



12 September 2024

**Notification of Modification of Consent Application No. 2017/036.002**

**Site Description: Lot: 1 DP: 14344, 277 Conadilly Street GUNNEDAH.**

Notice is given that a Section 4.55(2) Modification to Consent Application has been submitted for Council's consideration that involves the change of operation hours of the existing Service Station to 24hrs per day 7 days per week.

The address of the proposed development is 277 Conadilly Street, GUNNEDAH.

The applicant is Pearl Property No.1 Pty Ltd and Gunnedah Shire Council is the consent authority.

The Application to Modify Consent has been placed on public exhibition for a period of **15** days. The documents may be inspected at Council's office during office hours 9am-4pm or on Council's website <http://www.gunnedah.nsw.gov.au/>.

Any person may make a written submission about this application to the General Manager, Gunnedah Shire Council, PO Box 63, Gunnedah NSW 2380 or via email [council@gunnedah.nsw.gov.au](mailto:council@gunnedah.nsw.gov.au). The issues you raise will be included in the evaluation of the development application, along with the other matters Council must consider.

Submissions should be received no later than 5.00pm on **27 September 2024**. All submissions **must** include disclosure of any reportable political contribution or gift made in the previous two years.

If the submission includes an objection to the proposal, the grounds of objection must be given. You are advised that you may request that your name and address not be disclosed by stating prominently "OBJECTION IN CONFIDENCE" on your submission for reason that disclosure would result in detriment to you. However, Council may be obliged to release these details under the Freedom of Information Act 1989 even if these words are used in the submission. Further, submissions that do not contain the author's name and address may not be considered as Council will be unable to validate the submissions authenticity.

If you have any enquiries in relation to this Development Application, please contact Council's Duty Planner on 6740 2100

Yours faithfully

Wade Hudson  
MANAGER DEVELOPMENT ASSESSMENT

Contact: 6740 2100  
Reference: 2017/036.002  
lw

## Development Consent Cover Sheet – Council’s Use

Made under the Environmental Planning & Assessment Act.1979

LAST UPDATED 23 JULY 2021

Date: 28/08/2024

### DEVELOPMENT APPLICATION NUMBER

Development Application Number: 10.2017.00000036.002

### APPLICANT DETAILS

Name(s): R Monga

### LAND TO BE DEVELOPED

Address: 277 Conadilly Street

Lot Number: 1 DP Number: 13265024 Site Area:

### BRIEF DESCRIPTION AND USE OF PROPOSED DEVELOPMENT

Modification of Consent Application

Service Station - Hours of Operation

### PROPOSED DEVELOPMENT DETAILS

- Local Development
- Integrated Development (requires approval under another Act)
- Designated Development (requires an EIS to be submitted)

Total Project Value: \$0.00

**Initiator details**

Title	
First given name	Toshit
Family name	MONGA
Contact number	[REDACTED]
Email	[REDACTED]

**Applicant contact details**

Title	Ms
First given name	Ritu
Other given name/s	
Family name	MONGA
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	50670728239
ACN	670728239
Name	ASSETS AND HOLDINGS PTY LTD
Trading name	ASSETS AND HOLDINGS PTY LTD
Is the nominated company the applicant for this application	No

**Owner/s of the development site**

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Pearl Property No.1 Pty Ltd
ABN / ACN	

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

**Site access details**

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
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**Developer details**

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

## Development details

Application type	Modification Application
On what date was the development application to be notified determined	26/06/2017
Type of modification requested	S4.55(2) - Other modification, where the development will remain substantially the same as the development that was originally approved
Development Application number of the consent to be modified	2017/036
Description of the proposed modification	Mod to the DA 2017/036 dt 26 June 2017 / Change of hours of operation / Ref Condition of consent No E23 - Operational Hours. Proposed following adjustments – Monday to Sunday. 1. Opening Hours: o Current Opening Time: 05:00 am o Proposed Opening Time: 12:00 am 2. Closing Hours: o Current Closing Time: 09:00 pm o Proposed Closing Time: 11:59 pm
Was the DA applied for via the NSW Planning Portal?	No
What is the Development Application number of the consent to be modified?	2017/036
Site address #	1
Street address	277 CONADILLY STREET GUNNEDAH 2380
Local government area	GUNNEDAH
Lot / Section Number / Plan	1/-/DP14344 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Gunnedah Local Environmental Plan 2012 Land Zoning MU1: Mixed Use Height of Building NA Floor Space Ratio (n:1) 1.5:1 Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

## Proposed development

Selected common application types	Hours of operation and trading
Selected development types	Service station
Description of development	Change of Hours of Operation
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	Yes
Monday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Tuesday	Yes
Tuesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Wednesday	Yes
Wednesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Thursday	Yes
Thursday	12:00 AM - 11:59 PM

Proposed to operate 24 hours on Friday	Yes
Friday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Saturday	Yes
Saturday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Sunday	Yes
Sunday	12:00 AM - 11:59 PM
<b>Dwelling count details</b>	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	2
Existing gross floor area (m2)	
Proposed gross floor area (m2)	183
Total site area (m2)	
Total net lettable area (m2)	183
What is the estimated development cost, including GST?	\$0.00
Estimated development cost	\$0.00
Do you have one or more BASIX certificates?	
<b>Climate Zone</b>	
What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the design of the development?	No
<b>Subdivision</b>	
Number of existing lots	
<b>Proposed operating details</b>	
Number of additional jobs that are proposed to be generated through the operation of the development	6
Number of staff/employees on the site	3

#### Number of parking spaces

Number of loading bays	
Is a new road proposed?	
<b>Concept development</b>	
Is the development to be staged?	
<b>Crown development</b>	
Is this a proposed Crown development?	No

#### Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical	No

habitat?	
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	
<b>Affiliations and Pecuniary interests</b>	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
<b>Political Donations</b>	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

#### Sustainable Buildings

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	A modification or a review to a development application, or a review of determination, where the original application was submitted on the NSW Planning Portal before 1 October 2023.

#### Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	Pearl Property No.1 Pty Ltd
ABN	
ACN	
Trading Name	Pearl Property No.1 Pty Ltd
Email address	[REDACTED]
Billing address	[REDACTED]

**Application documents**

The following documents support the application.

Document type	Document file name
Design verification statement	Statement
Owner's consent	Owner Consent_27 08 2024
Prior Notice of determination	DA Consent 2017 036 dt 26 6 2017

**Applicant declarations**

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I agree to pay any required NSW Planning Portal Service Fee/s specified under Schedule 4 of the Environmental Planning and Assessment Regulation 2021 to the Department of Planning, Housing and Infrastructure.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	



architecture  
interiors  
bim services

I, Ketan Kumar Patel

(name)

of: 

(address)

being the owner of **Lot 1 in DP 14344, 277 Conadilly Street, Gunnedah NSW 2380**

(subject land address/description)

As the owner(s) of this property, I/we consent to the lodgement of this application and authorise **Space Combine** to lodge the application.

I/We freely give authority to the lodgement of a Development application (MOD).

Reference: DA 2017/036

Applicant: \_\_\_\_\_

(name/s)

Development: - **Change of Hours of operation to 24 Hours**

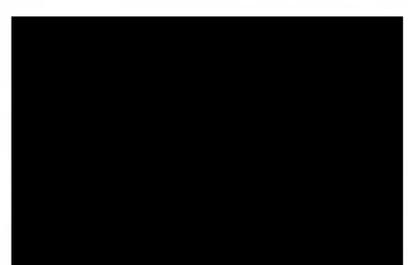
Owner/s signatures:

 \_\_\_\_\_

(Signature) (Date)

27/08/2024

EXHIBITION COPY



## **Statement of Change: Request for Change in Service Station Hours of Operation**

This is to request a modification in the operating hours of our service station located at 277 Conadilly Street Gunnedah vide the Development Application no DA2017/036. The proposed change aims to better align with customer needs and optimize service delivery. Specifically, when the customers approaching for their daily needs while or after visiting Mc Donalds operating 24 Hours just opposite our site.

