

Customer Contact
1300 COUNCIL (1300 268 624)
07 4679 4000

www.wdrc.qld.gov.au

OUR COMMUNITIES | OUR FUTURE



Address all correspondence
to the Chief Executive Officer
PO Box 551, DALBY, QLD 4405

info@wdrc.qld.gov.au

EXEMPTION CERTIFICATE

Given under Section 46 of the Planning Act 2016

Name of Issuing Authority:	Western Downs Regional Council
Application Number:	010.2018.560.001
File References:	A114 and LG7.5.1
Council Contact:	Kym Bannerman Planning Officer Development Assessment
Officer's Contact Details:	Ph: (07) 4679 4348 Email: kym.bannerman@wdrc.qld.gov.au
Date:	21 December 2018
Addressee:	Corbets Group C/- TFA Property Group
Addressee's Postal Address:	PO Box 2339 FORTITUDE VALLEY QLD 4006

Dear Madam

I wish to advise that an Exemption Certificate is granted for development comprising an Advertising Device, located on Lots 10 & 11 on RP102824 situated at 85-87 Loudoun Street, Dalby.

1. Description of the Development to which this Certificate Relates

The following development is exempt under this Certificate:

Assessable Development under the Western Downs Planning Scheme 2017, Part 5 Tables of Assessment	Part 5 Reference
Advertising Devices	Table 5.8.1

2. Reasons for Giving Exemption Certificate

The development is exempt under this Certificate under Section 46(3)(b) of the *Planning Act 2016* for the following reasons.

- The effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.

- While the Advertising Device will have a height of 7m, the property is located in the Medium Impact Industry Zone and as such the Advertising Device will not compromise the character of the local area.
- The design and scale of the Advertising Device is consistent with other Advertising Devices in the general locality, is compatible with the surrounding urban environment, and will not contribute to visual clutter.
- The Advertising Device is located within the property boundaries and appropriately setback from the road reserve thereby not compromising the functioning of any pedestrian, cyclist or vehicles.
- The placement of an Advertising Device on the site is consistent with the approved use of the site being for a Service Station (Unmanned Truck Refuelling Facility).

3. When Exemption Certificate Ceases to have Effect

This Exemption Certificate has effect for **two years** until 21 December 2020.

Should you have any queries regarding this matter, please contact Council's Planning Officer Development Assessment, Kym Bannerman, via email kym.bannerman@wdrc.qld.gov.au or on telephone (07) 4679 4348.

Yours faithfully



Kate Swepson
A/PRINCIPAL PLANNER

Encl

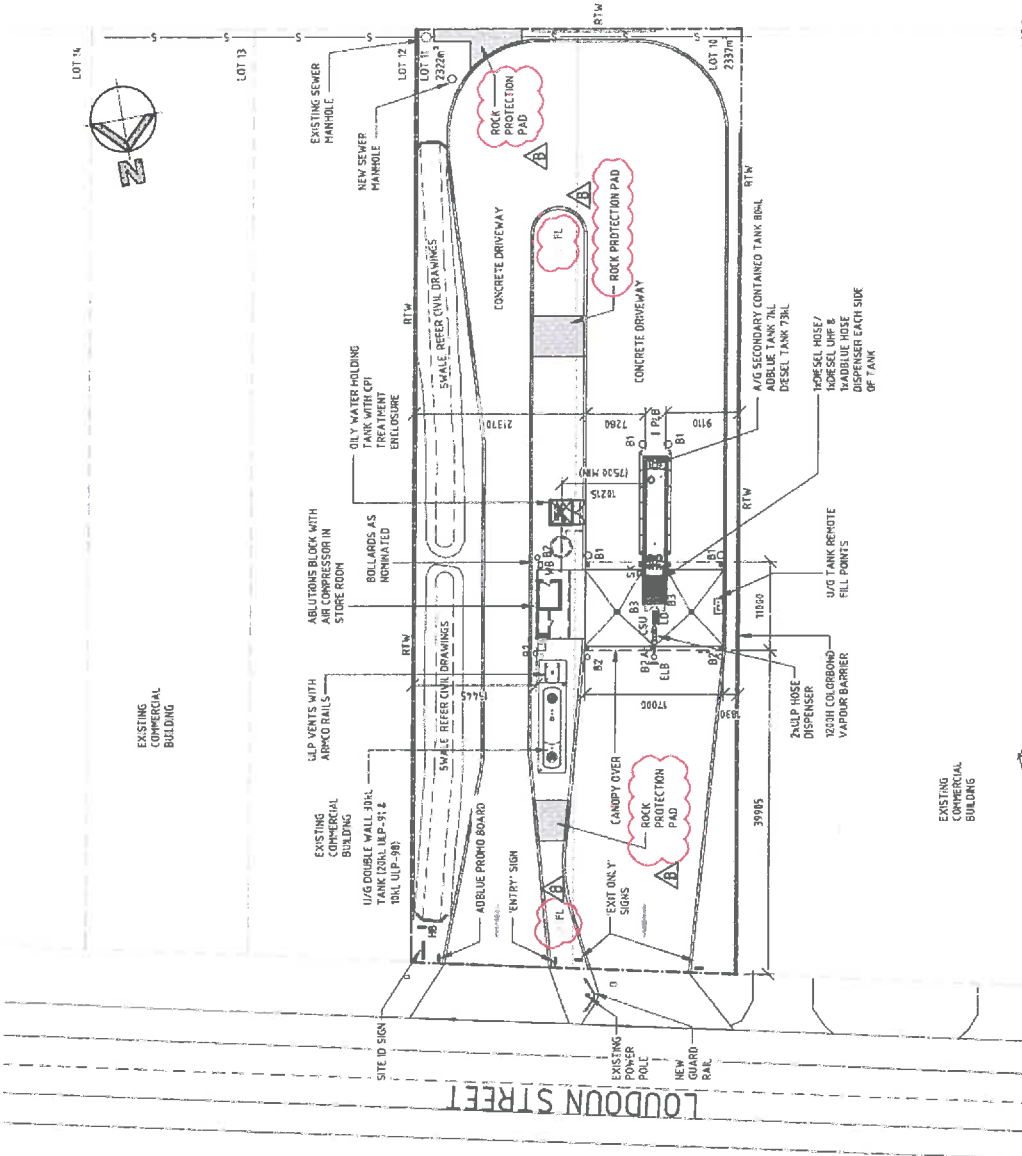
PROPERTY DESCRIPTION
 LOT NO - 10 & 11 ON 102922
 LGA - WESTERN DOWNS REGIONAL COUNCIL

