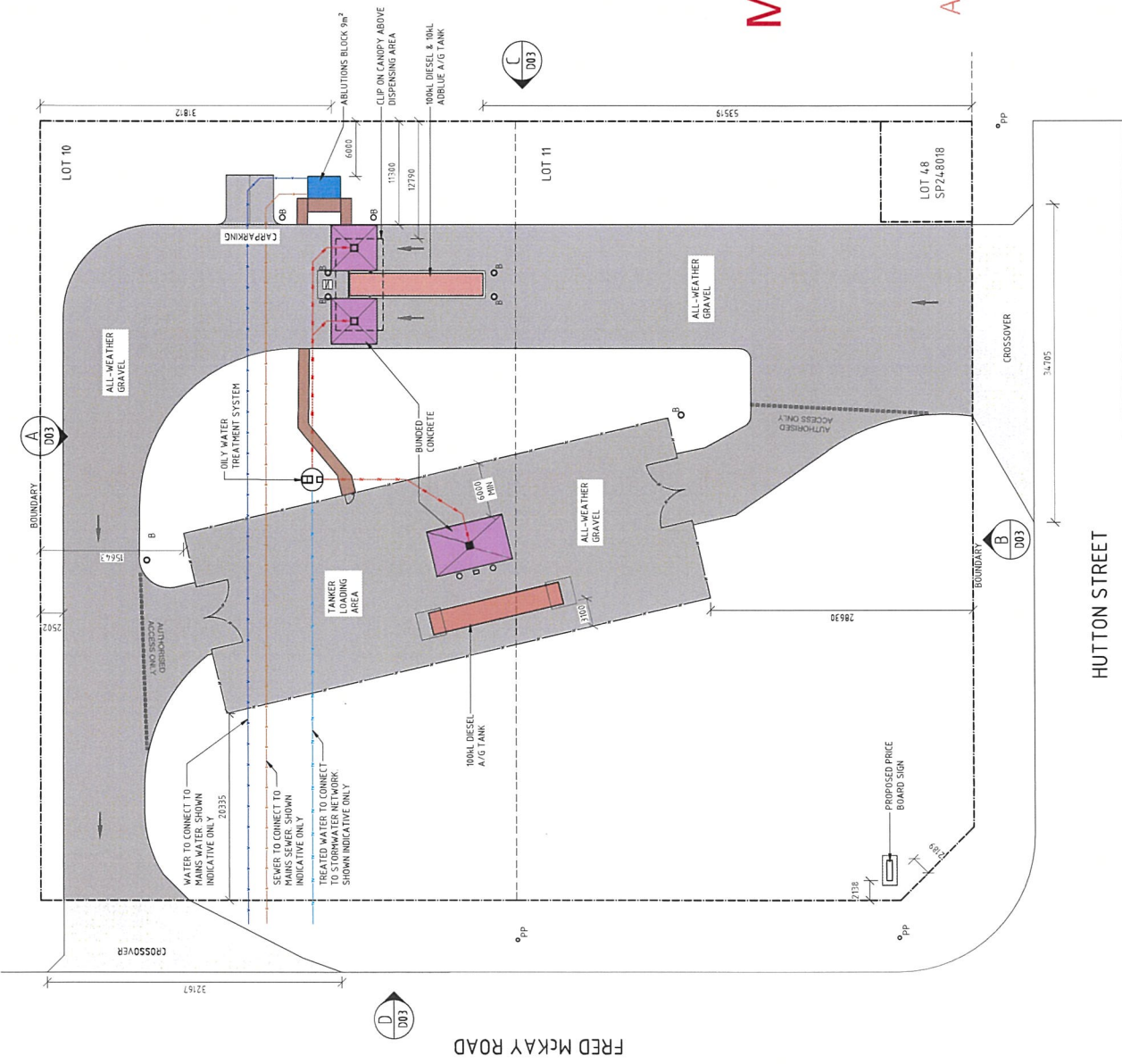
RPD
 LOTS 10 & 11 ON SP24-8018
 LGA CLONCURRY SHIRE
 COUNCIL
 AREA 4,427m² & 4,108m²

- NOTES**
1. SITE LAYOUT TO BE CONFIRMED WITH DETAIL
 2. FEATURE SURVEY
 3. FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE
 4. CLAY PIT TO BE COVERED BY TRAFFIC CONUS AND A SIGN PLANNING CONSULTANT
 5. PRELIMINARY ONLY - NOT FOR TENDER OR CONSTRUCTION