We recommend the following adjustments:

### **1. Opening Hours:**

- Current Opening Time: 05:00 am
- Proposed Opening Time: 12:00 am

### **2. Closing Hours:**

- Current Closing Time: 09:00 pm
- Proposed Closing Time: 11:59 pm

We kindly request your consideration of this adjustment, which would benefit both our customers and the business. We are committed to ensuring a smooth transition and maintaining the highest standards of service. To adhere to all compliance, we will ensure that all security measures are taken as per the guidelines of the council/police department, if any.

Thank you for your attention to this matter. We appreciate your support in enhancing our service station's operations.

# PROPOSED WORKS ON SERVICE STATION AT 277 CONADILLY STREET, GUNNEDAH

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SITE LOCATION



\*Image taken from google earth

## SCHEDULE OF DRAWINGS JOB # 17004

DRG No.	DRAWING TITLE
17004-1	TITLE PAGE
17004-2	EXISTING SITE PLAN
17004-3	PROPOSED SITE PLAN
17004-4	REFUELLING TANKER MOVEMENT PLAN
17004-5	PROPOSED LANDSCAPE PLAN
17004-6	COALESCING PLATE DIAGRAM
17004-7	ELEVATIONS

SCALE N/A A3					
ORIGIN OF LEVELS N/A	2	REVISED VEHICLE ROUTE PLAN	RA	JM	08/05/17
CONTOUR INTERVAL ... N/A	1	ISSUED FOR APPROVAL	RA	JM	01/03/17
DATUM: N/A	No.	REVISIONS & AMENDMENTS	Drawn	Approved	Date



CLIENT: XPRESS FUELS  
PROJECT: TITLE PAGE  
GUNNEDAH SERVICE STATION  
LOCATION: LOT 1 DP 14344  
277 CONADILLY STREET, GUNNEDAH

