

From:
"Megan Bradford" <megan.bradford@burdekin.qld.gov.au>
Sent:
Mon, 11 Dec 2023 08:02:56 +1000
To:
"RES - Mailbox - Planning" <Planning@burdekin.qld.gov.au>
Subject:
FW: ASTP 200905.01 | New Development Application - MCU - 29285 Bruce
Highway, McDesme
Attachments:
ASTP-AppCoverLtr.pdf, DAForm1.pdf, LOC-signed.pdf, Town Planning
Report.pdf, Apdx 1 - Titles.pdf, Apdx 2 - EMR+CLR Searches.pdf, Apdx 3 -
Proposal Plans.pdf

From: Admin @ ASTPD <admin@astpd.com.au>
Sent: Thursday, December 7, 2023 10:31 AM
To: RES - Mailbox - Email Registration <EmailRegistration@burdekin.qld.gov.au>
Cc: Cameron Adams <cameron@astpd.com.au>; Aspen Dunn <aspen@astpd.com.au>
Subject: ASTP 200905.01 | New Development Application - MCU - 29285 Bruce
Highway, McDesme
Good morning,
Please see the attached development application for assessment.
We look forward to receiving a fee statement for the application fees at your
earliest convenience.
Kind regards,
Erin Coghlan
PLANNING ASSISTANT

07 5313 7705
admin@astpd.com.au |astpd.com.au
Level 3, 26 Duporth Avenue, Maroochydore
Merry Christmas + Happy New Year
Office Closing 5:00pm Wed 20 Dec || Office Re-open 8:30am Mon 08 Jan
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Our ref: 200905.01

07 December 2023
The Chief Executive Officer
Burdekin Shire Council
PO Box 974
AYR QLD 4807
Attention:
Via email:

Development Assessment
enquiries@burdekin.qld.gov.au

Dear Sir/Madam,
RE:

Development Application for Material Change of Use – Extension to existing
service station
29285 Bruce Highway, McDesme
Lot 6 and Lot 7 on RP903580

In accordance with section 50 of the Planning Act 2016, please find enclosed a
'properly made' development
application for a Material Change of Use – Extension to existing service station
on the abovementioned site.
Please find enclosed the following in support of the application:

-

Completed DA Form 1;

-

Signed Land Owner's Consent Form; and

-

One (1) copy of ADAMS + SPARKES Town Planning Report, including supporting
information.

Payment of \$2,631.00 being the applicable fee under the 2023/2024 Schedule of
Fees and Charges will be paid
upon receiving an invoice from Council.

We trust that this is the information you require to process the application,
however, should you have any
questions in relation to this matter please do not hesitate to contact me
direct.

Yours faithfully,

ADAMS + SPARKES
TO WN P L ANN ING

Cameron Adams
MANAGING DIRECTOR

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DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form must be used to make a development application involving code assessment or impact assessment, except when applying for development involving only building work.

For a development application involving building work only, use DA Form 2 – Building work details.

For a development application involving building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot), use this form (DA Form 1) and parts 4 to 6 of

DA Form 2 – Building work details.

Unless stated otherwise, all parts of this form must be completed in full and all required supporting information must accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development

application relating to strategic port land and Brisbane core port land under the Transport Infrastructure Act 1994,

and airport land under the Airport Assets (Restructuring and Disposal) Act 2008.

For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)

United Petroleum

Contact name (only applicable for companies)

C/- ADAMS + SPARKES Town Planning (Cameron Adams)

Postal address (P.O. Box or street address)

PO Box 1000

Suburb

BUDDINA

State

QLD

Postcode

4557

Country

AUS

Contact number

07 5313 7705

Email address (non-mandatory)

admin@astpd.com.au

Mobile number (non-mandatory)

Fax number (non-mandatory)

Applicant's reference number(s) (if applicable)

200905.01

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

Yes - the written consent of the owner(s) is attached to this development application

No - proceed to 3)

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PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

Street address AND lot on plan (all lots must be listed), or
Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

Unit No.

a)

b)

Street No.

Street Name and Type

Suburb

29285

Bruce Highway

McDesme

Postcode

Lot No.

Plan Type and Number (e.g. RP, SP)

Local Government Area(s)

4807

6&7

RP903580

Burdekin Shire

Unit No.

Street No.

Street Name and Type

Suburb

Postcode

Lot No.

Plan Type and Number (e.g. RP, SP)

Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land

e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

Coordinates of premises by longitude and latitude

Longitude(s)

Latitude(s)

Datum

Local Government Area(s) (if applicable)

WGS84

GDA94

Other:

Coordinates of premises by easting and northing

Easting(s)

Northing(s)

Zone Ref.

Datum

54

55

56

Local Government Area(s) (if applicable)

WGS84

GDA94

Other:

3.3) Additional premises

Additional premises are relevant to this development application and the details of these premises have been

attached in a schedule to this development application

Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

On strategic port land under the Transport Infrastructure Act 1994

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

On airport land under the Airport Assets (Restructuring and Disposal) Act 2008

Name of airport:

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Listed on the Environmental Management Register (EMR) under the Environmental Protection Act 1994

EMR site identification:

14677 Llot 6 only)

Listed on the Contaminated Land Register (CLR) under the Environmental Protection Act 1994

CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

Yes - All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 - DEVELOPMENT DETAILS

Section 1 - Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? (tick only one box)

Material change of use

Reconfiguring a lot

Operational work

Building work

b) What is the approval type? (tick only one box)

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Development Application to redevelop and extend an existing Service Station

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide:

Relevant plans.

Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? (tick only one box)

Material change of use

Reconfiguring a lot

Operational work

Building work

b) What is the approval type? (tick only one box)

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide:

Relevant plans.

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects

that would be required under Part 3 Section 1 of this form have been attached to this development application

Not required

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Section 2 – Further development details

7) Does the proposed development application involve any of the following?
Material change of use

Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot

Yes – complete division 2

Operational work

Yes – complete division 3

Building work

Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use
Provide a general description of the proposed use

Provide the planning scheme definition
(include each definition in a new row)

Number of dwelling
units (if applicable)

Gross floor
area (m²)
(if applicable)

Service Station

The use of premises for–

(a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or
(b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).

483m²

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)
Subdivision (complete 10))

Dividing land into parts by agreement (complete 11))

Boundary realignment (complete 12))

Creating or changing an easement giving access to a lot
from a constructed road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the
intended use of those lots:

Intended use of lots created

Residential

Commercial

Industrial

Other, please specify:

Number of lots created

10.2) Will the subdivision be staged?

Yes - provide additional details below

No

How many stages will the works include?

What stage(s) will this development application
apply to?

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11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created

Residential

Commercial

Industrial

Other, please specify:

Number of parts created

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot

Lot on plan description

Proposed lot

Area (m²)

Lot on plan description

Area (m²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?

(attach schedule if there are more than two easements)

Existing or
proposed?

Width (m)

Length (m)

Purpose of the easement? (e.g.
pedestrian access)

Identify the land/lot(s)
benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

Road work

Drainage work

Landscaping

Stormwater

Earthworks

Signage

Water infrastructure

Sewage infrastructure

Clearing vegetation

Other – please specify:

14.2) Is the operational work necessary to facilitate the creation of new lots?
(e.g. subdivision)

Yes – specify number of new lots:

No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Burdekin Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

Yes – a copy of the decision notice is attached to this development application

The local government is taken to have agreed to the superseded planning scheme request – relevant documents

attached

No

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PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the Chief Executive of the Planning Act 2016:

Clearing native vegetation

Contaminated land (unexploded ordnance)

Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government)

Fisheries – aquaculture

Fisheries – declared fish habitat area

Fisheries – marine plants

Fisheries – waterway barrier works

Hazardous chemical facilities

Heritage places – Queensland heritage place (on or near a Queensland heritage place)

Infrastructure-related referrals – designated premises

Infrastructure-related referrals – state transport infrastructure

Infrastructure-related referrals – State transport corridor and future State transport corridor

Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels

Infrastructure-related referrals – near a state-controlled road intersection

Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas

Koala habitat in SEQ region – key resource areas

Ports – Brisbane core port land – near a State transport corridor or future State transport corridor

Ports – Brisbane core port land – environmentally relevant activity (ERA)

Ports – Brisbane core port land – tidal works or work in a coastal management district

Ports – Brisbane core port land – hazardous chemical facility

Ports – Brisbane core port land – taking or interfering with water

Ports – Brisbane core port land – referable dams

Ports – Brisbane core port land – fisheries

Ports – Land within Port of Brisbane's port limits (below high-water mark) SEQ development area

SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity

SEQ regional landscape and rural production area or SEQ rural living area – community activity

SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation

SEQ regional landscape and rural production area or SEQ rural living area – urban activity

SEQ regional landscape and rural production area or SEQ rural living area – combined use

Tidal works or works in a coastal management district

Reconfiguring a lot in a coastal management district or for a canal

Erosion prone area in a coastal management district

Urban design

Water-related development – taking or interfering with water

Water-related development – removing quarry material (from a watercourse or lake)

Water-related development – referable dams

Water-related development – levees (category 3 levees only)

Wetland protection area

Matters requiring referral to the local government:

Airport land

Environmentally relevant activities (ERA) (only if the ERA has been devolved to local government)

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Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The Chief Executive of the holder of the licence, if not an individual
- The holder of the licence, if the holder of the licence is an individual

Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

Ports – Brisbane core port land

Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:

Ports – Brisbane core port land (where inconsistent with the Brisbane port LUP for transport reasons)

Ports – Strategic port land

Matters requiring referral to the relevant port operator, if applicant is not port operator:

Ports – Land within Port of Brisbane's port limits (below high-water mark)

Matters requiring referral to the Chief Executive of the relevant port authority:

Ports – Land within limits of another port (below high-water mark)

Matters requiring referral to the Gold Coast Waterways Authority:

Tidal works or work in a coastal management district (in Gold Coast waters)

Matters requiring referral to the Queensland Fire and Emergency Service:

Tidal works or work in a coastal management district (involving a marina (more than six vessel berths))

18) Has any referral agency provided a referral response for this development application?