NOTES:

1. TENDER ONLY - NOT FOR CONSTRUCTION
2. SITE BOUNDARIES & FEATURES ARE TO BE DETAILED SURVEY BY PARRISON SURVEYS DRG. 13911 55 2970918 REV 'A'.
3. CONCEPT DESIGN IS BASED ON CUSTOMER ACCESS ONLY TO DISPENSER AND PAYMENT TERMINAL. FINAL SYSTEM DESIGN SHALL BE DETERMINED BY THE SUPPLIER. ALL VALVES, PIPING AND ALL OTHER ELEMENTS THAT COULD RESULT IN A RELEASE FROM THE FUEL SYSTEM.
4. REFER FUEL DETAIL DESIGN DRAWINGS FOR HAZARDOUS AREAS FOR SELECTION OF ELECTRICAL EQUIPMENT

LEGEND:

- AH AIR ROSE MOUNTED TO COLUMNS
- B1 REFER DRG. B01
- B2 REFER DRG. B01
- B3 REFER DRG. B01
- CSU CUSTOMER SERVICE UNIT
- ELB EXIT LEADER BOARD
- FL FLOODLIGHT
- HB HAZMAT BOX
- LD WINDOW LADDER
- PLB PRODUCT LEADER BOARD
- RTW RETAINING WALL. REFER CIVIL DRAWINGS
- SK SPILL KIT
- WB WHEELIE BIN