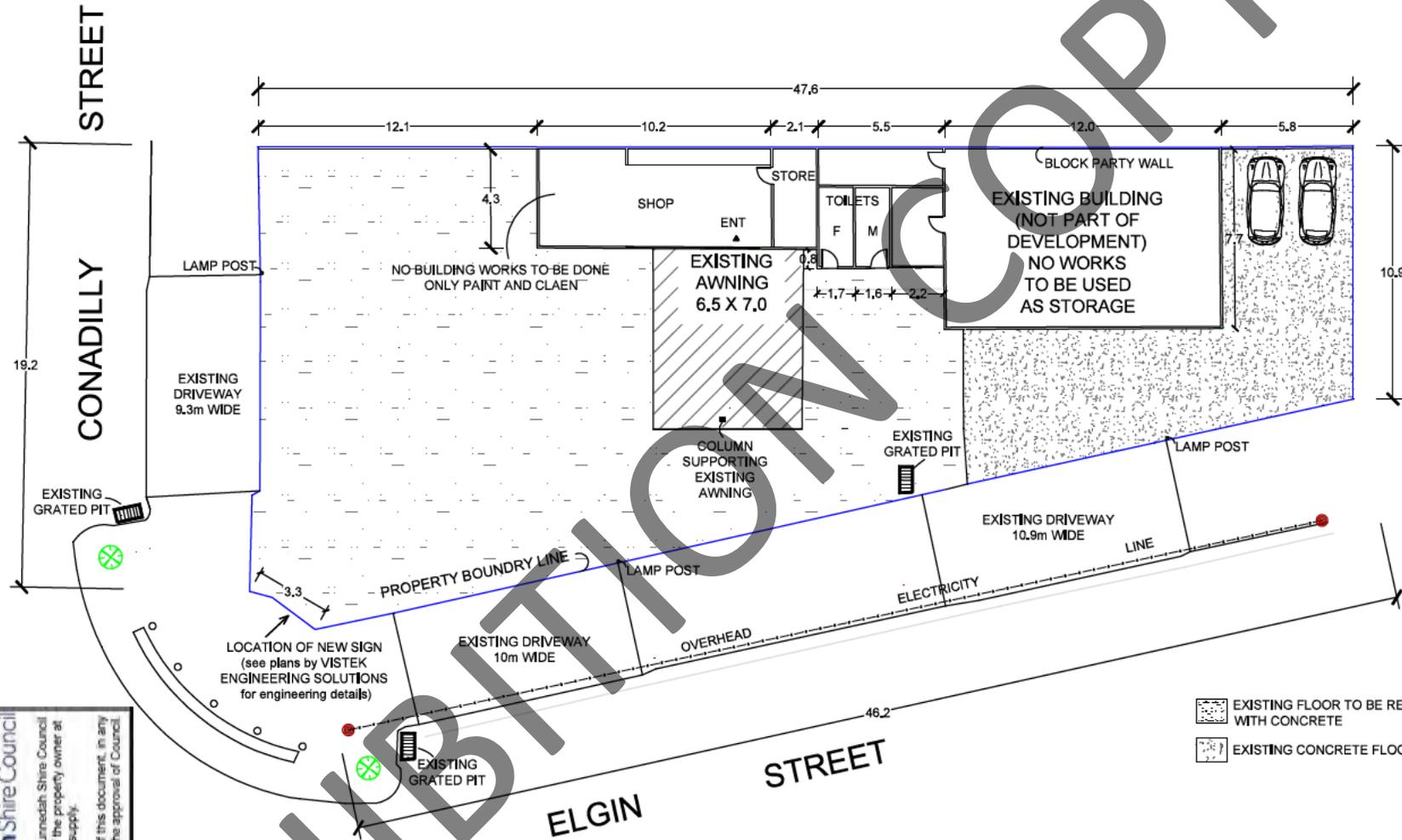
Sheet 1 of 7

Rev 1 Size A3

DATE: 13-04-2017

PLAN No.  
17004-1.dwg

LOT 20  
DP 813455

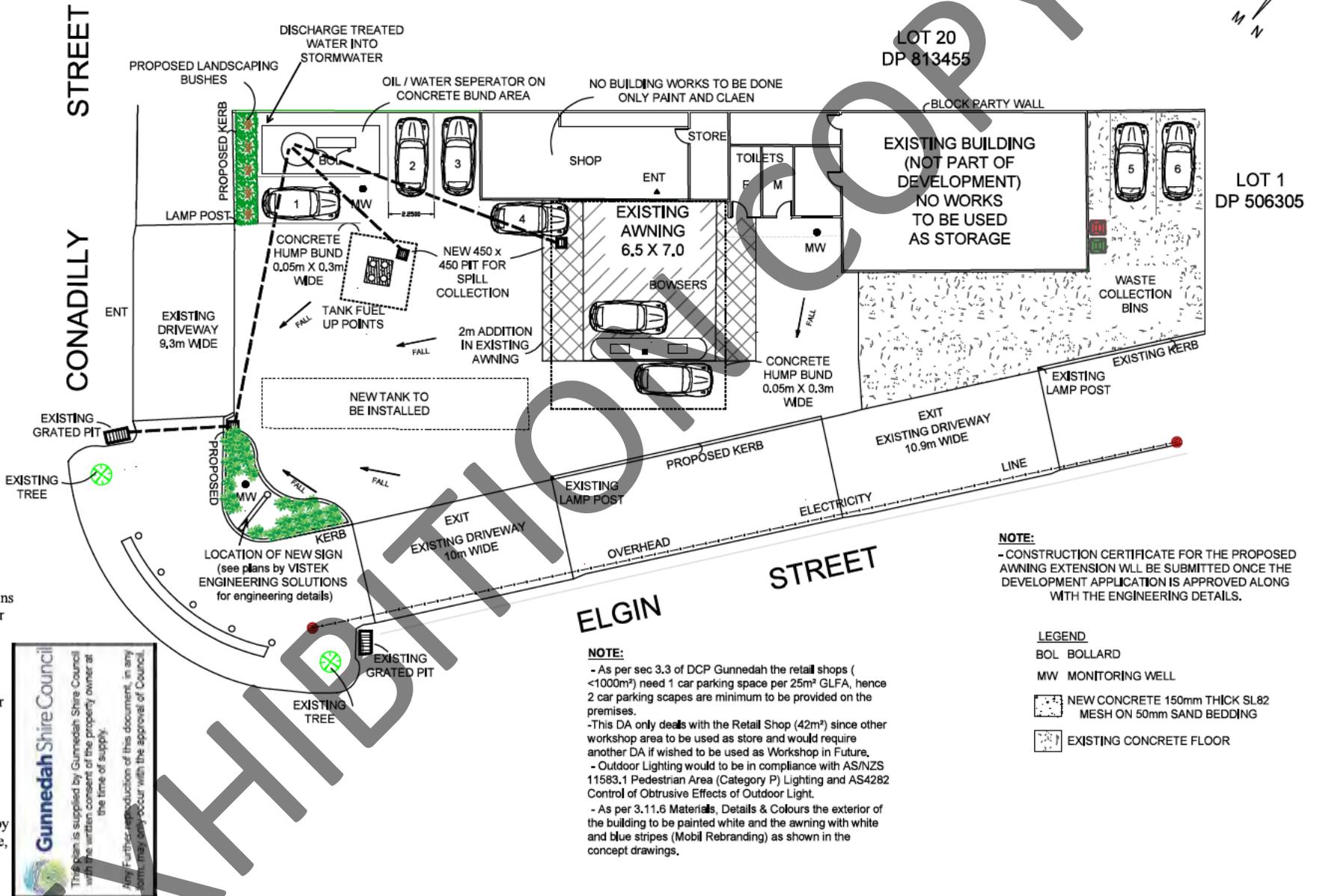


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- EXISTING FLOOR TO BE REPLACED WITH CONCRETE
- EXISTING CONCRETE FLOOR

SCALE 1:200 A3				
ORIGIN OF LEVELS N/A				
CONTOUR INTERVAL ... N/A	1	ISSUED FOR APPROVAL	RA	JM 01/03/17
DATUM: N/A	No.	REVISIONS & AMENDMENTS	Drawn	Approved Date

CLIENT: XPRESS FUELS	Sheet 2 of 7		
PROJECT: EXISTING SITE PLAN GUNNEDAH SERVICE STATION	Rev 1	Size	A3
LOCATION: LOT 1 DP 14344 277 CONADILLY STREET, GUNNEDAH	DATE: 13-04-2017		
	PLAN No. 17004-2.dwg		



**IMPORTANT NOTE**

This plan is prepared for Xpress Fuels from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. Tree spreads are diagrammatic only and may not be symmetrical.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of the plan. The boundaries shown here are depicted by remote sensing techniques eg. google, six maps.



**NOTE:**

- As per sec 3.3 of DCP Gunnedah the retail shops (<1000m<sup>2</sup>) need 1 car parking space per 25m<sup>2</sup> GLFA, hence 2 car parking spaces are minimum to be provided on the premises.
- This DA only deals with the Retail Shop (42m<sup>2</sup>) since other workshop area to be used as store and would require another DA if wished to be used as Workshop in Future.
- Outdoor Lighting would be in compliance with AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Light.
- As per 3.11.6 Materials, Details & Colours the exterior of the building to be painted white and the awning with white and blue stripes (Mobil Rebranding) as shown in the concept drawings.

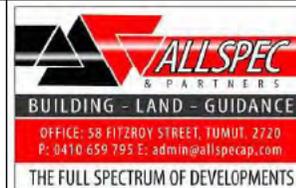
**NOTE:**

- CONSTRUCTION CERTIFICATE FOR THE PROPOSED AWNING EXTENSION WILL BE SUBMITTED ONCE THE DEVELOPMENT APPLICATION IS APPROVED ALONG WITH THE ENGINEERING DETAILS.

**LEGEND**

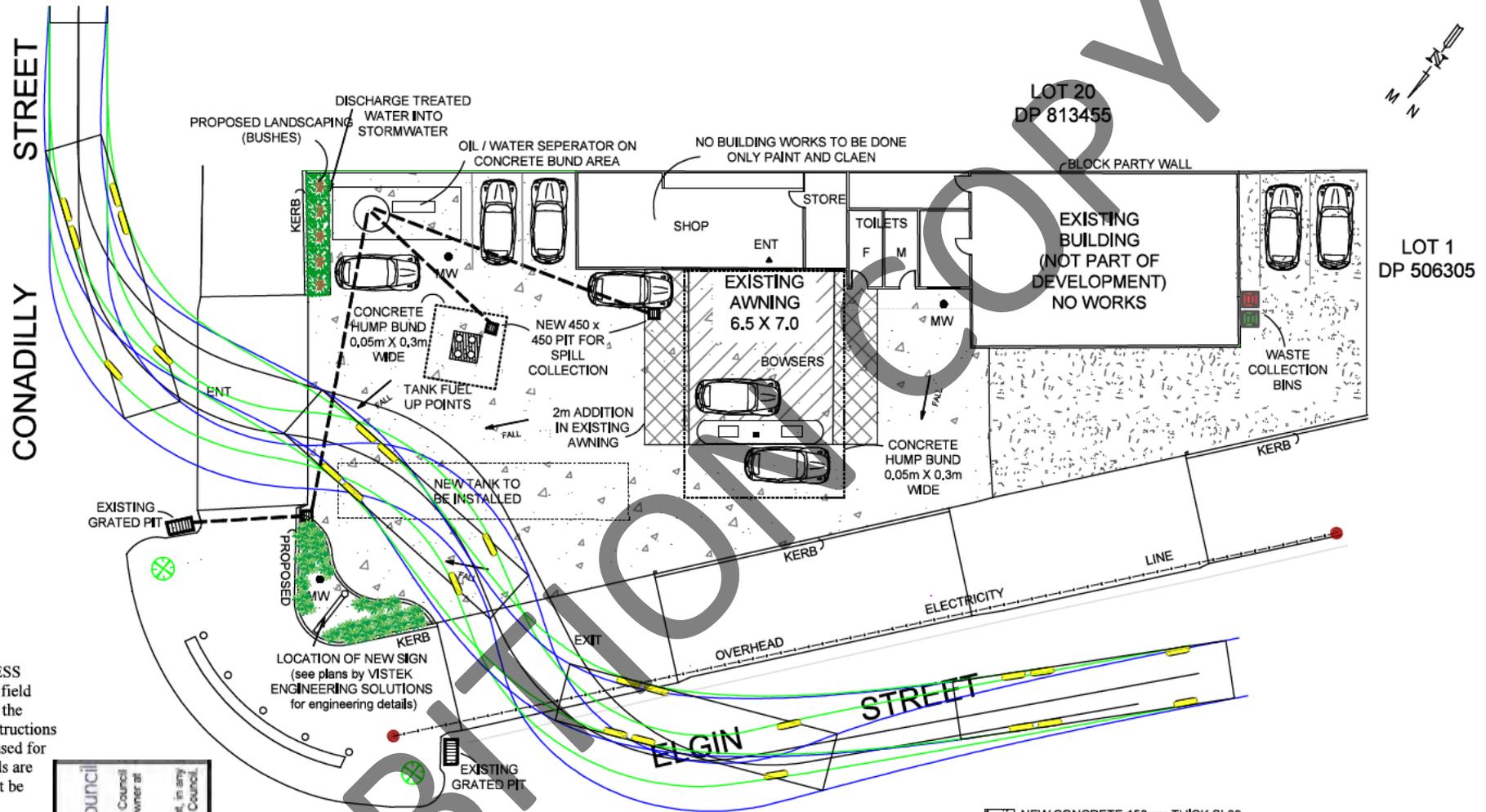
- BOL BOLLARD
- MW MONITORING WELL
- NEW CONCRETE 150mm THICK SL82 MESH ON 50mm SAND BEDDING
- EXISTING CONCRETE FLOOR