Yes – referral response(s) received and listed below are attached to this development application

No

Referral requirement

Referral agency

Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable).

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
-

Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the DA Forms Guide.

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PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals?
(e.g. a preliminary approval)

Yes – provide details below or include details in a schedule to this development application

No

List of approval/development application references

Reference number

Assessment manager

Date

Approval

Development application

Approval

Development application

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

Yes – a copy of the receipted QLeave form is attached to this development application

No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid

Date paid (dd/mm/yy)

QLeave levy number (A, B or E)

\$

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an

Environmentally Relevant Activity (ERA) under section 115 of the Environmental Protection Act 1994?

Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a hazardous chemical facility?

Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

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Clearing native vegetation

23.3) Does this development application involve clearing native vegetation that requires written confirmation that the chief executive of the Vegetation Management Act 1999 is satisfied the clearing is for a relevant purpose under section 22A of the Vegetation Management Act 1999?

Yes - this development application includes written confirmation from the chief executive of the Vegetation

Management Act 1999 (s22A determination)

No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying-for-further-information-on-how-to-obtain-a-s22a-determination>.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a prescribed environmental matter under the Environmental Offsets Act 2014?

Yes - I acknowledge that an environmental offset must be provided for any prescribed activity assessed as

having a significant residual impact on a prescribed environmental matter

No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

Yes - the development application involves premises in the koala habitat area in the koala priority area

Yes - the development application involves premises in the koala habitat area outside the koala priority area

No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?

Yes - the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the Water Act 2000 may be required prior to commencing development

No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

-
-
-

Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1

Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2
Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve waterway barrier works?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?

Yes – an associated resource allocation authority is attached to this development application, if required under the Fisheries Act 1994

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

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Quarry materials from a watercourse or lake

23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the Water Act 2000?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the Water Supply (Safety and Reliability) Act 2008 (the Water Supply Act)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve tidal work or development in a coastal management district?

Yes – the following is included with this development application:
Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required if application involves prescribed tidal work)

A certificate of title

No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's Local Heritage Register?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:

Place ID:

Brothels

23.14) Does this development application involve a material change of use for a brothel?

Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the Prostitution Regulation 2014

No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

Yes - this application will be taken to be an application for a decision under section 62 of the Transport

Infrastructure Act 1994 (subject to the conditions in section 75 of the Transport Infrastructure Act 1994 being satisfied)

No

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Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes - Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 - CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 -

Building work details have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.

Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable

25) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications

from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the Electronic Transactions Act 2001

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application.

All information relating to this development application may be available for inspection and purchase, and/or

published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the Planning Act 2016, Planning

Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the Planning Act 2016 and the Planning Regulation 2017, and the access rules made under the Planning Act 2016 and

Planning Regulation 2017; or

- required by other legislation (including the Right to Information Act 2009); or

- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the Public Records Act 2002.

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PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE
USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager

Name of chosen assessment manager

Date chosen assessment manager engaged

Contact number of chosen assessment manager

Relevant licence number(s) of chosen assessment
manager

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work

QLeave project number

Amount paid (\$)

Date paid (dd/mm/yy)

Date receipted form sighted by assessment manager

Name of officer who sighted the form

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Town Planning Report

Development Application for a Material Change of Use -
redevelopment of and extension to an existing Service Station

29285 Bruce Highway, McDesme
Lot 6 and Lot 7 on RP903580

Prepared for

United Petroleum

December 2023
Our Ref: 200905.01

Our Ref: 200905.01
Document Set ID: 1799291
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Applicant Details

The applicants for the proposed Development Application for a Material Change of Use for the redevelopment of and extension to an existing Service Station is United Petroleum. It is requested that all project correspondence is provided to United Petroleum, care of ADAMS + SPARKES.

Contact Details and Project Team Specialty Field

Company

Contact Person

Town Planning

ADAMS + SPARKES

Cameron Adams

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Building Designer

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United Petroleum

N/A

Document Control and Verification

This Town Planning Report has been prepared and reviewed by the identified key personnel, in accordance with the requirements of the Planning Act 2016.

ADAMS + SPARKES is led by Directors Cameron Adams and Pete Sparkes, who have a combined experience of over 30 years in both public and private sectors. ADAMS + SPARKES have extensive experience in the management of development applications including residential, commercial, retail and mixed use developments, industrial projects and mining and infrastructure projects.

Project Assistant

Project Principal

Project Reviewer

Aspen Dunn

Cameron Adams

Pete Sparkes

Town Planner

Managing Director

Director

Confidentiality

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1

Introduction

1.

This Town Planning Report has been prepared in support of an Impact Assessable Material Change of Use Development Application to redevelop and extend an existing Service Station at 29285 Bruce Highway, McDesme (Lot 6 and Lot 7 on RP903580). This documentation has been prepared by ADAMS + SPARKES Town Planning (hereafter; 'ADAMS + SPARKES') for and on behalf of the applicant United Petroleum.

2.

The local government, which applies to the subject site is Burdekin Shire Council. In accordance with Schedule 8 of the Planning Regulation 2017, the Burdekin Shire Council is the Assessment Manager of the Development Application.

3.

The applicable Planning Scheme is the Burdekin Shire Council Planning Scheme 2022 (hereafter 'the Planning Scheme'). Under the Planning Scheme the land use proposed to be extended is best defined as a Service Station with ancillary shop and food and drink outlet components, which is defined as follows:
The use of premises for—
(a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or
(b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).

4.

The subject site is located within the Centre Zone. In accordance with Table 3.4.1— Categories of development and assessment— Centre Zone, the Development Application is subject to Impact Assessment.

5.

This Town Planning Report will describe the site, the proposed development, and address the relevant town planning and design issues with respect to the proposal. This report should be read in conjunction with the following supporting documentation:



Appendix 1
Appendix 2
Appendix 3

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Title Search
Contaminated/Environmental Land Search
Proposal Plans prepared by United Petroleum

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Site Details and Characteristics

6.

A desktop inspection was undertaken by ADAMS + SPARKES as part of the preparation of this Town Planning Report. Observations from these investigations have been incorporated into the following sections of the report. Table 1 below, provides a summary of the details applying to the subject site.

Table 1 Site Summary Table

Address

29285 Bruce Highway, McDesme

Property Description

Lot 6 and 7 on RP903580

Current Site Area

8504m² (4623m² + 3881m²)

Frontage

129m to Ayr-Dalbeg Rd & 160m to Bruce Hwy

Tenure

Freehold

Registered Land Owners

Highbree Pty Ltd (Refer to Appendix 1)

Easements

Nil

Contaminated Land/Environmental Management Register

Lot 6 - Listed on the Environmental Management Register only

Notable site features

- Level topography.

Lot 7 - Not listed on either register
(Refer to Appendix 2)

- Site comprises an existing service station with 8 bowsers (under a canopy) and associated retail shop with food sales, amenities block and various storage sheds/outbuildings associated with the use.
- The existing development is primarily located over the northern Lot 6, with the southern Lot 7 consisting of the site access and undeveloped land.
- Site comprises existing mature trees consisting largely of exotic species.

7.

As identified in Table 1 above, Lot 6 on RP903580 is listed on the Environmental Management Register as containing a 'Notifiable Activity or Hazardous Contaminant'. In this instance, the activity relates to the operating of the existing commercial Service Station. It is noted that the existing development onsite has been lawfully established.

8.

When land is listed on the Environmental Management Register for a notifiable activity, it is an indication that the land has the potential to be contaminated. As the proposed development is an extension to the existing commercial Service Station, it is not required to make a separate application to the State as a result of the Notifiable Activity registration.

9.

The subject site is depicted in Figure 1 below.

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Subject Site

Figure 1 Subject Site (Source: QLD Globe 2023)

10.

The existing Service Station is illustrated in Figures 2 and 3 below.

11.

As demonstrated below, the existing built form presents as a typical commercial Service Station, comprising a fuel canopy forward of the ancillary shop component, with the overall development featuring a modern building design with a high quality visual appearance. The development currently features eight (8) bays, capable of servicing up to 16 cars at any one time, as well as a retail convenience store, and food and beverage provision.

12.

Access to the site is obtained via both Ayr-Dalbeg Road and the Bruce Highway, with three (3) access points currently used onsite. Safe and efficient access to the site via the Bruce Highway is facilitated by a 'left-in' turning lane to the site's eastern frontage.

Figure 2 Existing Service Station - Street-view (Source: GoogleMaps 2019)

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Figure 3 Existing Service Station - Site Layout (Source: United Petroleum 2023)

13.

Despite the adjoining lot to the south being in the Low Density Residential Zone, the premises is used for a non-residential purpose (commercial shed). Overall, the subject site is located within proximity to a small pocket of commercial/industrial properties to the south, however, is largely isolated from urban uses apart of this. The broader geographical context includes rural zoned farming properties, with the predominate activity in the area being agriculture (cropping). The site is located approximately 50 metres east of the railway and approximately 800 metres north of the Burdekin River (refer to Figure 4 below).

Subject Site

Figure 4 Surrounding Context (Source: QLD Globe 2023)

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Proposed Development

3.1

Proposal Overview

14.