PROPOSED SITE PLAN

TENDER

DATE	DESCRIPTION
15/09/19	ISSUE FOR TENDERS
15/09/19	ISSUE FOR TENDERS
15/09/19	ISSUE FOR TENDERS

PROJECT NO: 16271-A02 | B

CORBETTS GROUP
 85-87 LODDOUN STREET
 DALBY, QLD
 UNMANNED REFUELING FACILITY



PROJECT MANAGER & PLANNERS
DESIGNABLE ENGINEERS

TFA Project Group

10/11/19
 10/11/19
 10/11/19

PROPERTY DESCRIPTION
 LOT NO. - 10 & 11 ON 102924
 LGA - WESTERN Downs REGIONAL COUNCIL

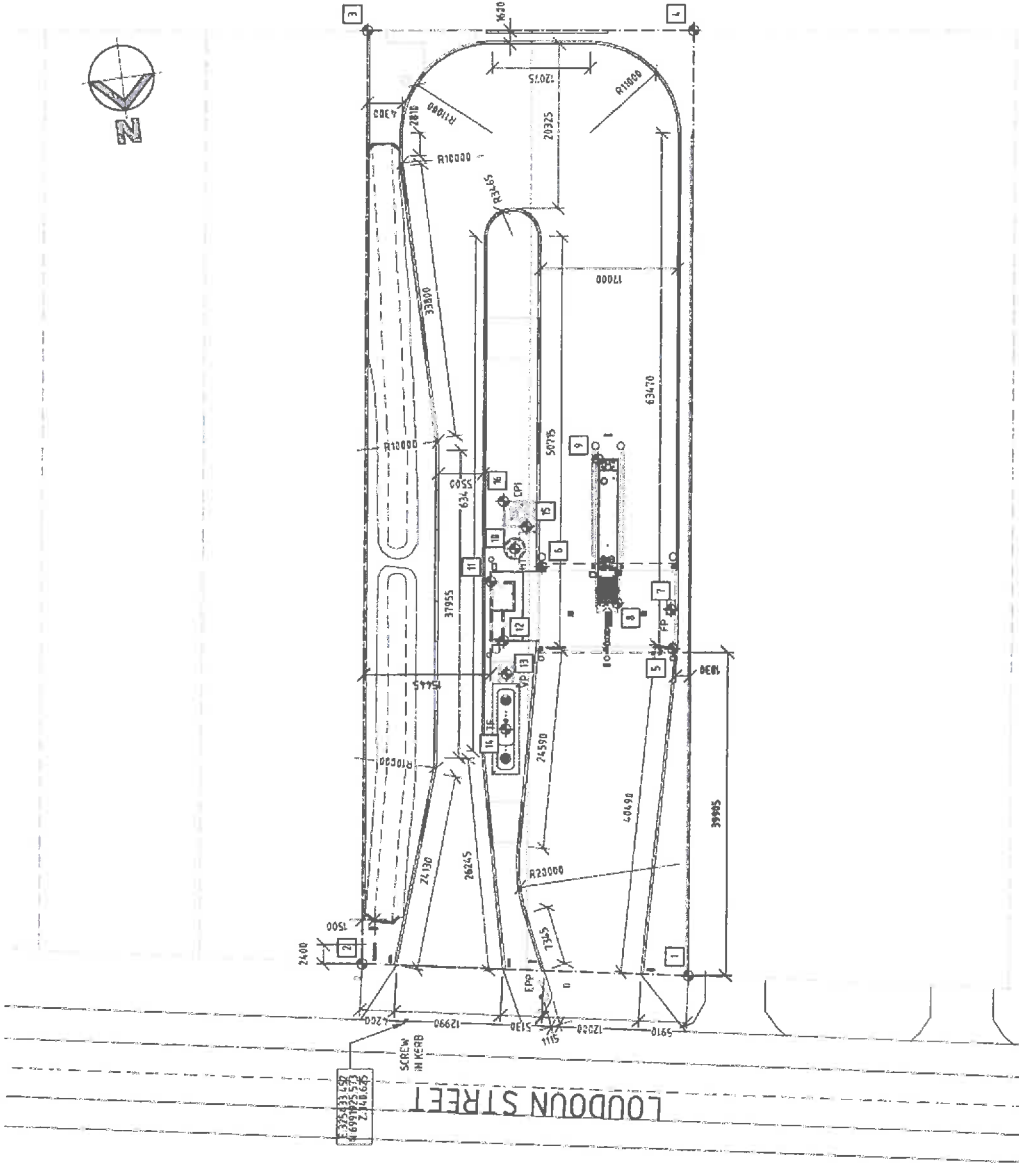
- NOTES:**
- BOUNDARIES & SITE FEATURES BASED ON SURVEY BY PARKINSON SURVEYS CONSULTING SURVEYORS, DRG REF 13911 55 201818 REV 'A'.
 - DO NOT SCALE DRAWINGS - FIGURED DIMENSIONS TO TAKE PRECEDENCE AT ALL TIMES
 - ALL DIMENSIONS TO BE CONFIRMED ON SITE AND/OR VERIFIED PRIOR TO CONSTRUCTION OR FABRICATION.
 - ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH APPLICABLE RELEVANT STANDARDS, BUILDING CODES OR AS SET OUT IN THE BUILDING ACT AND LOCAL AUTHORITIES BY-LAWS.
 - DIMENSIONS TO OUTSIDE OF KERBS UNLESS SPECIFIED OTHERWISE. 600mm MIN. RADIIUS TO KERBS.