SCALE 1:200 A3					
ORIGIN OF LEVELS N/A	2	ADDITION OF LANDSCAPE	RA	JM	08/05/17
CONTOUR INTERVAL ... N/A	1	ISSUED FOR APPROVAL	RA	JM	01/03/17
DATUM: N/A	No.	REVISIONS & AMENDMENTS	Drawn	Approved	Date



CLIENT: XPRESS FUELS  
PROJECT: PROPOSED SITE PLAN GUNNEDAH SERVICE STATION  
LOCATION: LOT 1 DP 14344 277 CONADILLY STREET, GUNNEDAH

Sheet 3 of 7  
Rev 1 Size A3  
DATE: 13-04-2017  
PLAN No. 17004-3.dwg



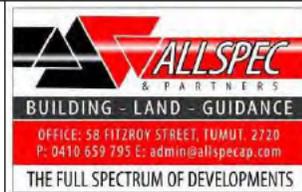
**IMPORTANT NOTE**

This plan is prepared for XPRESS FUELS from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. Tree spreads are diagrammatic only and may not be symmetrical.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of the plan. The boundaries shown here are depicted by remote sensing techniques eg. google, six maps.

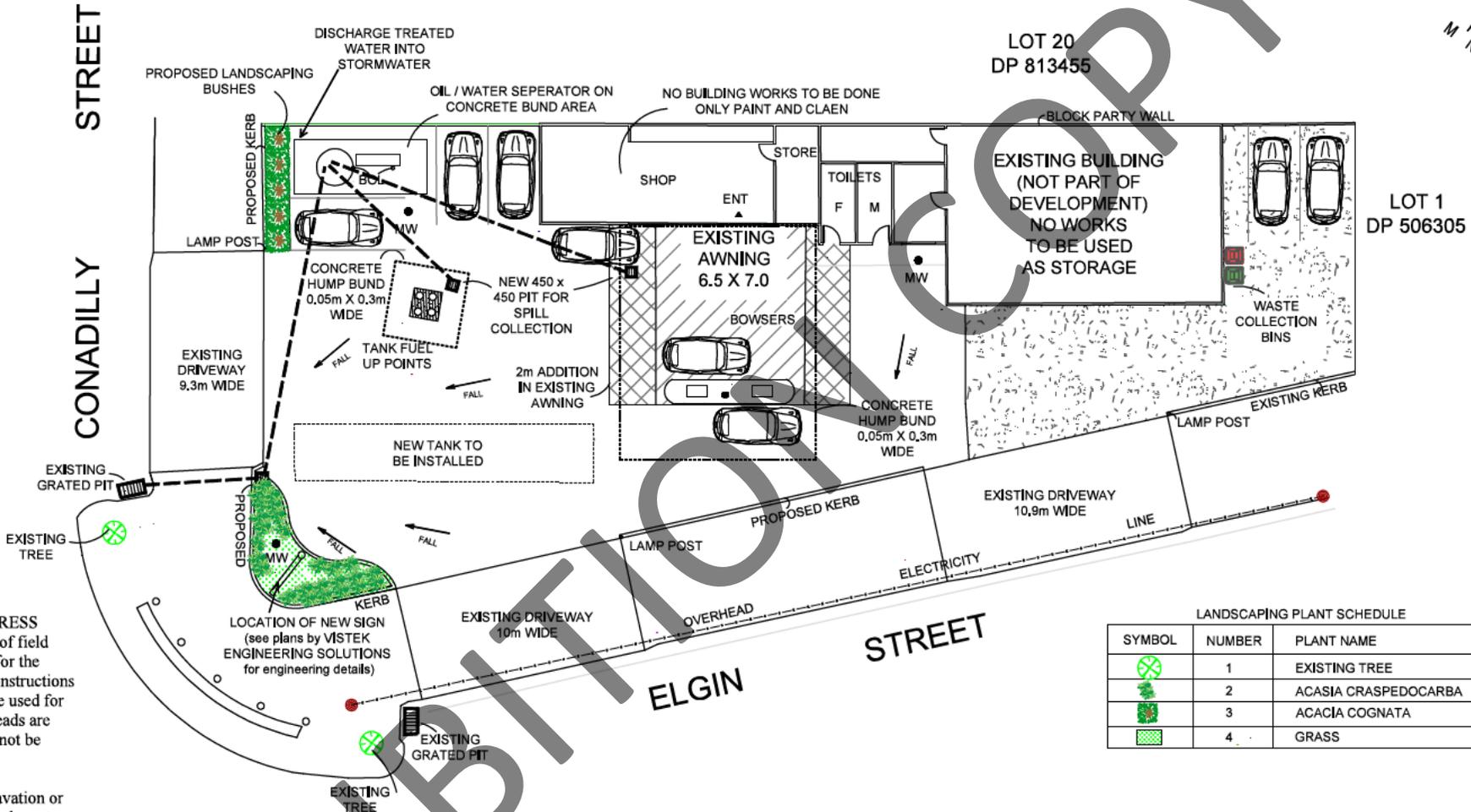


SCALE 1:200 A3					
ORIGIN OF LEVELS N/A					
CONTOUR INTERVAL ... N/A	2	REVISED VEHICLE ROUTE PLAN	RA	JM	08/05/17
DATUM: N/A	1	ISSUED FOR APPROVAL	RA	JM	01/03/17
	No.	REVISIONS & AMENDMENTS	Drawn	Approved	Date



CLIENT: XPRESS FUELS	Sheet 4 of 7		
PROJECT: REFUELING TANKER MOVEMENT PLAN GUNNEDAH SERVICE STATION	Rev 1	Size A3	
LOCATION: LOT 1 DP 14344 277 CONADILLY STREET, GUNNEDAH	DATE: 13-04-2017		
	PLAN No. 17004-4.dwg		

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LANDSCAPING PLANT SCHEDULE		
SYMBOL	NUMBER	PLANT NAME
	1	EXISTING TREE
	2	ACASIA CRASPEDOCARBA
	3	ACASIA COGNATA
	4	GRASS