The subject development application seeks approval to redevelop the existing Service Station onsite and in-turn extend the use area. The premises will continue to be operated by United Petroleum on a 24/7 basis, as per the current arrangement, to maintain this essential service to the local community, as well accommodate the needs of the transient community, with traffic heading north/southbound along the Bruce Highway.

15.

As demonstrated by the Proposal Plans prepared by United Petroleum in Appendix 3, the proposed development retains the existing car refueling canopy and bowzers but seeks to remove all other buildings/structures onsite. It is then proposed to construct a new Service Station shop/food and drink outlet building with indoor and outdoor dining area, as well as a new loading dock and bin store area at the rear. It is also proposed to expand the refueling areas onsite by constructing a new refueling canopy at the rear of the shop building (on Lot 7) to specifically cater for trucks/vehicles that are towing. This will include three (3) bowzers, capable of servicing four (4) trucks at any one time. Further, three (3) truck and one (1) caravan/trailer parking bays are proposed adjacent to the truck refueling area. The provision of refueling bowzers in the southern portion of the site requires an additional above ground fuel tank to be provided, which is proposed to be positioned adjacent to the southern boundary of the site.

16.

Please refer to Figure 5 below, which illustrates the proposed site layout.

Figure 5 Proposed Site Plan (Source: United Petroleum 2023)

17.

18.

In summary, upon completion of the redevelopment of the site, the premises will comprise the following components:

-

Refueling canopies (existing + proposed) - 1,161m²

-

Retail store/food and drink outlet associated with Service Station use - 483m²
GFA

In addition to the above, please refer to Table 2 below, which provides a breakdown of the key development parameters associated with the proposed development.

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Table 2 Key Development Parameters

Development Particulars

Proposed

Compliance

Lot Size

8,504m²

Yes

Building Height

1 storey

building up to 4m high, fuel canopies up to 5.4m high

Yes

Site Cover

18.17% - 1,545.9m²

Yes

Gross Floor Area

483m²

N/A

Landscaping

16.6%/1,431m²

N/A

Parking

21 spaces total

Cars 17 spaces

Trucks 3 spaces

Caravan / trailer 1 space

Yes

3.2

Development Design

19.

As demonstrated in Figure 6 below, the proposed development provides a highly functional, visually attractive development, which is reflective of a typical commercial Service Station. It is intended to activate the shopfront of the development with ample window glazing, a clearly visible and defined building entrance and outdoor dining area, with the main building façade being visible from both road frontages. The re-development also proposes to improve the landscaping buffers along the frontages of

the site, which will assist in softening the built form and enhancing the streetscape amenity of the site when viewed from the prominent Bruce Highway.

20.

The new buildings/structures will ultimately reflect the contemporary design outcome provided by the existing Service Station, comprising United Petroleum signage and a blue, red and white colour scheme (refer to Figure 6 below). Overall, the proposed extension integrates with the existing development onsite, being a contemporary Service Station, ensuring the maintenance of visual amenity along the site's prominent frontages.

Figure 6 Truck Canopy Elevation Plan (United Petroleum 2020)

3.3

Traffic, Access and Parking

21.

As shown in Figure 5 above, and on the Proposal Plans in Appendix 3, the development seeks to retain the existing access points from the north and west via Ayr-Dalbeg Road and from the east via the Bruce Highway. It is noted that the western site access on Ayr-Dalbeg-Road is proposed to be redesigned to comprise two (2) defined driveways rather than an open boundary to the road. Entry traffic into the site is permitted from all access points, with exit maneuvers being limited to three (3) of the driveways, as

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the driveway from the northern corner of Ayr-Dalbeg Road is entry only. An Articulated Vehicle (AV) is able to enter/exit the site in a forward gear.
22.

The proposed truck refueling canopy is located such that the site will contain sufficient queuing distances and will not impact upon traffic flows along the Bruce Highway or Ayr Dalbeg Road. Further, three (3) truck parking spaces, a caravan/trailer space and seventeen (17) car parks have been provided onsite to cater for the parking demand that will be generated by the extension of the use.

3.4

Infrastructure Services

3.4.1 Stormwater

23.

The subject site is relatively level with a slight fall towards the Bruce Highway/Ayr-Dalbeg Road frontages. The proposed development will seek to lawfully discharge stormwater to the existing road network and will mitigate potential overland flow issues on the adjoining development to the south (Lot 138 on CS923).

24.

Although not detailed on the plans, the development will look to treat stormwater generated from the additional impervious area, as well as the new fuel forecourt in accordance with the requirements of the State Planning Policy. Further detail in relation to the proposed stormwater outcome will be provided under separate cover.

3.4.2 Reticulated Water and Sewer

25.

A review of Burdekin Shire Council's Infrastructure Mapping confirms that the site is outside of the sewerage and reticulated water infrastructure catchment. The resulting development does not propose to increase the number of toilets onsite, compared to the existing facilities. As such, the proposed development will utilise the existing effluent treatment/disposal facilities onsite. In terms of water supply, the development also does not seek a modification to the existing arrangement with water tanks provided onsite currently.

3.4.3 Electricity and Telecommunications

26.

There are existing telecommunication and electricity infrastructure connections onsite. Any internal extension to these services will be carried out as part of the construction phase.

3.5

Summary

27.

The proposed redevelopment of, and extension to, the existing Service Station provides a cohesive urban design/built form outcome that will integrate with the existing layout of

refueling facilities and will reflect the character of the buildings and structures currently onsite. The development will fulfill a need for an essential service, being a truck refueling offering, that takes advantage of the site's prominent frontage to the Bruce Highway and isolated location.

28.

The proposed development is located on a site that is serviced by onsite water and sewerage infrastructure and has sufficient area to accommodate the extended land use, without detrimentally impacting upon adjoining land uses or traffic flows along the Bruce Highway. As such, the proposed development presents a desirable outcome for the site and should be supported by Council subject to reasonable and relevant conditions.

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Statutory Framework

29.

This section of the Town Planning Report describes the statutory planning framework applicable to the proposed development application.

30.

Table 3 below outlines the applicable State Mapping Triggers, which require consideration as part of this Town Planning Report. In addition to this, Table 3 details whether the application requires referral to any Referral, or, Advice Agencies as part of the application.
Table 3 Statutory Framework Mapping Layers

State Planning Policy Benchmark Mapping



Natural Hazards Risk and Resilience
0



Agriculture
0
0



Important Agricultural Areas
Agricultural Land Classification – Class A and B

Energy and Water Supply
0



Flood Hazard Area Level 1 - Queensland Floodplain

Major electricity infrastructure (Ergon)

Transport Infrastructure
0

State Controlled Road

Regional Plan

Not Applicable – the subject site is not affected by any regional growth management plans

SARA DA Mapping



Water Resources

- o Water Resource Planning Area Boundaries
- State Transport Corridor
- o Area within 25 metres of a State-Controlled Road
- o Area within 25m of a Railway Corridor

Non-SARA DA Mapping

Nil

Other State Planning Matters



Priority Agricultural Area (Planning - NQ)

Referrals



Area within 25m of a State-controlled road
Area within 25m of a railway corridor



4.1

State Planning Policy

31.

As identified in Table 3 above, the subject site is identified as containing a number of elements of interest identified within the State Planning Policy. In accordance with Part 1.2.1 of the Planning Scheme, the Planning Minister is satisfied that the SPP July 2017 version is appropriately integrated into the Burdekin Shire Council Planning Scheme 2022 in full. As such, no further assessment against the SPP is required as apt of this Development Application.

4.2

State Interests (State Assessment Referral Agency)

32.

The State Assessment and Referral Agency (SARA) provides a single State agency lodgement and assessment point for development applications, where the State has an interest under Schedule 10 of the Planning Regulation 2017.

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33.

In accordance with the Planning Regulation 2017, the following State referrals are required as part of this Development Application:



Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 - development being within 25 metres of a State Controlled Road; and,



Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 - development being within 25 metres of a Railway Corridor.

34.

Upon receipt of a Confirmation Notice from Council, the application will be referred to the State for assessment.

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35.

Development of the subject site is currently subject to the provisions contained within the Burdekin Shire Council Planning Scheme 2022. A review of the Planning Scheme confirms the below relevant particulars apply to the subject site and the proposed development (refer to Table 4).
Table 4 Planning Scheme Particulars

Planning Instrument

Burdekin Shire Council Planning Scheme 2022

Zone

Centre Zone

Overlays

Acid Sulfate Soils Overlay: 5-20m contour
Agricultural Overlay: Priority Agricultural Area & Agricultural Land
Classification (Classes A and B)
Flood Hazard Overlay: low to medium hazard
Transport Noise Corridor Overlay: State-controlled road noise
Regional Infrastructure Overlay: State-controlled road

5.1

Assessment of Development Application

36.

The Planning Scheme includes assessment codes, which apply to the zone, land use, overlays, and general development parameters. As part of this development application, the following codes have been addressed below:



Centre Zone Code
Development Works Code
Flood Hazard Overlay Code
Regional Infrastructure Overlay Code

37.

As detailed in the below sections, the proposed development generally complies with the Acceptable Solutions and Specific Outcomes of the applicable codes. The pertinent issues identified throughout the assessment of the application are detailed below. Where the below sections are silent in relation to an assessable element, the development is seen to comply with the relevant assessment criteria and no further assessment is required.

5.2

Centre Zone Code

38.

The subject site is located within the Centre Zone. Although the proposal is subject to Impact Assessment, it is noted that the Centre Zoning of the site under the recently adopted Burdekin Shire Council Planning Scheme 2022, is in direct response to the historic and ongoing use of the site as a Service Station, which provides an essential and relied upon service to the local and transient community, given the vast distance between towns in the region. As such, the proposal to redevelop the existing Service Station and allow for truck refueling onsite is consistent with the strategic intent for the site.