LEGEND:

- SETOUT POINT
- CONCRETE SLAB
- INTERCEPTOR ENCLOSURE
- FILL POINT
- HOLDING TANK
- TANK PUMP
- VENT PIPES

SETOUT POINT SCHEDULE	
EASTING	NORTHING
1	352598.253
2	352597.862
3	352427.896
4	352597.273
5	352618.528
6	352618.528
7	352594.178
8	352408.910
9	352408.556
10	352417.648
11	352417.648
12	352417.648
13	352417.648
14	352417.648
15	352417.648
16	352417.648
17	352417.648
18	352417.648
19	352417.648
20	352417.648
21	352417.648
22	352417.648
23	352417.648
24	352417.648
25	352417.648
26	352417.648

SURVEYOR TO CONFIRM NORTHING EASTING CO-ORDINATES ON SITE



Copyright © TFA Project Group Pty Ltd
 This drawing is the property of TFA Project Group Pty Ltd. It is to be used only for the project and site specified herein. It is not to be used for any other purpose without the written consent of TFA Project Group Pty Ltd. All rights reserved.

TFA Project Group
 PROJECT MANAGERS | PLANNERS
 DESIGNERS | ENGINEERS

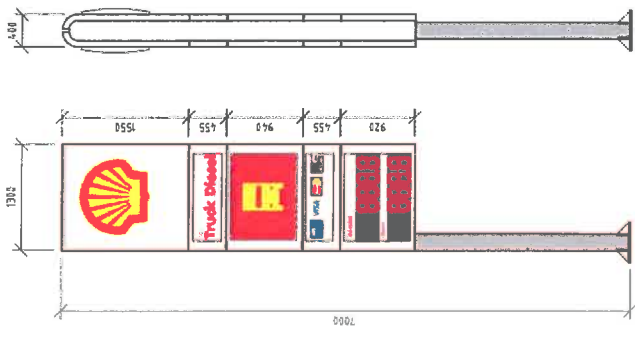
Corbett's Group
 35-81 LODDOUN STREET
 DALBY, QLD
 UNHANNED REFUELING FACILITY

SITE SETOUT PLAN

DATE: 10/10/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 16271-A03 | A



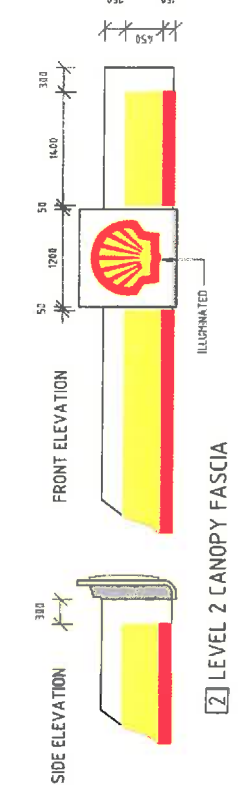
TENDER
 DRAWING NO: 16271-A03 | A
 DATE: 10/10/2018
 PROJECT NO: 16271-A03 | A



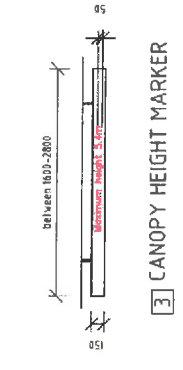
1 FLAGPOLE PRICE SIGN ILLUMINATED



10 ADBLUE PROMO



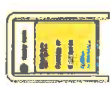
2 LEVEL 2 CANOPY FASCIA



3 CANOPY HEIGHT MARKER



4 TANK SIDES DECAL



5 PRODUCT LEADER-BOARD



6 EXIT LEADER-BOARD



7 ENTRY SIGN



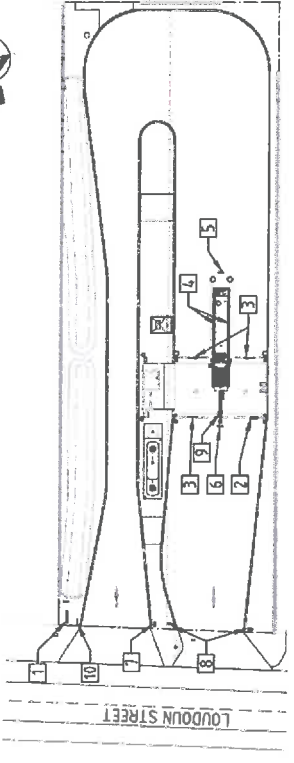
8 FRONT VIEW EXIT SIGN



8 REAR VIEW EXIT SIGN

VIEW SINGLE SIDE

VIEW DOUBLE SIDE (WHERE REQUIRED)



SITE LAYOUT NOT TO SCALE

<p>PROJECT MANAGER PLANNERS DESIGNERS ENGINEERS</p> <p>TFA Project Group</p>	<p>DATE: 15/01/2024 BY: [Signature]</p>	<p>PROJECT NO: 162711-A05</p>
	<p>CLIENT: CORBETTS GROUP 55-87 LOUDOUN STREET DALBY, QLD UNMANNED REFUELING FACILITY</p>	<p>DRAWING TITLE: TENDER SITE SIGNAGE PLAN AND DETAILS</p>