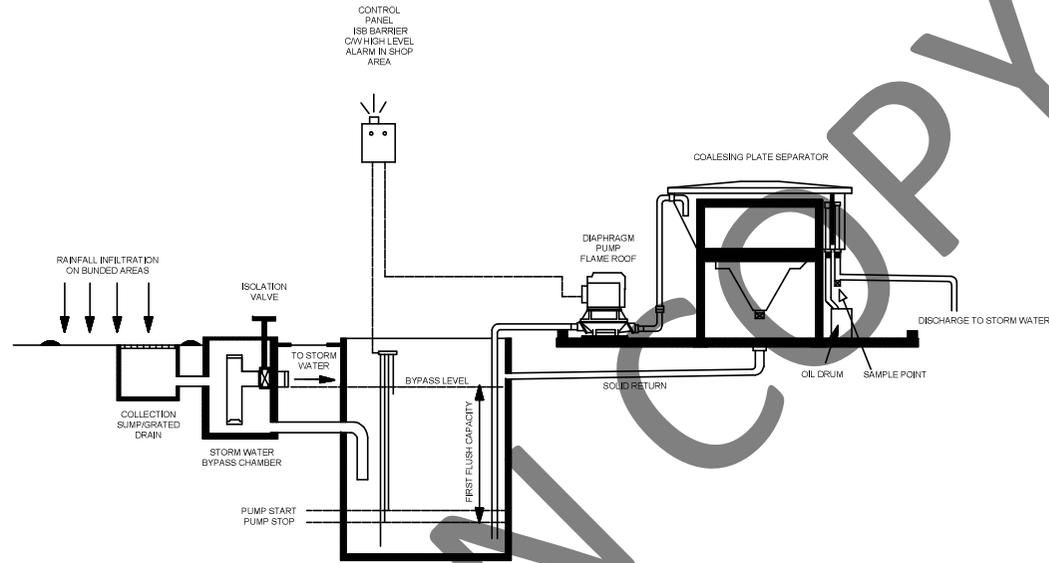
SCALE 1:200 A3					
ORIGIN OF LEVELS N/A	2	ADDITION OF LANDSCAPE PLAN	RA	JM	08/05/17
CONTOUR INTERVAL ... N/A	1	ISSUED FOR APPROVAL	RA	JM	01/03/17
DATUM: N/A	No.	REVISIONS & AMENDMENTS	Drawn	Approved	Date

**ALLSPEC & PARTNERS**  
 BUILDING - LAND - GUIDANCE  
 OFFICE: 58 FITZROY STREET, TUMUT, 2720  
 P: 0410 659 795 E: admin@allspecap.com  
 THE FULL SPECTRUM OF DEVELOPMENTS

CLIENT: XPRESS FUELS  
 PROJECT: PROPOSED LANDSCAPING PLAN GUNNEDAH SERVICE STATION  
 LOCATION: LOT 1 DP 14344 277 CONADILLY STREET, GUNNEDAH

Sheet 5 of 7  
 Rev 1 Size A3  
 DATE: 13-04-2017  
 PLAN No, 17004-5.dwg

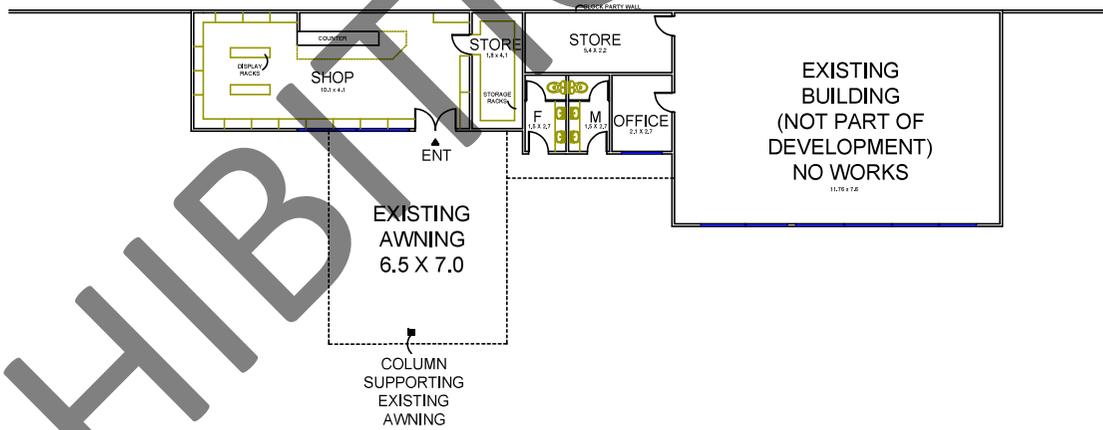
**NOTES:**  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVICING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROXIMATE ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES HAVE BEEN SHOWN.  
 THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THE "NSW OCCUPATIONAL HEALTH AND SAFETY ACT" OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED. THE CONTRACTOR IS TO LIAISE THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE.  
 TANKS TO BE INSTALLED TO AS1940-2004 BY COMPETENT PERSONS



**FIRST FLUSH SYSTEM**

SCALE: N/A

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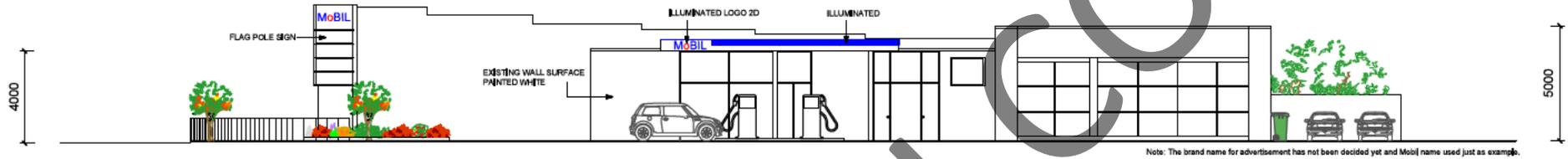
**BUILDING FLOOR PLAN**

SCALE: 1:400

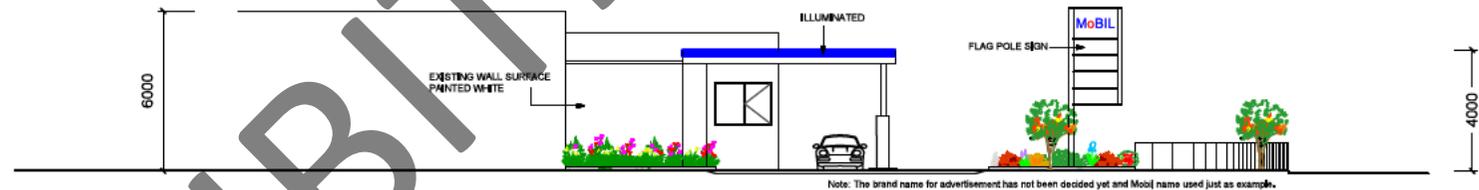
NOTE: THIS DRAWING IS NOT INTENDED AS A "BUILDING DRAWING" AND IS GIVEN AS AN INDICATIVE ONLY

SCALE: N/A A3					
ORIGIN OF LEVELS: N/A	2	ADDITION OF FLOOR PLAN	RA	JM	08/05/17
CONTOUR INTERVAL ... N/A	1	ISSUED FOR APPROVAL	RA	JM	01/03/17
DATUM: N/A	No.	REVISIONS & AMENDMENTS	Drawn	Approved	Date

CLIENT: XPRESS FUELS	Sheet 6 of 7
PROJECT: BUILDING FLOOR PLAN & COALESCING PLATE SEPARATOR	Rev 1 Size A3
LOCATION: LOT 1 DP 14344 277 CONADILLY STREET, GUNNEDAH	DATE: 13-04-2017
	PLAN No. 17004-6.dwg



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION

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SCALE 1:200 A3					
ORIGIN OF LEVELS N/A					
CONTOUR INTERVAL ... N/A	2	REVISED LANDSCAPE	RA	JM	08/05/17
DATUM: N/A	1	ISSUED FOR APPROVAL	RA	JM	01/03/17
	No.	REVISIONS & AMENDMENTS	Drawn	Approved	Date



CLIENT: XPRESS FUELS  
 PROJECT: ELEVATIONS  
**GUNNEDAH SERVICE STATION**  
 LOCATION: LOT 1 DP 14344  
 277 CONADILLY STREET, GUNNEDAH

Sheet 7 of 7  
 Rev 1 Size A3  
 DATE: 13-04-2017  
 PLAN No. 17004-7.dwg

## REBRANDING OF GUNNEDAH SERVICE STATION

277 Connadilly Street, Gunnedah

1. FLAT illuminated Facia
2. Illuminated Canopy Logo 2D



*Proposed Mobil Branding: Front of the building facing Elgin Street, Gunnedah NSW.*