39.

The re-development of the existing Service Station onsite complies with the relevant Overall Outcomes of the Zone Code as follows:

-

The proposal seeks to expand and better the services provided by the existing Service Station onsite, contributing to a mix of commercial offerings in Centre Zoned areas;

-

The intensity of the development is commensurate with the population intended to be served by the centre, being locals and the transient population using the Bruce Highway;

-

It is not proposed to expand centre activities to lots outside the centre zone;

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40.

-

The re-development and expansion of the existing Service Station and ancillary shop/food and drink outlet activities will not detract from or impact the primary commercial centre located within Ayr, and seeks to service a separate population/need;

-

The proposed built forms are of a height and scale consistent with the existing buildings/structures onsite; and,

-

The scale and design of the new buildings onsite are commensurate with the character of the surrounding area and will not result in any additional amenity impacts for the immediate surrounding sites, which are all used for commercial and industrial purposes.

In addition to the above statements of compliance with the Overall Outcomes of the Zone Code, a comprehensive assessment against the Acceptable and Performance Outcomes of the Zone Code is provided below.

-

The proposed buildings and structures do not exceed two (2) storeys in height (max 1 storey and 5.4m high) (A01.1);

-

The site coverage of all buildings and structures does not exceed 75% (18.17%) (A01.2);

-

The buildings and structures onsite have a height, scale and alignment consistent with the existing development onsite, as well as the expectations of the community for the streetscape, given its current use and geographic context (P01)

-

The building is not built to the street alignment and does not provide an awning extending over to the road reserves. Further, the adjoining road reserves are not provided with footpaths. This is because it is not intended by the planning scheme to accommodate pedestrian movement to/from the site, given the nature of the use for a Service Station (access via vehicle only) and remoteness of the site's location (not within an established residential area or town centre). Overall, the development is consistent with the existing/preferred streetscape character and creates a safe, continuous and comfortable pedestrian environment within the site (P01);

•

The development is able to be conditioned to provide lighting in accordance with A03 of the Code

•

It is not proposed to increase the number of toilets onsite, compared to the existing facilities. As such, the proposed development will utilise the existing effluent treatment/disposal facilities onsite. Further, the site comprises existing water tanks. As such, the premises has an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment (P04);

•

The scale and intensity of the development is commensurate with the population intended to be served by the centre, being locals and the transient population using the Bruce Highway that require convenient refuelling, shop and food and drink outlet goods and services. These activities will not detract from or impact the primary commercial centre located within Ayr, and seeks to service a separate population/need (P05);

•

The ancillary shop and food and drink outlet are compatible with the Service Station offering. It is noted that the purpose of the premises is to provide essential services and convenience, rather than contribute to the creation of a vibrant centre outside of the main towns (P06);

•

The pedestrian entries to the building are easily identifiable from the street, internal car parks and refuelling areas. Legible wayfinding is supported by line-marked and paved pedestrian movement areas within the site. The site is not intended to be accessed by pedestrians via the street directly, given the nature of the use and geographical context of the site (P011);

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41.

-

The walls of the building are substantially articulated by the use of ample window openings, colour variations/painted images and textured timber-look cladding treatments. As such, the development does not create blank, unbroken walls along street frontages (P012);

-

Mechanical plant will not be provided atop a roof (P013);

-

Car parking onsite is suitably setback from the extensive street frontages and buffered by landscapes and refuelling canopy structures so as not to dominate the street. It is noted that the car parking fronting the street, as well as the vehicular access and driveway outcomes are all existing circumstances on the site and the proposed development improves the streetscape amenity of the site with greater landscapes proposed to be provided along the boundaries, primarily fronting the street. Overall, the proposed car parking, vehicular access and driveways do not detract from or dominate the street frontages of the site, when considering the existing use of the site and surrounding context (P01 & P014);

-

The Service Station will be operational 24/7 in accordance with the current premises. The property will be well lit at nighttime, use CCTV monitoring and appropriate signage and wayfinding. Further, the shop building is provided with ample window glazing to support casual surveillance to and from the site and to/from the internal parking and refuelling areas onsite. Finally, the layout of the development does not create areas for personal concealment or entrapment locations (P015);

-

Ample landscapes are provided onsite, particularly along street frontages to buffer and screen car parking from the street (P016);

-

A minimum 3 metre wide front landscape buffer is provided to the street frontage, except where vehicle access is proposed and where the building interfaces with Ayr-Dalbeg Road. A 2 metre wide front landscape strip is provided between the building and the street. Overall, the onsite landscape areas provide a drastic improvement when compared to the existing outcome onsite and provide for an attractive streetscape and the softening of buildings and structures

when viewed from the street (P017/A017);

•

The site adjoins a property in the Low Density Residential Zone to the south. It is, however, noted that this property, and several others south of the site, are used for commercial and industrial purposes, not residential. The nearest residential property is 185 metres away from the site at 35 Ayr-Dalbeg Road, on the southern side of the railway. As such, the expansion of the Service Station onsite will not impact upon the amenity of any residential properties. The expansion of the use to accommodate truck refuelling will also no generate noise beyond the noise produced by the Bruce Highway and nearby railway (P018 & A019.3, A020);

•

All buildings and structures are setback greater than 3 metres to the side (southern) boundary of the site. Further, the above ground tank is setback 3 metres from the side boundary (A019.1).

•

The side boundary will be fenced with 1.8 metre high solid fencing (A019.2);

•

Materials capable of generating air or odour impacts are wholly enclosed within tanks (P021); and,

•

All external areas will be sealed, turfed or landscaped (P022).

In relation to A02 of the Code, the proposed development provides sufficient car and truck parking onsite to accommodate the anticipated demand safely and efficiently. Table 6.2.1.3(e) - Vehicle parking rates and standards requires the development to provide one (1) car park per fuel pump and one (1) car park per two (2) employees. There are twelve (12) refueling pumps proposed to be provided onsite. Further, the ancillary shop and food and drink outlet will be staffed by approximately six (6) employees. As such,

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fifteen (15) vehicle parking spaces are required to be provided onsite. The proposed development provides 21 vehicle parking spaces, including car, truck and trailer parking.

5.3

Development Works Code

42.

The proposed re-development of the existing Service Station complies with the Development Works Code on the following basis:

-

Earthworks excavation and filling/retaining is not proposed, nor required to facilitate the proposed development;

-

The site is not connected to reticulated water, sewerage and stormwater infrastructure however is suitably serviced by onsite sewerage, water and wastewater systems in line with the existing circumstances onsite and will meet the demand of the development upon completion of the works;

-

The proposed development is designed and will be operated to avoid adverse impacts on environmental values and water quality of groundwater, waterways and surface water storages. Overall, the development is able to be conditioned to achieve the stormwater management design objectives outlined in the planning scheme;

-

The proposed development maintains the existing access points to the site, however, will formalise and define the driveways to improve the safety and efficiency of vehicle movements onsite;

-

The development is located on roads that are appropriate for the nature of the use and are able to accommodate traffic flows to/from the site, noting that the Service Station will not generally generate traffic, but instead provide convenience services for the existing road users;

-

The adjoining roads provide for safe and efficient access to the site, with the Bruce Highway providing a left-in turning lane to Ayr-Dalbeg Road that is used by motorists pulling off the Bruce Highway and slowing down to enter the site;

-

The design, layout and nature of the development is consistent with the surrounding transport network, with respect to the functions and characteristics of the road hierarchy;

-

The pedestrian entries to the building are easily identifiable from the street, internal car parks and refuelling areas. Legible wayfinding is supported by line-marked and paved pedestrian movement areas within the site;

-

The proposed circulation areas, turning areas and driveways are able to be conditioned to comply with Australian Standards AS2890.1 and AS2890.2;

-

Vehicle parking is provided in accordance with table 6.2.1.3(e)-Vehicle parking rates and standards;

-

The development will not cause noise impacts beyond that of the existing Service Station and Bruce Highway. The site is not located within proximity to any sensitive receivers;

-

The site will be well lit at nighttime;

-

It is proposed to provide new landscaped areas, particularly along the street frontages, that will be a drastic improvement when compared to the existing outcome onsite and provide for an attractive streetscape and the softening of buildings and structures when viewed from the street;

-

Species/plant selection will include semi-advanced plants in conjunction with shrubs and ground covers;

-

The re-development of the existing Service Station will provide onsite bin store facilities that are secure, screened from external view and positioned to avoid potential for nuisance to customers and the adjoining property;

-

Liquid wastes (including fuels that drip onto the hardstand areas onsite during refuelling) will be collected, stored and disposed of so no risk of nuisance or environmental harm is created; and,

-

The development can be conditioned to comply with the fire safety requirements of the planning scheme, National Construction Code, as well as any industry specific requirements where fuel storage is an integral part of the use.

5.4

Flood Hazard Overlay Code

43.

The site is mapped within the low and medium hazard areas of the Flood Hazard Overlay. The proposed re-development of the existing Service Station complies with the Overlay Code on the basis that the building will be constructed above the defined flood event level of the site and will be constructed using materials that will remain structurally sound during a flood event in the unlikely situation that inundation occurs. Further, the new truck refueling facilities will be designed to prevent the release of hazardous materials during a flood event. Finally, works are not proposed that would change inundation characteristics outside the subject site (i.e. large buildings or substantial earthworks are not proposed).

44.