DEVELOPMENT ASSESSMENT
 ABLUTIONS BLOCK 9m²
 CANOPY 52m²

CARPARKING ASSESSMENT
 CARPARKING PROVIDED = 2 CARS

- LEGEND**
- B BOLLARD
 - PP PROPRIETARY
 - OB OILY WATER LINE
 - SW SEWER LINE
 - WL WATER LINE
 - TW TREATED WATER LINE



MINOR CHANGE
 Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 15 AUG 2023
TP 05 / 23



DRAWING ISSUE APPROVAL		REV		DATE	BY	DESCRIPTION	CHK	APP	PROJECT DETAILS	DRAWING TITLE	STATUS
NAME: [Blank]		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	D.A. ISSUE
PROFESSIONAL QUALIFICATION:		DATE:		DRAWING NO		SHEET		ORIGINAL SCALE		DATE CREATED	
SIGNATURE:		15 AUG 2023		224-30-D01		A1		1:250		27.02.23	
Head office - Brisbane 166 Knapp Street, Fortitude Valley QLD 4006 Australia Ph: 617 3854 2900 Aust Wide: 1300 794 300 Email: enquiry@tfa.com.au		X U V		1 2 3 4		DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE		REV		REV	
TFA Project Group		A		224-30-D01		A					

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 MEMBER ARCHITECTS
 REGISTRATION BOARD : 10787
 ARCHITECTS REGISTRATION
 BOARD OF VICTORIA : 80024

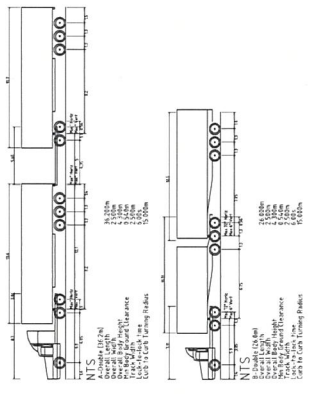
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 PROJECT MANAGERS | PLANNERS | DESIGNERS | ENGINEERS

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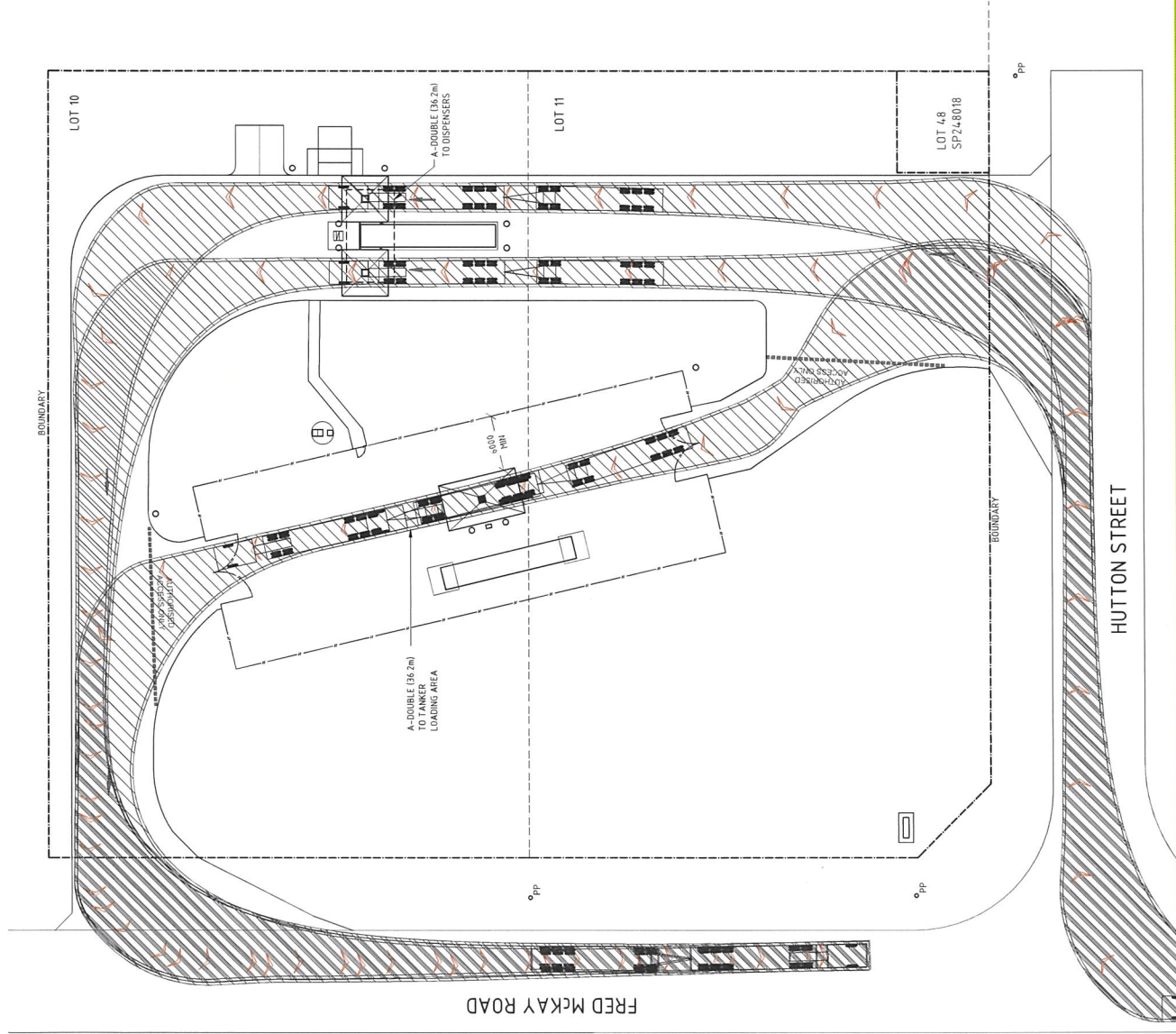
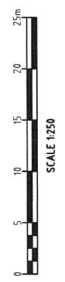
RPD
 LOTS 10 & 11 ON SP248018
 CLONCURRY SHIRE
 COUNCIL
 AREA 4,423m² & 4,108m²