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*Existing View: Front of the building facing Elgin Street, Gunnedah NSW.*

SHEET # 2 OF 3

 **Gunnedah** Shire Council

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**PROPOSED SYNERGY FLAG POLE DIMENSIONS**

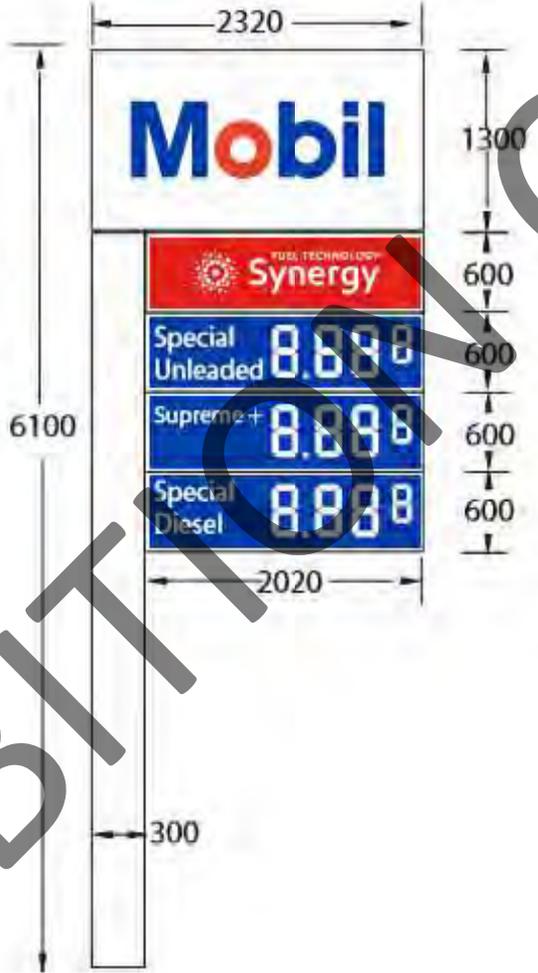


EXHIBIT COPY

**NOTE:** The Brand Name has not been decided yet and Mobil used as an example. The remaining details / information will remain the same.

## Construction Certificate

Issued under the *Environmental Planning and Assessment Act 1979* Section 109C(1)(b), 81A(2) and 81A(4)

CONSTRUCTION CERTIFICATE NO **2017/036**

**APPLICANT**

Applicant Name

J MCMAHON

Applicant Address

[REDACTED]

**OWNER**

Owner Name

GK & DM BUSH

Owner Address

[REDACTED]

**SUBJECT LAND**

Address

277 CONADILLY STREET  
GUNNEDAH

Lot No DP/MPS etc voll/ol

LOT: 1 DP: 14344

Area of site (m<sup>2</sup>) of site

809

**DESCRIPTION OF DEVELOPMENT**

INSTALLATION OF NEW UNDERGROUND PETROLEUM THREE COMPARTMENTED TANK, EXTENSION TO AWNING (CANOPY) AND MONOPOLE SIGN (1.9M X 4.2M X 6M)

**DEVELOPMENT CONSENT**

Development Consent No

2017/036

Date of Determination

26 JUNE 2017

**BUILDING CODE OF AUSTRALIA  
BUILDING CLASSIFICATION**

CLASS 6 – ANWNING EXTENSION

CLASS 10b – MONOPOLE SIGN (1.9M X 4.2M X 6M)

CLASS 10b-UNDERGROUND PETROLEUM THREE COMPARTMENTED TANK

**CERTIFICATE**

I certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on that documentation) will comply with the requirements of the *Environmental Planning & Assessment Regulation 2000* as referred to in s.81A(5) of the *Environmental Planning & Assessment Act 1979*.

Plans relied on

The documents listed below accompanied the application for this certificate.

*Note: The certificate is to be endorsed upon all relevant plans and specifications.*

- Prepared by Allspec & Partners, dated 13/04/2017, ref: 17004-1.dwg, Sheet 2 of 7 (Existing Site Plan); & dated 08/05/2017, ref: 17004-1.dwg, Sheet 1 of 7 (Title Page), Sheet 3 of 7 (Proposed Site Plan), Sheet 4 of 7 (Refuelling Tanker Movement Plan), Sheet 5 of 7 (Proposed Landscape Plan), Sheet 6 of 7 (Coalescing Plate Diagram), Sheet 7 of 7 (Elevations), dated 16/08/17, drawing no.: 170004-SPL (Sign Pole Location Plan), dated 07/08/17 drawing no.: 17004-8 (Proposed Median Strip Extension Plan);
- Prepared by Rabia Almas, Rebranding of Gunnedah Service Station, Sheet 1 of 3 (Flat Illuminated Facia), Sheet 2 of 3 (Illuminated Canopy Logo 2D), Sheet 3 of 3 (Proposed Synergy Flag Pole Dimensions);
- Prepared by Vistek, dated 14/11/16, ref HEX017F\_c Rev 1 (Verification & Certification of Structural Design Documents – Monopole Sign MP – 1.9x4.2x6), dated 09/01/17 (Certificate of Compliance – Design);
- Prepared by Structure Consulting, Structural Engineers, dated 03/08/17 (Certification of Structural Design – Extension to Canopy), dated July 2017 (Design of Stormwater Management System)
- Prepared by RTA, dated June 2010, REF 829 (Traffic Control at Work Sites);
- Prepared by Tank Solutions, ref: F-900 Specification and Performance-Warranty, F-907 Backfill- Guidelines, F-910 Buoyancy Calculations for Concrete Anchors, F-920 Hydrostatic Monitoring F-925 Installation Checklist, F-935 Installation Manual, F-955 Out of Hole Tie down

GUNNEDAH SHIRE COUNCIL  
CONSTRUCTION CERTIFICATE No. 2017/036

System, F-980 Technical Data Sheet.

ATTACHMENTS (Tick/Nil)

Fire Safety Schedule

CERTIFYING AUTHORITY

GUNNEDAH SHIRE COUNCIL

Name of certifying authority

Contact No

02 6740 2100

Address

PO BOX 63, GUNNEDAH NSW 2380

SIGNED



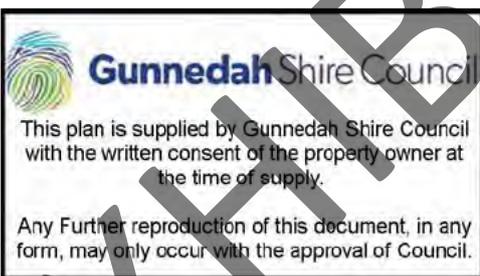
NAME

BLAKE O'MULLANE  
ACCREDITED CERTIFIER  
BPB 1124

Accreditation No.

Date of Endorsement

08 NOVEMBER 2017



**SECTION A. Development details**

Unit/Street no. 277	Street name Conadilly Street	
Suburb or town Gunnedah	State NSW	Postcode 2380

**SECTION B. Details of construction certificate (CC)**

Name of council (the certifying authority) Shire of Gunnedah	CC number/identifier 2017/036	Date of CC 08/11/2017
---	----------------------------------	--------------------------

**SECTION C. Statutory fire safety measures** (as set out under clause 166 EP&A Reg)

No.	Measure	Currently implemented Yes/No	Proposed implementation Yes/No	Minimum performance standard
1	Portable Fire Extinguishers		Yes	BCA 2016 clause E1.6, Table E1.6 and AS2444 -2001

**SECTION D. Other fire safety measures**

No.	Measure	Currently implemented Yes/No	Proposed implementation Yes/No	Minimum performance standard
A	NIL			

**SECTION E. Critical fire safety measures** (Measures listed above that must be assessed and certified at intervals of less than 12 months.)