Overall, the proposed development does not result in any areas of non-compliance with the Flood Hazard Overlay Code and will not increase the risk of flooding onsite or endanger people or property to a greater extent than the existing premises.

5.5

Regional Infrastructure Overlay Code

45.

The site is mapped within the Regional Infrastructure Overlay Code for being within proximity to the Bruce Highway. The proposed re-development of the existing Service Station complies with the Overlay Code on the following basis:

-

The site is not impacted by, or located within proximity to, any major electricity infrastructure (including substations and power lines);

-

It is not proposed to establish a sensitive use, create new lots undertake bulk water storage,
carry out extensive earthworks; and

•

The development will not be impacted by noise associated with the road network.

46.

Further, the proposed development will not impact upon the function of the road network, with the proposal seeking to retain the existing access points to the site. Further, there is already a left-in turning lane to Ayr-Dalbeg Road that is used by motorists pulling off the Bruce Highway and slowing down to enter the site. This lane is also able to be used when exiting the site directly onto the Bruce Highway. It is noted that Ayr-Dalbeg Road does not experience high traffic flows, and therefore cars entering/exiting the site on an ongoing basis will not impact the efficiency of the road.

47.

Overall, the proposed development does not result in any areas of non-compliance with the Regional Infrastructure Overlay Code.

Our Ref: 200905.01
Document Set ID: 1799291
Version: 1, Version Date: 23/02/2024

Conclusion and Recommendations

48.

This planning report demonstrates that approval of the proposed Extension to an Existing Service Station over land at 29285 Bruce Highway, McDesme, legally described as Lot 6 and Lot 7 on RP903580 is warranted, subject to reasonable and relevant conditions on the following basis:



49.

Despite the use being subject to Impact Assessment, the Centre Zoning of the site responds to the historic and ongoing use of the site as a Service Station, which provides an essential and relied upon service to the local and transient community, given the vast distance between towns in the region. As such, the proposal to redevelop the existing Service Station and allow for truck refuelling onsite is consistent with the strategic intent for the site;

The proposed development will result in a re-development of and expansion to the existing Service Station and will provide for improved service offerings, which will support the existing residential catchment, as well as the vehicles travelling along the Bruce Highway;

The proposed development will result in an improvement to the existing streetscape character of the Bruce Highway and Ayr Dalbeg Road, through providing a high quality, contemporary building design and greater landscaping provision along the boundaries of the site;

The proposed extension to the existing Service Station development will not result in adverse amenity impacts to surrounding residential land uses in the region, noting that the site is located within proximity to rural and commercial/industrial uses only and providing significant separation from the nearest residential uses (min 185m);

The proposed development suitably complies with the State Planning Policy, which is appropriately integrated into the planning scheme;

The proposed development complies with the applicable Assessment Benchmarks of the Centre Zone, with compliance against the relevant Performance Outcomes demonstrated

where compliance with an Acceptable Outcome cannot be achieved; and,
The development will not result in environmental nuisance to the surrounding
area, with the
bowzers and vapor outlets being positioned in accordance with the relevant
standards.

On the basis of the assessment contained within this report, it is requested
that Council favorably
consider the development proposal subject to reasonable and relevant conditions.

ADAMS + SPARKES
TOWN PLANNING

Aspen Dunn
TOWN PLANNER

Our Ref: 200905.01
Document Set ID: 1799291
Version: 1, Version Date: 23/02/2024

Cameron Adams
MANAGING DIRECTOR

Page 18 of 18

Current Title Search
Queensland Titles Registry Pty Ltd
ABN 23 648 568 101
Title Reference:

50133923

Search Date:

23/11/2023 15:57

Date Title Created:

24/07/1996

Request No:

46393535

Previous Title:

20703161

ESTATE AND LAND
Estate in Fee Simple
LOT 6

REGISTERED PLAN 903580
Local Government: BURDEKIN

REGISTERED OWNER
Dealing No: 706498669

03/04/2003

HIGHBREE PTY. LTD. A.C.N. 070 897 648
EASEMENTS, ENCUMBRANCES AND INTERESTS
1.

Rights and interests reserved to the Crown by
Deed of Grant No. 20616105 (POR 17V)
Deed of Grant No. 20616106 (POR 17V)

ADMINISTRATIVE ADVICES
NIL
UNREGISTERED DEALINGS
NIL

** End of Current Title Search **

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Page 1/1

Current Title Search
Queensland Titles Registry Pty Ltd
ABN 23 648 568 101
Title Reference:

50133924

Search Date:

23/11/2023 15:58

Date Title Created:

24/07/1996

Request No:

46393542

Previous Title:

20703161

ESTATE AND LAND
Estate in Fee Simple
LOT 7

REGISTERED PLAN 903580
Local Government: BURDEKIN

REGISTERED OWNER
Dealing No: 707006512

19/09/2003

HIGHBREE PTY LTD A.C.N. 070 897 648
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1.

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Deed of Grant No. 20616106 (POR 17V)

ADMINISTRATIVE ADVICES
NIL
UNREGISTERED DEALINGS
NIL

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Page 1/1

Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)
Angus
Ann st
Brisbane QLD

4000

Transaction ID: 50629847
Client Reference:
Cheque Number:

EMR Site Id:

14677

28 September 2020

This response relates to a search request received for the site:

Lot: 6

Plan: RP903580

EMR RESULT

The above site IS included on the Environmental Management Register.

Lot: 6

Plan: RP903580

Address: 29285 BRUCE HIGHWAY

MCDROME 4807

The site has been subject to the following Notifiable Activity or Hazardous Contaminant.

SERVICE STATIONS - operating a commercial service station.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.

The EMR/CLR does NOT include: 1. land which is contaminated land (or a complete list of contamination) if DES has not been notified

2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

Page 1 of 1

Document Set ID: 1799291

Version: 1, Version Date: 23/02/2024

Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)
Angus
Ann st
Brisbane QLD

4000

Transaction ID: 50629848
Cheque Number:
Client Reference:

EMR Site Id:

28 September 2020

This response relates to a search request received for the site:

Lot: 7

Plan: RP903580

BRUCE HWY

MCDESME

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.

The EMR/CLR does NOT include: 1. land which is contaminated land (or a complete list of contamination) if DES has not been notified

2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

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Administering Authority

Page 1 of 1

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Version: 1, Version Date: 23/02/2024

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OUTBUILDING

INDICATIVE 32KL
EXISTING UNDER
GROUND FUEL TANKS
INDICATIVE 50KL
EXISTING UNDER
GROUND FUEL TANKS

existing
entry/exit

INDICATIVE 20KL
EXISTING UNDER
GROUND FUEL TANKS

SIGN

INDICATIVE 51KL
EXISTING UNDER
GROUND FUEL TANKS

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GARDEN

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EX. FUEL
REFILLING
POINT

CANOPY

36.21 B'DRY

C-STORE

CAR
PORT

existing
entry/exit

67.45 B'DRY

93.79 B'DRY
CUSTOMER PARKING

EXISTING PUMPS

ID SIGN

BRUCE HIGHWAY

REV.

BY

AMENDMENT

DATE

A

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MB

SB

FIRST ISSUE

NEW CONVENIENCE STORE & GENERAL SITE AMENDMENTS

05.02.20

26.03.21

N

Document Set ID: 1799291

Version: 1, Version Date: 23/02/2024

DRAWING PRODUCED ON CAD SYSTEM.

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SB

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CNR BRUCE HWY & AYR-DALBEG ROAD
AYR, QLD

DATE:

SHEET:

January 2020

1

OF 7

DWG No:

DRAWING No:

TP01

Ayr, QLD (05.07.2021).dwg

UNITED PETROLEUM PTY.LTD

600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122

TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401

DRAWING PATH:

TITLE:

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EXISTING SITE PLAN

REV:

B

OUTBUILDING

CARPORT 2

BED 2

BED 1

ENS

OFFICE

CARPORT

STORE

LIVING ROOM

GARDEN

STORAGE

BATH

10x DOOR COOLROOM

WC

LAUNDRY

C-STORE

AMENITIES

KITCHEN

OUTDOOR

DINING

TERRACE

C-STORE

REFUSE

RAMP UP

CANOPY OVER

SIGN

REV.

BY

AMENDMENT

A

B

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SB

FIRST ISSUE

NEW CONVENIENCE STORE & GENERAL SITE AMENDMENTS

N

Document Set ID: 1799291

Version: 1, Version Date: 23/02/2024

DATE

05.02.20
26.03.21

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AYR, QLD

DATE:
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January 2020
2
7
OF

DWG No:

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TP02

Ayr, QLD (05.07.2021).dwg

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TITLE:

h:\03_queensland\ayr\01. drawings\cad\01.sk\ayr,qld (05.07.2021).dwg

EXISTING STORE PLAN

REV:

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DEVELOPMENT SCHEDULE

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10.7PRODUCTINFORMATION

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10.7PRODUCTINFORMATION

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EXISTING
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NEW CANOPY LINK

12M HIGH
ILLUMINATED

SIGN

93.79 B'DRY

14400
EXISTING CROSS OVER
TO BE MODIFIED

N

REV.