- NOTES**
1. SITE LAYOUT TO BE CONFIRMED WITH DETAIL FEATURE SURVEY
 2. FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE
 3. THIS DRAWING TO BE ADVISED BY TRAFFIC CONSULTANT AND ROAD MARKING
 4. PRELIMINARY ONLY - NOT FOR TENDER OR CONSTRUCTION



MINOR CHANGE
 Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 15 AUG 2023
 Approved Date:
TP 05 / 23



DRAWING ISSUE APPROVAL		REV		DATE		BY		DESCRIPTION		CHK		APP		PROJECT DETAILS		DRAWING TITLE		STATUS	
NAME		A		27/02/23		MF		INITIAL D.A. ISSUE						PROPOSED REFUELLING DEVELOPMENT for WOODHAM PETROLEUM CNR MCKAY ROAD & HUTTON STREET CLONCURRY QLD, 4824.		PROPOSED SITE LAYOUT VEHICLE PATHS		D.A. ISSUE	
PROFESSIONAL QUALIFICATION:														DATE CREATED		ORIGINAL SCALE		SHEET	
SIGNATURE:														27/02/23		1:250		A1	
Head office - Brisbane 166 Knopp Street, Fortitude Valley QLD 4006 Australia Email: enquiry@tfa.com.au Ph: 617 3854 2900 Aust Wide: 1300 794 300														DO NOT SCALE THIS DRAWING. CONFIRM ALL DIMENSIONS ON SITE.		DRAWING NO		REV	
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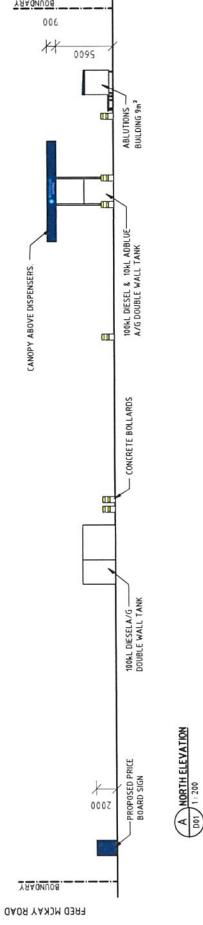
BOARD OF ARCHITECTS
 OF QUEENSLAND - 4850
 REGISTRATION BOARD - 10787
 ARCHITECTS REGISTRATION
 BOARD OF VICTORIA - 800728