Measure number/letter	Intervals for supplementary fire safety statements
NIL	

EXHIBITION COPY



Gunnedah Shire Council

**CERTIFICATE OF COMPLIANCE - DESIGN**  
(NSW- Environmental Planning and Assessment Act 1979 )

To Building surveyor:

From Building practitioner: **Valdis Svavs**

Category and class: **C7 - Accredited Certifier - Structural Engineering Compliance No: BPB0398**

Postal address: **Suite 101, 4-10 Bank Place, Melbourne.**

Postcode: **3000.**

**Property details**

Number	Street/Road	City/Town/Suburb	Postcode
		State wide - NSW	
Lot/s	LP/PS	Volume	Folio
Crown allotment	Section	Parish	Country
Municipality			

**Compliance**

I did not prepare the design and I certify that the part of the building work described as:

**HEX017F\_a R1 MP Mobil 6.8m - Region A&B; HEX017F\_c R1 MP Mobil 6.0m - Region A&B**

**HEX017F\_e R1 MP Mobil 8.0m - Region A&B**

complies with the following provisions of the Act or regulations:

**Regulations:**

BCA - 2016: Building Code of Australia - 2016

**Codes & Standards:**

AS/NZS 1170.0 - 2002: Structural design actions Part 0: General principles.

AS/NZS 1170.1 - 2002: Structural design actions Part 1: Permanent, imposed & other actions.

AS/NZS 1170.2 - 2011: Structural design actions Part 2: Wind actions.

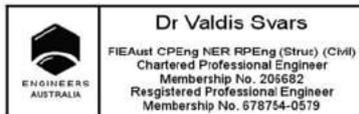
AS 3600 - 2009: Concrete structures

AS 4100 - 1998: Steel structures.

AS/NZS 4600 - 2005: Cold-formed steel structures.

Design Documents		Prepared By:	Date:
Computations:	HEX017F_a R1 MP Mobil 6.8m - Region A&B pp:1-15	Vistek	9-Jan-2017
	HEX017F_c R1 MP Mobil 6.0m - Region A&B pp:1-15	Vistek	9-Jan-2017
	HEX017F_e R1 MP Mobil 8.0m - Region A&B pp:1-16	Vistek	9-Jan-2017
Drawings:			

**Signature:**



Vic: Registered Building Practitioner, Civil Engineer EC 1397  
NSW: Accredited Certifier - Structural Engineering Compliance Reg No. BPB0398  
Qld: Registered Professional Engineer of Qld: RPEQ 3414 Div: Civil  
Tas: Accredited Certifier, Civil & Structural CC40261 (Building Act 2000, Tas.)  
NT: Certifying Engineer (Structural) Reg No. 47035ES

**9-Jan-2017**

**PROJECT:** Mobil 6.0m Flag Sign  
Monopole Sign MP[1.9x4.2x6]

**LOCATION:** Wind Region A&B  
Terrain Category 2.5

**REFERENCE:** HEX017F\_c Rev 1

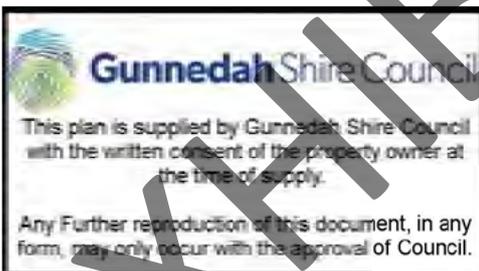
**START DATE:** 28-Oct-16

**COMPLETED:** 14-Nov-16

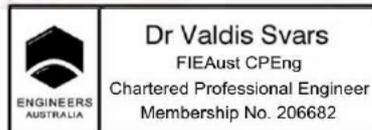
**ENGINEER:** NP

Rev No.	Date	Revision Details
0	14-Nov-16	Issued for construction
1	09-Jan-17	Revised HD bolt locations

## VERIFICATION & CERTIFICATION OF STRUCTURAL DESIGN DOCUMENTS



*Valdis Svavs*



Vic: Registered Building Practitioner, Civil Engineer EC 1397.  
NSW: Accredited Certifier - Structural Engineering Compliance Reg No. - BPP0398  
Qld: Registered Professional Engineer of Qld. RPEQ 3414 Div: Civil.  
Tas: Accredited Certifier, Civil & Structural CC40261 (Building Act 2000, Tas.)  
NT: Certifying Engineer (Structural) Reg No. 47035ES

**Date:** 09-Jan-17

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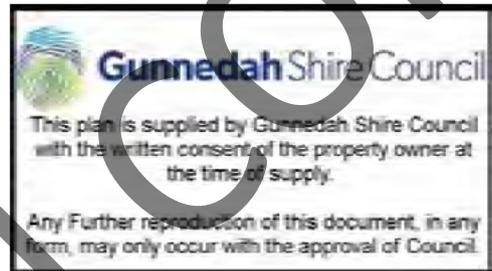
 engineered solutions	Mobil 6.0m Flag Sign Monopole Sign MP[1.9x4.2x6]	HEX017F_c	Rev 1
	Wind Region A&B Terrain Category 2.5	09-Jan-17	2

**INTRODUCTION:**

**SCOPE:** Engineering design and details for freestanding monopole sign:

1. Design loads:
  - DL Sign dead load [self weight]
  - WL Wind load [Region & Terrain Category]
  - EL Earthquake load [where applicable]
2. Design and detail vertical support for sign face.
3. Design and detail vertical support base, including base plate & HD-bolts
4. Footing design and details:
  - Rectangular pier footing.
  - Pad footing.

**NB:** Design assumptions:  
 Structure to be located in Wind Region A or B.  
 Structure designed for Terrain Category 2.5.



**Contact structural engineer if sign is located outside the above indicated areas.**

**REGULATIONS & CODES:**

- BCA - 2016: Building Code of Australia - 2016
- AS/NZS 1170: Structural design actions.
- AS/NZS 1170.0 - 2002: Parts 0: General principles.
- AS/NZS 1170.1 - 2002: Parts 1: Permanent, imposed, and other actions.
- AS/NZS 1170.2 - 2011: Part 2: Wind actions.
- AS 1170.4 - 2007: Part 4: Earthquake actions in Australia.
- AS 3600 - 2009: Concrete structures.
- AS 4100 - 1998: Steel structures.
- AS/NZS 4600 - 2005: Cold-formed steel structures.

MATERIALS:		fy (Mpa)	fu (MPa)
Hot Rolled	UB, UC, PFC: Grade 300 (AS/NZS 3679.1 - 2010)	300	440
	Plate: Grade 250 (AS/NZS 3679.1 - 1996)	250	410
Cold Formed	SHS: Grade C450 (AS1163 - 2009)	450	500
	RHS: Grade C450 (AS 1163 - 2009)	450	500
	CHS: Grade C350 (AS 1163 - 2009)	350	430
	CA: Cold-formed angle (Duragal)	350	400
	CC: Cold formed channels (Duragal)	400	450
	CF: Cold-formed flats (Duragal)	350	400
Bolts	Bolts (4.6/S) - [Commercial]	240	400
	Bolts (8.8/S) - [High Strength Structural]	660	830
Welds	Welding - Category: General Purpose	GP	410
Concrete:	Grade N25 [f <sub>c</sub> @ 28 days]	25	MPa

**REFERENCES:**

- Duragal Easy Welding Guide.
- Duragal Easy Painting & Corrosion Protection Guide.