BY

AMENDMENT

DATE

A
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MB
HQ
SB
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SB

FIRST ISSUE
SITE AMENDMENTS
NEW CONVENIENCE STORE & GENERAL SITE AMENDMENTS
SITE AMENDMENTS
PARKING & OUTDOOR AREA AMENDMENTS

10.02.20
16.09.20
26.03.21
03.05.21

27.07.21

Document Set ID: 1799291

Version: 1, Version Date: 23/02/2024

4200

entry/exit

3058

PIE FACE

ID SIGN

6875

8M HIGH

"NO RIGHT TURN"
DIRECTIONAL
SIGNAGE

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AYR, QLD

DATE:
SHEET:

January 2020
3
OF 7

67.45 B'DRY

DWG No:

DRAWING No:

TP03

Ayr, QLD (05.07.2021).dwg

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TITLE:

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PROPOSED SITE PLAN

REV:

E

DEVELOPMENT SCHEDULE

NEW TRUCK CANOPY

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NEW CONVENIENCE STORE

483

CARPARKS

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10.7PRODUCTINFORMATION

10.7PRODUCTINFORMATION

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NEW CANOPY LINK

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CANOPY (EXISTING)

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NEW 110kL ABOVE GROUND TANK
(WITH 10kL ADBLUE
COMPARTMENT)

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DESCRIPTION

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CONVENIENCE
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GROUND LPG TANK

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STP TANK

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NEW
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TRUCK CANOPY HEIGHT

SIGN

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5200MM

FUEL
REFILLING
POINT

CAR CANOPY HEIGHT

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BOWSER

BOWSER

NEW ISLANDS WITH

10-HOSE PUMPS

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INDICATIVE 51KL
EXISTING UNDER
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EXISTING LANDSCAPING

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36.21 B'DRY

EXISTING
COLUMNS

NEW CANOPY LINK

AIR&
WATER

entry/exit

67.45 B'DRY

93.79 B'DRY
EXISTING CROSS OVER
TO BE MODIFIED

REV.

BY

AMENDMENT

DATE

A

B

HQ

SB

FIRST ISSUE
PARKING & OUTDOOR AREA AMENDMENTS

05.07.2021

27.07.21

N

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60cm GAP

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AYR, QLD

DATE:

SHEET:

January 2020
OF 7

4

DWG No :

DRAWING No :

TP04

Ayr, QLD (05.07.2021).dwg

UNITED PETROLEUM PTY.LTD
600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122
TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401

DRAWING PATH:

TITLE:

h:\03_queensland\ayr\01. drawings\cad\01.sk\ayr, qld (05.07.2021).dwg

TRUCK TURNING PLAN

REV:

B

SERVICE

LOCKABLE DRY STORAGE

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FREEZER

10.7PRODUCTINFORMATION10.7PRODUCTINFORMATION

REFRIG.

POS

FREEZER
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1500
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FOOD
CABINET

SELF
SERVE

POS

900
COLD
FOOD
CABINET

SHELF

SHELF

TOUGHENED GLASS IN
FRONT OF COSSIGAS

TOUGHENED GLASS IN
FRONT OF COSSIGAS

1600

3340

2700

1300

new coffee
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serve
island
provide
drainage
power &

data.

2005

details tbc

TOTAL SALES FLOOR AREA
(INC. DINERS AREA)
234sqm

WC
R
SH

SHOPPING
BASKET

ICE CREAM
VISY MAX

AUTO SLIDING DOOR

118 650 435

FEM WC

MALE WC

DINERS AREA

5220

TV

LED
AB

DIS

CONVENIENCE
STORE
483SQM

DINERS
AREA
55sqm

PIE FACE
FREEZER

TRUCKERS
LOUNGE
34sqm

TOTAL
AMENITIES
AREA
46sqm

2684

1785

3340

DRY STORAGE

OFFICE

CONDIMENT SHELF

900

COLD

FOOD

CABINET

900

COLD

FOOD

CABINET

BROOM

CP 'BD

CONDIMENT SHELF

1500

COLD

FOOD

CABINET

900

COLD

FOOD

CABINET

FRIDGE

UNDER

6 DOOR COOL ROOM

2 DOOR FREEZER ROOM

STAFF

WC

UNOX

OVEN

SCREEN

AIR

LOCK

BOTTLE

WARMER

RIVA

ICE CREAM

DISPENSING

SYSTEM

CHIP

WARMER

BLENDER

WINE

COOLER

ICE

BOX

ATM

ENTRY

8M

SB

NAME:

SCALE @A3: 1: 100

ADDRESS:

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CNR BRUCE HWY & AYR-DALBEG ROAD

AYR, QLD

DATE:

SHEET:

January 2020

5

7

OF

DWG No:

DRAWING No:

TP05

Ayr, QLD (05.07.2021).dwg

GH

Document Set ID: 1799291

Version: 1, Version Date: 23/02/2024

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CE

10.02.20

26.03.21

HI

DATE

FIRST ISSUE

NEW CONVENIENCE STORE

FA

AMENDMENT

MB
SB

GN

BY

A
B

E

PI
SI

N

REV.

UNITED PETROLEUM PTY.LTD
600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122
TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401

DRAWING PATH:

TITLE:

h:\03_queensland\ayr\01. drawings\cad\01.sk\ayr,qld (05.07.2021).dwg

PROPOSED STORE PLAN

REV:

B

1000

UNITED INTERNALLY
ILLUMINATED
CANOPY SIGN

CANOPY FASCIA
ALUCOBOND UNITED BLUE

T.O. CANOPY
RL: 006.200

1000mm HIGH CONVENIENCE
STORE FASCIA ALUCOBOND
UNITED RED

E02

U/S CANOPY
RL: 005.200

E03

E02
E03

E03

E02

E03
T.O. PARAPET
RL: 004.150

E01

CEILING HEIGHT
RL: 003.150

E08

E08
E011

3000

4000

5200

E20

E01

D:\Backup\CAD Drawings\Ottoway (SA)\SK03\Ottoway(SA)-QuickSTOP_NEW-489203.jpg

SLAB LEVEL
RL: 000.150

GROUND LEVEL
RL: 000.000

PRECAST CONCRETE
DECO CLAD DECO

WOOD ALUMINUM
CLADDING
HORIZONTAL V
GROOVE PROFILE
COLOUR - NATURAL
TEAK

NORTH ELEVATION
SHOP FRONT

NEW
ALUMINUM
FRAMED
AUTOMATIC
SLIDING DOOR
POWDERCOATED
BLACK (E09)

NEW SHOPFRONT
ALUMINUM
FRAMED WINDOW
POWDERCOATED
BLACK (E09)

PIE FACE SHOPFRONT
GRAPHICS 1200MM HIGH

PIE FACE ART WORK

NOTE:900mm HIGH CANOPY FASCIA CAN BE INCREASED TO 1000mm
(FOR STRUCTURAL OR ROOF PROFILE REQUIREMENTS)

COLOUR LEGEND
E09 - DOORS & WINDOWS
POWDERCOATED BLACK

E01 - STORE FASCIA
ALUCOBOND UNITED RED

E011 - CLEAR GLAZING TO CODE,
NCC & RELEVANT STANDARDS

E02 - CANOPY FASCIA
ALUCOBOND - UNITED BLUE

E012 - CLEAR GLAZING WITH
RED VINYL TO CODE, NCC &
RELEVANT STANDARDS

E03 - STEEL COLUMN
ALUCOBOND UNITED WHITE
CLADDING

E08 - PRECAST CONCRETE
DECO CLAD DECO WOOD
ALUMINIUM CLADDING
HORIZONTAL V GROOVE
PROFILE
COLOUR: NATURAL TEAK

UNITED INTERNALLY
ILLUMINATED
CANOPY SIGN

CANOPY FASCIA

ALUCOBOND UNITED BLUE

E02

T.O. CANOPY
RL: 006.200

E02

E02
E03

5400

B.O. Truck Canopy
RL : 005.400

E20 - EXTERNAL WALLS
PAINT DULUX - UNITED RED

E03

E03

1000

T.O. Truck Canopy
RL : 006.400

1000

1000mm HIGH CONVENIENCE
STORE FASCIA ALUCOBOND
UNITED RED

E018 - HORIZONTAL ALUMINUM
SLATS COLOUR UNITED RED

U/S CANOPY
RL: 005.200

E03

T.O. PARAPET
RL: 004.150

E01

CEILING HEIGHT
RL: 003.150

3000

4000

5200

E20

SLAB LEVEL
RL: 000.150

GROUND LEVEL
RL: 000.000

SOUTH ELEVATION

REV.

BY

AMENDMENT

DATE

A

HQ

FIRST ISSUE

06.07.21

Document Set ID: 1799291

Version: 1, Version Date: 23/02/2024

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SB

NAME:

SCALE @A3: 1: 150

ADDRESS:

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CNR BRUCE HWY & AYR-DALBEG ROAD
AYR, QLD

DATE:
SHEET:

January 2020
6
OF 7

DWG No:

DRAWING No:

TP06

Ayr, QLD (05.07.2021).dwg

UNITED PETROLEUM PTY.LTD
600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122
TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401

DRAWING PATH:

TITLE:

h:\03_queensland\ayr\01. drawings\cad\01.sk\ayr,qld (05.07.2021).dwg

NORTH & SOUTH ELEVATIONS

REV:

A

UNITED INTERNALLY ILLUMINATED
CANOPY SIGN

E02
E03

E03

5400

E01

E01

E03

E08
E011

3000

4000

U/S CANOPY
RL: 005.200

D:\Backup\CAD Drawings\Ottoway (SA)\SK03\Ottoway(SA)-QuickSTOP_NEW-489203.jpg

E08

E20
4150

T.O. CANOPY
RL: 006.200

E02

E03
1000

E03

E02

UNITED INTERNALLY ILLUMINATED
CANOPY SIGN
1000

CANOPY FASCIA
ALUCOBOND UNITED BLUE

5200

B.O. Truck Canopy
RL : 005.400

BLUE COLOUR

1000

T.O. Truck Canopy
RL : 006.400

CANOPY FASCIA ALUCOBOND IN

GROUND LEVEL

RL: 000.000

GROUND LEVEL

RL: 000.000

STEEL COLUMN WRAPPED WITH
ALUCOBOND UNITED WHITED

EAST ELEVATION

COLOUR LEGEND

E09 - DOORS & WINDOWS
POWDERCOATED BLACK

E01 - STORE FASCIA
ALUCOBOND UNITED RED

E011 - CLEAR GLAZING TO CODE,
NCC & RELEVANT STANDARDS

E02 - CANOPY FASCIA
ALUCOBOND - UNITED BLUE

E012 - CLEAR GLAZING WITH
RED VINYL TO CODE, NCC &
RELEVANT STANDARDS

E03 - STEEL COLUMN
ALUCOBOND UNITED WHITE
CLADDING

E08 - PRECAST CONCRETE
DECO CLAD DECO WOOD
ALUMINIUM CLADDING
HORIZONTAL V GROOVE
PROFILE
COLOUR: NATURAL TEAK

E018 - HORIZONTAL ALUMINUM
SLATS COLOUR UNITED RED

E20 - EXTERNAL WALLS
PAINT DULUX - UNITED RED

CANOPY FASCIA ALUCOBOND IN

UNITED INTERNALLY ILLUMINATED
CANOPY SIGN

BLUE COLOUR

1000

E02

E02
E03

E03
E01

E03

E03

5400

E03

4000

3000

4150

E20

5200

T.O. Truck Canopy

RL : 006.400

B.O. Truck Canopy

RL : 005.400

1000

T.O. CANOPY

RL: 006.200

U/S CANOPY

RL: 005.200

CANOPY FASCIA

ALUCOBOND UNITED BLUE

1000

UNITED INTERNALLY ILLUMINATED
CANOPY SIGN

GROUND LEVEL

RL: 000.000

GROUND LEVEL

RL: 000.000

STEEL COLUMN WRAPPED WITH
ALUCOBOND UNITED WHITED

WEST ELEVATION

REV.

BY

AMENDMENT

DATE

A

HQ

FIRST ISSUE

06.07.21

Document Set ID: 1799291

Version: 1, Version Date: 23/02/2024

PIE FACE ART WORK

PIE FACE ART WORK

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SB

NAME:

SCALE @A3: 1: 200

ADDRESS:

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CNR BRUCE HWY & AYR-DALBEG ROAD
AYR, QLD

DATE:

SHEET:

January 2020

7

OF 7

DWG No:

DRAWING No:

TP07

Ayr, QLD (05.07.2021).dwg

UNITED PETROLEUM PTY.LTD
600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122
TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401

DRAWING PATH:

TITLE:

h:\03_queensland\ayr\01. drawings\cad\01.sk\ayr, qld (05.07.2021).dwg

EAST & WEST ELEVATIONS

REV:

A

5300

5490
1000

400

900
1000

3450

1455

UNITED BLUE
ACM CLADDING

INTERNALLY ILLUMINATED RED LETTERING

INTERNALLY ILLUMINATED WHITE LETTERING

INTERNALLY ILLUMINATED WHITE LETTERING

BLUE BACKGROUND
INTERNALLY ILLUMINATED RED SYMBOL

UNITED BLUE 3mm ACM CLADDING

DIESEL CANOPY FASCIA

CANOPY SIGNAGE 1:
ILLUMINATED FASCIA SIGN

INTERNALLY
ILLUMINATED RED
BACKGROUND,
WHITE & CREAM
LETTERS

1400

INTRACUT OPAL ACRYLIC
LOGO
AND TEXT WITH FRONT
APPLIED
TRANSLUCENT RED VINYL
WHERE
SHOWN. INTERNALLY LED
ILLUMINATED.
RED BACKGROUND,
WHITE & CREAM
LETTERS
INTERNALLY LED
ILLUMINATED

SHOP FRONT GRAPHICS

INTERNALLY ILLUMINATED RED BACKGROUND,
YELLOW & WHITE LETTERS
1000

12000

1000

3000

1200

1200

1350

1400

HI FLOW DIESEL

RED BACKGROUND

1000

discounted unleaded

INTRACUT OPAL ACRYLIC LOGO
AND TEXT WITH FRONT
APPLIED
TRANSLUCENT RED VINYL
WHERE
SHOWN. INTERNALLY LED
ILLUMINATED.

123.4

1000

unleaded

123.4

800

4200

INTERNALLY ILLUMINATED RED
BACKGROUND, WHITE & CREAM LETTERS

CONVENIENCE STORE SIGNAGE 2:
FASCIA SIGN

RED LED PRICE BOARD WITH
WATERPROOF CLEAR ACRYLIC
COVER.

1000

diesel

17400

123.4

SHADOWLINE
BETWEEN PANELS
FILLED WITH FOAM
TAPE

1000

premium diesel

123.4

E01

950

4000

E20

CONCRETE PAD
PAINTED IN BLACK

RED BACKGROUND

12.0M ILLUMINATED ID SIGN
REV.

BY

AMENDMENT

DATE

A

HQ

FIRST ISSUE

06.07.21

Document Set ID: 1799291
Version: 1, Version Date: 23/02/2024

PIE FACE ART WORK

CONVENIENCE STORE SIGNAGE 3:
PIE FACE STORE SIGNS

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HQ
NAME:
SCALE @A3: NTS
ADDRESS:

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CNR BRUCE HWY & AYR-DALBEG ROAD
AYR, QLD

DATE:
SHEET:

October 2023
OF 8

8

DWG No:

DRAWING No:

TP08

Ayr, QLD - SIGNAGE.dwg

TITLE:

EAST & WEST ELEVATIONS

UNITED PETROLEUM PTY.LTD
600 GLENFERRIE ROAD HAWTHORN, VICTORIA 3122
TELEPHONE 03 9413 1400 FACSIMILE 03 9413 1401

DRAWING PATH:
h:\03_queensland\ayr\01. drawings\cad\01.sk\ayr, qld - signage.dwg

REV:

A

Confirmation Notice
Planning Act 2016

Address all communications to
The Chief Executive Officer

Enquiries to:

Planning Department

Our Reference:

MCU24/0002

Your Reference

DA060-23

PO Box 974, Ayr Qld 4807
T (07) 4783 9800 | F (07) 4783 9999
planning@burdekin.qld.gov.au
www.burdekin.qld.gov.au

6 March 2024
United Petroleum
C/- ADAMS + SPARKS Town Planning
PO Box 1000
Buddina QLD 4557
Via Email: admin@astpd.com.au
Attention: Cameron Adams

Dear Cameron,
Council acknowledges receipt of your application, which has been determined as properly made on 21 February 2024.

This Confirmation Notice has been prepared in accordance with the Development Assessment Rules and contains information relevant to the processing and assessment of the application. The following details are confirmed:

Application Details
Application No:
Proposal:

MCU24/0002
Material Change of Use – Redevelopment of and extension to an existing Service Station

Street Address:

29285 Bruce Highway, McDesme

Real Property Description:

Lots 6-7 on RP903580

Planning Scheme:

Burdekin Shire Planning Scheme December 2022

Type of Development
The application seeks development approval for: Material Change of Use – Redevelopment of and extension to an existing Service Station.

Superseded Planning Scheme

Is the application for development under the Superseded Planning Scheme?

No

Code Assessment

Will Code Assessment be required?

No

Impact Assessment

Will Impact Assessment be required?

MCU24/0002

Document Set

ID: 1801960

Version: 2, Version Date: 14/03/2024

Yes

Page 1 of 3

Referral Agencies

Based on the information accompanying the lodged application, referral is required to the following referral agencies. Accordingly, you are required to forward a copy of the application, this Confirmation Notice and any applicable referral agency application fee, to the referral agency within ten (10) business days.

You are also required to give the assessment manager written notice of the day the applicant referred the application to each referral agency within five (5) days of each referral. Please note that the application will automatically lapse if you do not meet these timeframes.

Note: Council officers will carry out the internal referral of the application for any Environmentally Relevant Activity (ERA) that has been devolved to Council.

Referral

Status

Concurrence

Referral Agency and Address

Referral Trigger from Planning Regulation 2017

NQSARA,

PO Box 5666, Townsville, Q4810

Email: NQSARA@dsdilgp.qld.gov.au

u

Material Change of Use – State transport corridors

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4

Development being within 25metres of State Controlled Road and

Railway Corridor

Public Notification Details

Is Public Notification Required?

Yes

Refer to the enclosed Explanatory Note for Public Notification Procedures.

Please ensure all public notices

published in the newspaper, placed on the land, and given to adjoining land owners clearly state:

(a)

written submissions may be made electronically; and

(b)

electronic submissions are to be sent to planning@burdekin.qld.gov.au and

(c)

all submissions, including individual submitter's particulars, will be published on Council's website

and therefore will be accessible to internet search engines.

Information Request

Has the applicant advised on the approved form that the applicant does not agree to accept an

Information Request?

Note:

No

Regardless of this advice, any referral agency for the application may make an Information Request.

Should the assessment manager not make an Information Request within the timeframes specified in the

Development Assessment Rules, the applicant can proceed to the next part of the development assessment process.

Other Details

You can follow the progress of this application online at:

<https://www.burdekin.qld.gov.au/current-development-applications>

Should you have any further queries in relation to the above, please do not hesitate to contact Council's

Town Planning Section.

Yours faithfully

Kellie Galletta

MANAGER – PLANNING & DEVELOPMENT

MCU24/0002

Document Set ID: 1801960

Version: 2, Version Date: 14/03/2024

Explanatory Note - Public Notification Procedures Planning Act 2016 & Development Assessment Rules Introduction

The purpose of this Explanatory Note is to provide guidance to applicants on the public notification requirements under Section 53 of the Planning Act 2016 (the Act) and under the Development Assessment Rules (the Rules). The Act and the Rules, set out the requirements for the giving of public notice. These guidelines quote much of the material contained within the Act and the Rules.