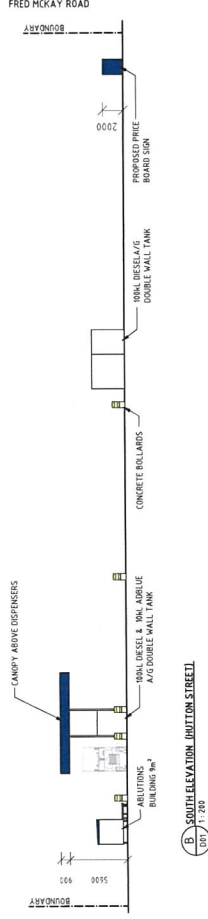
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RPD
 LOTS 10 & 11 ON SP24808B
 LGA- CLONCURRY SHIRE
 COUNCIL
 AREA 4.42ha & 4.108m²

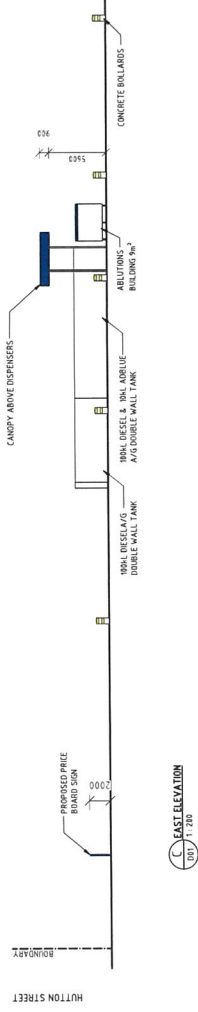
- NOTES**
- PRELIMINARY ONLY - NOT FOR TENDER OR CONSTRUCTION
 - ALL ARTWORK & COLOURS TO BE CONFIRMED AT DETAIL DESIGN STAGE



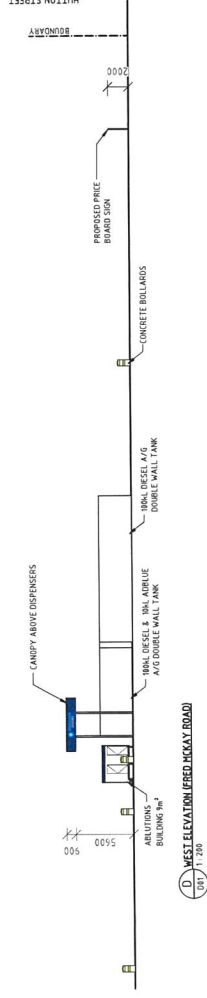
(A) NORTH ELEVATION
 1:200



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



(C) EAST ELEVATION
 1:200



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

TA
 TAFE
 PROJECT MANAGERS | DESIGNERS | ENGINEERS

BOARD OF ARCHITECTS
 OF QUEENSLAND - 4650
 NEW ARCHITECTS
 REGISTRATION BOARD - 1077
 ARCHITECTS
 BOARD OF VICTORIA - 820788

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NAME: _____ DATE: _____
 PROFESSIONAL QUALIFICATION: _____
 SIGNATURE: _____
 Head office - Brisbane Ph: 617 3854 2900
 168 Koppa Street, Fortitude Valley QLD 4006 Australia
 Email: enquiry@tfa.com.au Aust Wide: 1300 794 330

DRAWING ISSUE APPROVAL

REV	DATE	BY	CHK	APP	DESCRIPTION
A	27/02/23	HAF			INITIAL D.A. ISSUE

PROJECT DETAILS

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

DRAWING TITLE

PROPOSED SITE LAYOUT

STATUS

D.A. ISSUE

DATE CREATED ORIGINAL SCALE SHEET
 27/02/23 1:250 A1
 DO NOT SCALE THIS DRAWING. COVER IN ALL EMERGENCIES ON SITE

DRAWING NO
 224-30-D03
 REV
 A

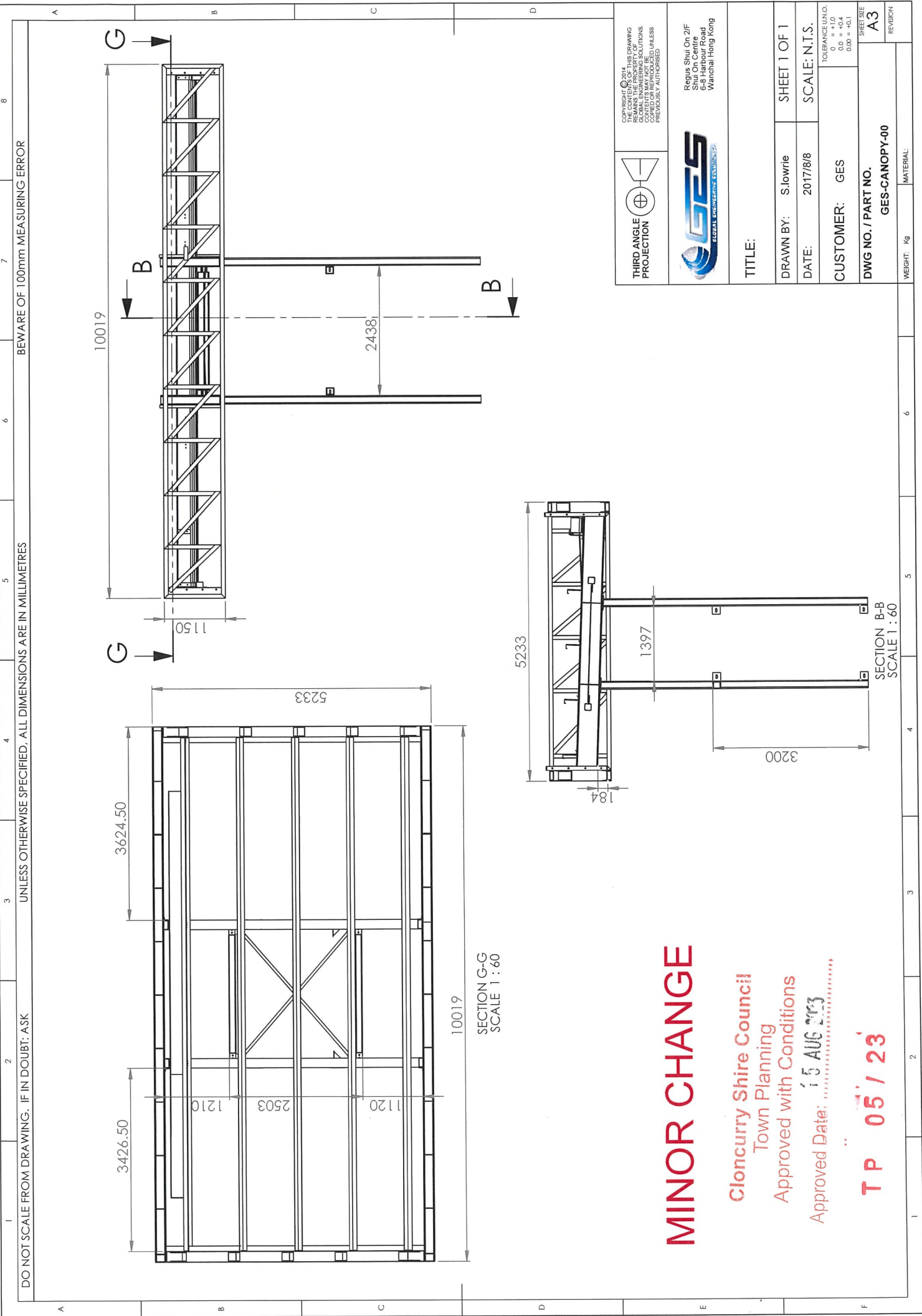


MINOR CHANGE

Cloncurry Shire Council
 Town Planning
 Approved with Conditions

Approved Date: 15 AUG 2023

TP 05 / 23



BEWARE OF 100mm MEASURING ERROR

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN MILLIMETRES

DO NOT SCALE FROM DRAWING. IF IN DOUBT: ASK



THIRD ANGLE PROJECTION



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

TITLE:

DRAWN BY: S.Lowrie

SHEET 1 OF 1

DATE: 2017/8/8

SCALE: N.T.S.