If there is doubt about a particular public notification aspect, the applicant should refer to the Act and the Rules or have the public notice procedures undertaken by a consultant who is familiar with the public notice requirements. Whilst every care has been taken in preparation of this explanatory note, ultimately it is the applicant's responsibility to ensure that the procedures are correctly followed. Council will not accept any responsibility for incorrect giving of public notice.

Overview of Public Notification Procedures (Public Notice)

There are three distinct tasks to be undertaken when carrying out public notice:

1. Publishing a notice in a local newspaper.
2. Placing a notice or notices on the premises.
3. Giving notice to adjoining owners.

After the notification period has ended, the applicant must give the assessment manager notice of compliance with the public notice requirements.

One key aspect to note is that an application automatically lapses if public notification does not start within 20 business days of the completion of the relevant preceding part. Furthermore, the application also automatically lapses if applicant does not give the assessment manager the notice of compliance with the public notice requirements within 10 business days from the day after the last day on which a submission may be made.

When Notification Part Starts

Part 4 of the Rules states when the public notification part starts. The following is an extract from Part 4.

16. When this part starts

16.1. If there are no referral agencies for the application and part 3 does not apply because:

- (a) the applicant has advised that it does not wish to receive an information request and it is not an application mentioned in section 11.3; or
- (b) the assessment manager states in the confirmation notice that it does not intend to make an information request;

public notification must start within 20 days of the day after the confirmation notice is given to the applicant.

16.2. If—

- (a) the applicant has advised that it does not wish to receive an information request; and
- (b) it is not an application mentioned in section 11.3; and
- (c) there are referral agencies;

public notification must start within 20 days after the day the last referral assessment period for any referral agency has started.

16.3. If sections 16.1 and 16.2 do not apply, public notification must start within 20 days of the day after part 3 has ended.

16.4. For a changed application, where public notification is required to be undertaken again from its beginning, public notification must commence within 20 days—

- (a) if both part 2 and part 4 are relevant to the application as a result of the changed application, the day after part 3 has ended;
- (b) otherwise, the day after the day notice is given under section 26.2(a) or 26.2(c).

What is Public Notice

The following is extracted from Part 4 of the Rules.

17. Public notice requirements

17.1. The applicant, or the assessment manager acting under section 53(10) of the Act, must give public notice by—

(a) publishing a notice at least once in a newspaper circulating generally in the locality of the premises the subject of the application; and

(b) placing notice on the premises the subject of the application that must remain on the premises for the period of time up to and including the stated day; and

(c) giving notice to the adjoining owners of all lots adjoining the premises the subject of the application.

17.2. The applicant must give notice to the assessment manager of the intended start date of public notification.

17.3. Schedule 3 prescribes the way in which public notice must be given.

17.4. All public notice requirements under section 17.1 and 17.2 must be undertaken within the period prescribed under section 16.

18. Notice of compliance

18.1. If the applicant gives public notice, it must, within 10 days from the day after the last day on which a submission may be made, or a further period agreed between the applicant and the assessment manager, give the assessment manager notice of compliance with the public notice requirements.

Public Notification Period

Section 53 of the Act states the required public notification period. The following is an extract from Section 53.

53(4) The notice must state that—

(a) a person may make a submission about the application to the assessment manager; and

(b) any submission must be made by a stated day that is at least—

(i) for an application that includes a variation request—30 business days after the notice is given; or

(ii) for an application of a type prescribed by regulation—the period, of more than 15 business days after the notice is given, prescribed for the application; or

(iii) for any other application—15 business days after the notice is given.

53(5) However, if the development assessment rules require the notice to be given in more than 1 way, the period mentioned in

subsection (4)(b) starts on the day after the day when the last notice is given.

Please ensure that all public notices that are published in the newspaper, placed on the land, and given to adjoining land owners clearly state that:

(a) written submissions may be made electronically; and

(b) electronic submissions are to be sent to planning@burdekin.qld.gov.au

(c) all submissions, including individual submitter's particulars, will be published on Council's website and therefore will be accessible to internet search engines.

MCU24/0002

Document Set ID: 1801960

Version: 2, Version Date: 14/03/2024

From:
Sent:
To:
Cc:
Subject:
Highway, McDesme
Attachments:

"Admin @ ASTPD" <admin@astpd.com.au>
Thu, 14 Mar 2024 15:24:31 +1000
"RES - Mailbox - Planning" <Planning@burdekin.qld.gov.au>
"Cameron Adams" <cameron@astpd.com.au>
ASTP 200905.01 | Notice of Referred Application - MCU24/0002 - 29285 Bruce
ASTP-AppReferred-SARA.pdf

Good afternoon,
Please see attached correspondence in relation to the above.
If you have any questions in relation to the project, please feel free to
contact myself or
Cameron Adams.
Kind regards,
Erin Coghlan
PLANNING ASSISTANT

07 5231 3200
admin@astpd.com.au |astpd.com.au
Level 3, 26 Duporth Avenue, Maroochydore
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Document Set ID: 1803208
Version: 1, Version Date: 15/03/2024

Our ref: 200905.01
Council ref: MCU24/0002

14 March 2024
The Chief Executive Officer
Burdekin Shire Council
PO Box 974
AYR QLD 4807
Attention:
Via email:

Development Assessment
planning@burdekin.qld.gov.au

Dear Assessment Manager,
RE:

Notice of Referred Application
Development Permit for Material Change of Use - Extension to existing service
station
29285 Bruce Highway, McDesme
Lot 6 and Lot 7 on RP903580
Council Ref: MCU24/0002

I refer to the Confirmation Notice received by this office on 07 March 2024 for the abovementioned proposal.
As required under section 54 of the Planning Act 2016, and in accordance with section 5 of the DA Rules, we have now forwarded a copy of the application and the Confirmation Notice to SARA as the relevant referral agency. The application is now considered to be a properly referred application. Should you have any questions in relation to this matter please do not hesitate to contact me direct.
Yours faithfully,

ADAMS + SPARKES
TO WN P L ANN ING

Cameron Adams
MANAGING DIRECTOR

Page 1 of 1
Our ref: 200905.01
Document Set ID: 1803208
Version: 1, Version Date: 15/03/2024

Address all communications to
The Chief Executive Officer
Enquiries to:

Planning Department

Your reference:

200905.01

Our reference:

MCU24/0002

PO Box 974, Ayr Qld 4807
T (07) 4783 9800 | F (07) 4783 9999
planning@burdekin.qld.gov.au

20 March 2024
United Petroleum
C/- ADAMS + SPARKS Town Planning
PO Box 1000
Buddina QLD 4557
Via Email: admin@astpd.com.au
Attention: Cameron Adams, Managing Director

Dear Cameron,
Information Request
Planning Act 2016

I refer to your application and advise that Council requires further information
to satisfactorily assess the
proposal.

Application Details
Application No:
Proposal:

MCU24/0002
Material Change of Use – Redevelopment of and extension to an existing
Service Station

Street Address:

29285 Bruce Highway, McDesme

Real Property Description:

Lots 6-7 on RP903580

Planning Scheme:

Burdekin Shire Council Planning Scheme December 2022

INFORMATION REQUIRED

1.

Full Planning Report

The proposed development attracts an impact level of assessment under 2022
Burdekin Shire Council

Planning Scheme (the Scheme).

Given this, please provide amended and/or additional reporting and proposal
plans that address in full, all

relevant requirements of the whole of the 2022 Burdekin Shire Council Planning
Scheme including detailed

assessment against the Strategic Framework and the relevant Performance Outcomes
and Acceptable

Outcome requirements of the Centre Zone Code, Development Works Code and Flood

Hazard Overlay Code.

This additional reporting is to be supported by professional technical evidence (such as but not limited to matters of noise/acoustic, odour, light nuisance, traffic impacts, stormwater management etc) undertaken by a suitably qualified professional consultant, where necessary to demonstrate compliance and/or an alternative solution and is to be provided for Council's consideration and assessment. Council also notes that a sensitive receptor is located less than 100.0m west of the subject site upon which the development is proposed.

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2.

Environment and Health Matters

Please provide:

- a. Details of design and plans for the proposed kitchen and food processing area that demonstrate compliance with the requirements of the Food Act 2006.
- b. Details on how an adequate potable water supply is to be provided to the development for both customer and staff use requirements.
- c. Professionally prepared technical assessments for the development in terms of impact of/and management of noise, light, odour, dust and contaminated stormwater matters.

3.

Stormwater Management

Please provide a professionally prepared stormwater management plan and reporting demonstrating that the proposed development achieves the applicable stormwater management design objectives of the Queensland Government's State Planning Policy (SPP), July 2017.

End of Information Request

Under the provisions of the Development Assessment Rules 2017, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

(a)

all of the information requested; or

(b)

part of the information requested; or

(c)

a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must

proceed with its assessment of the development application.

Please be aware that under the Development Assessment Rules 2017, the applicant is to respond to any

Information Request within 3 months of the request.

If you do not respond to the Information Request within this time period, or, within a further period agreed

between the applicant and Council, it will be taken that you have decided not to provide a response.

In the event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package.

If any additional matters arise as a result of the information submitted, or, as a result of public notification

(where applicable), you will be advised accordingly.

Should you have any further queries in relation to the above, please do not hesitate to contact Council.

Yours faithfully

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Kellie Galletta
Manager Planning and Development

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