CUSTOMER: GES

TOLERANCE UNLESS OTHERWISE SPECIFIED UNLESS PREVIOUSLY AUTHORISED

DWG NO. / PART NO.
GES-CANOPY-00

SHEET SIZE
A3

WEIGHT: Kg

REVISION

6

5

4

3

2

1

MINOR CHANGE

Cloncurry Shire Council
Town Planning
Approved with Conditions

Approved Date: 15 AUG 2023

TP 05 / 23

RPD
 LOTS 10 & 11 DW SP24-8018
 LGA - CLONCURRY SHIRE
 COUNCIL
 AREA 4,427m² & 4,109m²

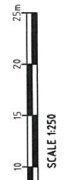
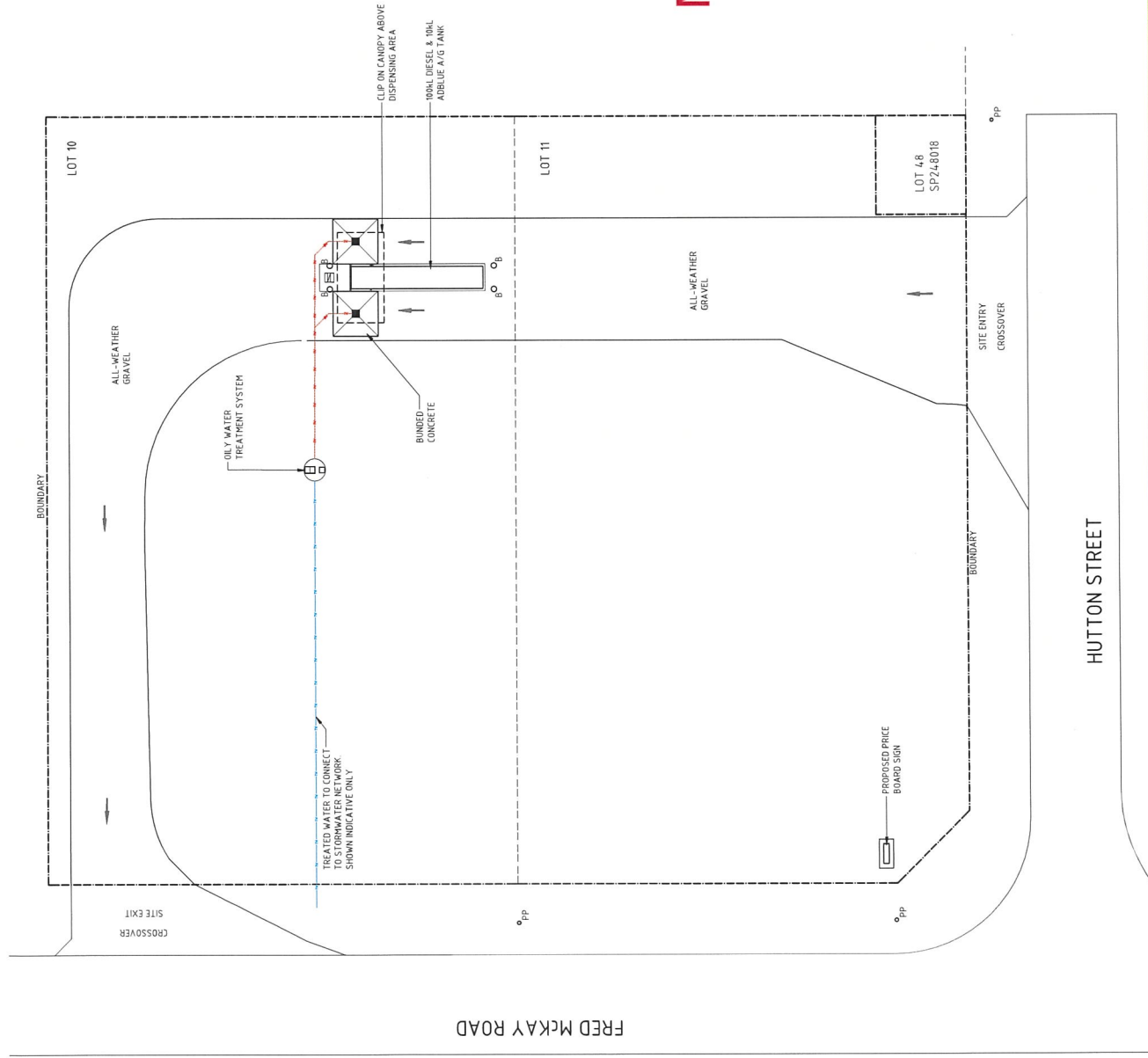


- NOTES**
1. SITE LAYOUT TO BE CONFIRMED WITH DETAIL FEATURE SURVEY
 2. FINAL EXISTING SERVICES TO BE CONFIRMED AT FINAL DESIGN STAGE
 3. ALL SERVICES TO BE PROVIDED BY TRAFFIC CONSULTANT AND TOWN PLANNING
 4. PRELIMINARY ONLY - NOT FOR TENDER OR CONSTRUCTION

- LEGEND**
- B BOLLARD
 - PP PIPE
 - OILY WATER LINE
 - TREATED WATER LINE

STAGE 1 - PROVISIONS:

- INST ALL NEW CROSSOVERS
- INST ALL T100 ABOVE GROUND DOUBLE WALLED DIESEL TANK & ABBLE TANK
- INST ALL OILY-WATER SEPARATOR
- INST ALL CONCRETE BUNDED SPILL CONTAINMENT AREA OVER REFUELLING AREAS WITH PIPE WORK CONNECTED TO TANKS
- INST ASSOCIATED WATER PIPERWORK WITH CONNECTION TO EXISTING LAWFUL POINT OF DISCHARGE
- INST ALL CLIP-ON CANOPY TO T100 TANK OVER REFUELLING AREA
- INST ALL SITE SIGNAGE (PYLON & CANOPY FASCIA)
- INST ALL FRONTAGE LANDSCAPING
- LAY ALL-WEATHER GRAVEL



MINOR CHANGE
 Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 15 AUG 2023
TP 05 / 23

PROJECT MANAGERS | PLANNERS | DESIGNERS | ENGINEERS

TFA Project Group

BOARD OF ARCHITECTS
 OF QUEENSLAND - 4650
 NEW ARCHITECTS
 BOARD - 107/7
 REGISTERED ARCHITECTS
 BOARD OF VICTORIA - 82078

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DRAWING ISSUE APPROVAL		DRAWING DETAILS	
REV	DATE	CHK	APP
A	19/07/23	HAF	INITIAL D.A. ISSUE
PROJECT TITLE SITE CONSTRUCTION STAGING PLAN - STAGE 1			
DRAWING TITLE PROPOSED REFUELLING DEVELOPMENT for WOODHAM PETROLEUM CNR MCKAY ROAD & HUTTON STREET CLONCURRY QLD, 4824			
DATE CREATED 19/07/23		ORIGINAL SCALE A1	
DO NOT SCALE THIS DRAWING. CONFORM ALL DIMENSIONS ON SITE			
DRAWING NO 224-30-D04		REV A	

D.A. ISSUE

STATUS

RPD
 LOTS 10 & 11 DN SP24-8018
 LGA - CLONCURRY SHIRE
 COUNCIL
 AREA 4,426m² & 4,106m²



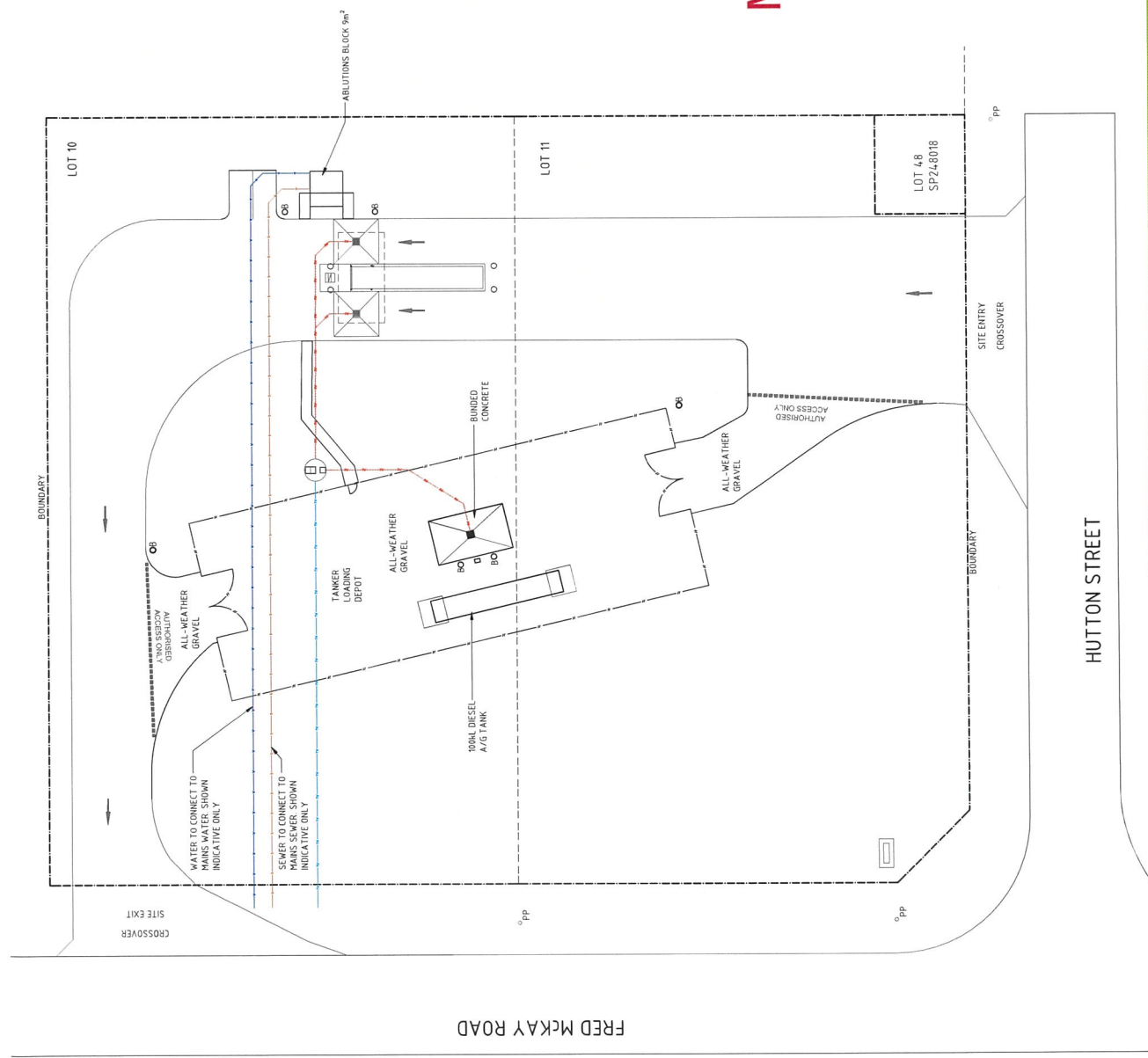
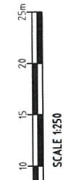
- NOTES**
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 2. FINAL EXISTING SERVICES TO BE CONFIRMED AT DETAIL DESIGN STAGE
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 4. PRELIMINARY ONLY - NOT FOR TENDER OR CONSTRUCTION

- LEGEND**
- B BOLLARD
 - PP PIPE
 - OW OILY WATER LINE
 - SW SEWER LINE
 - WL WATER LINE
 - TW TREATED WATER LINE

STAGE 2 - PROVISIONS:

- INST ALL ABLUTIONS BLOCK BUILDING TOILET & SHOWER
- INST ALL 100 ABOVE GROUND DOUBLE WALLED 100L CAPACITY & ASSOCIATED PIPE WORK
- INST ALL CONCRETE BUNDED SPILL CONTAINMENT AREA OVER LOADING AREA WITH PIPE WORK CONNECTION TO OILY - WATER SEPARATOR
- INST ALL SECURITY FENCING AROUND LOADING AREA WITH 1.8M HIGH SECURITY FENCE POINTS AT EITHER END
- INST ALL PEDESTRIAN GATE BETWEEN DIESEL FACILITY & LOADING DEPOT TO ABLUTIONS BLOCK
- LAY ALL-WEATHER GRAVEL FOOTPATH BETWEEN DIESEL FACILITY & LOADING DEPOT TO ABLUTIONS BLOCK
- INST ALL CAR PARKING AREA
- LAY ALL-WEATHER GRAVEL

MINOR CHANGE
 Cloncurry Shire Council
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 Approved with Conditions
 Approved Date: 15 AUG 2023
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DRAWING ISSUE APPROVAL		REV	DATE	BY	DESCRIPTION	CHK	APP	PROJECT DETAILS	DRAWING TITLE	STATUS
A	19/07/23	MAF	INITIAL D.A. ISSUE		PROPOSED REFUELLING DEVELOPMENT for WOODHAM PETROLEUM CNR MCKAY ROAD & HUTTON STREET CLONCURRY QLD, 4824			SITE CONSTRUCTION STAGING PLAN - STAGE 2	D.A. ISSUE	
PROFESSIONAL QUALIFICATION:		DATE CREATED: 19/07/23 ORIGINAL SCALE: A1 SHEET: 1 OF 1								
SIGNATURE:		DO NOT SCALE THIS DRAWING. CONFORM ALL DIMENSIONS ON SITE								
NAME:		DRAWING NO: 224-30-D05 REV: A								
PROJECT MANAGERS PLANNERS DESIGNERS ENGINEERS		TFA Project Group								

BOARD OF ARCHITECTS OF QUEENSLAND - 4650
 NEW ARCHITECTS REGISTRATION BOARD - 10747
 REGISTERED ARCHITECTS BOARD OF VICTORIA - 80078

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