# Vistek

engineered solutions

Mobil 6.0m Flag Sign  
Monopole Sign MP[1.9x4.2x6]

Wind Region A&B  
Terrain Category 2.5

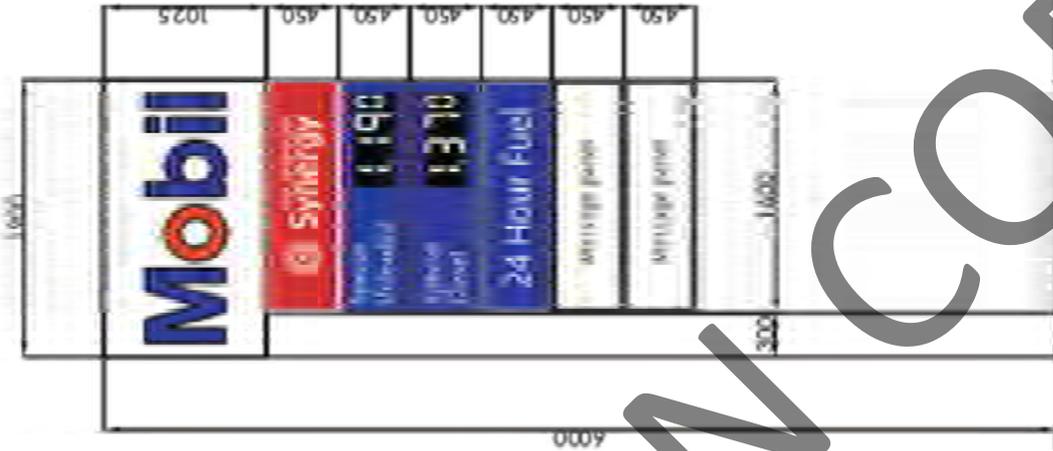
HEX017F\_c

Rev 1

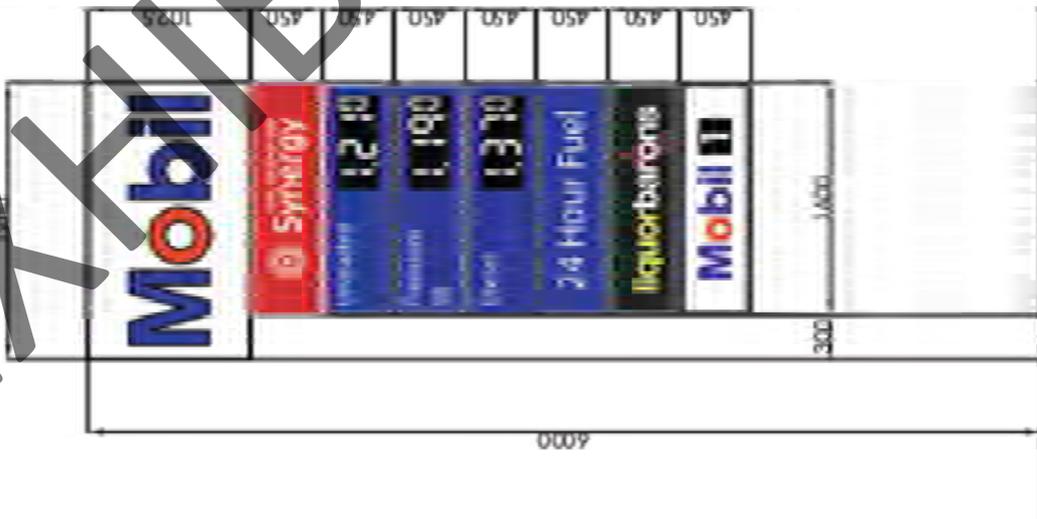
09-Jan-17

3

## DIAGRAM 1: SIGN DIMENSIONS

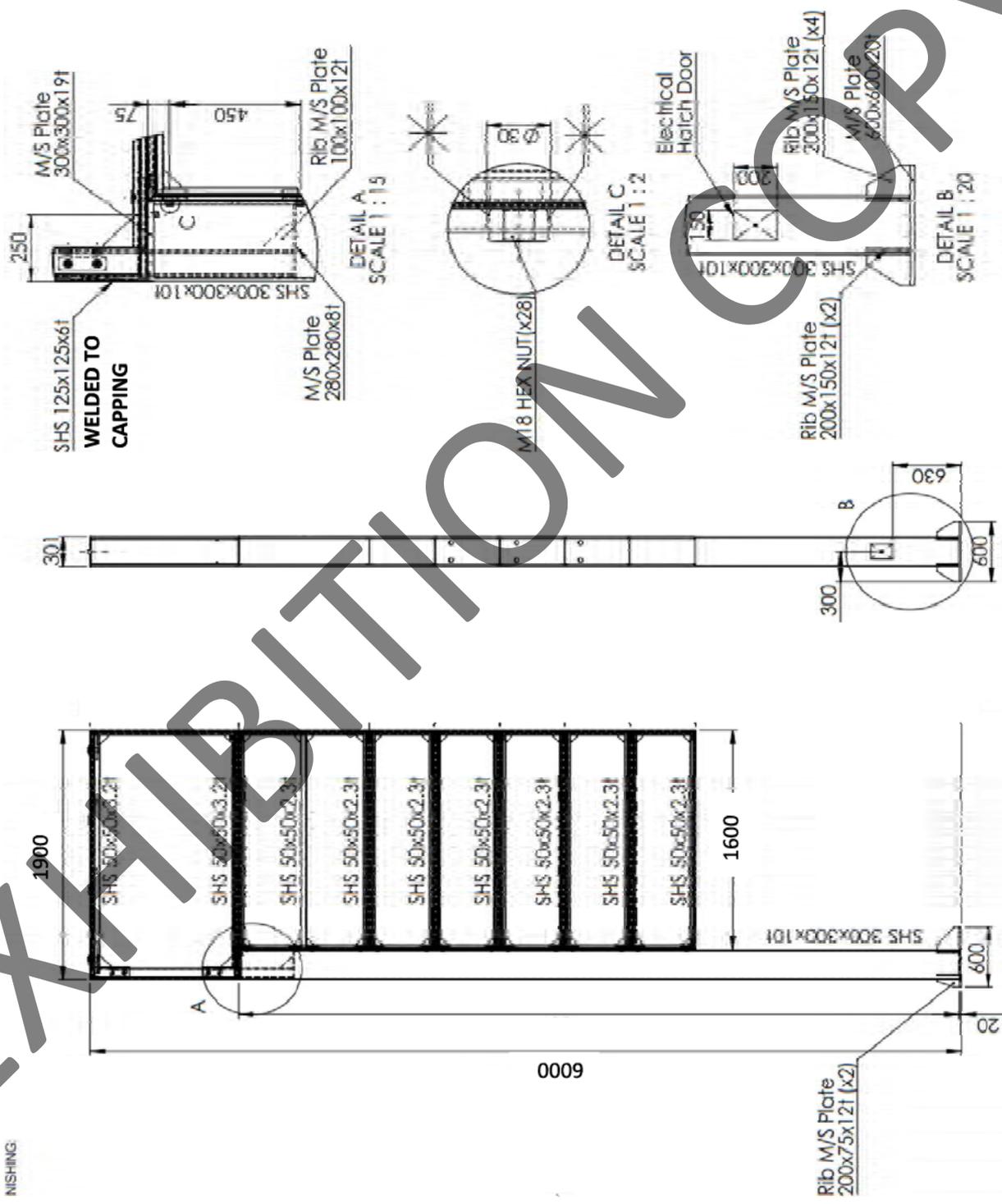


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 <b>Gunnedah Shire Council</b> This plan is supplied by Gunnedah Shire Council with the written consent of the Council Engineer at the time of supply. Any Further reproduction of this document, in any form, may only occur with the approval of Council.	 <b>Vistek</b> Engineering Solutions	Mobil 6.0m Flag Sign	HEX017F_c	Rev 1
		Monopole Sign MP[1.9x4.2x6]		
		Wind Region A&B	09-Jan-17	4
		Terrain Category 2.5		

DIAGRAM 2: SIGN LAYOUT

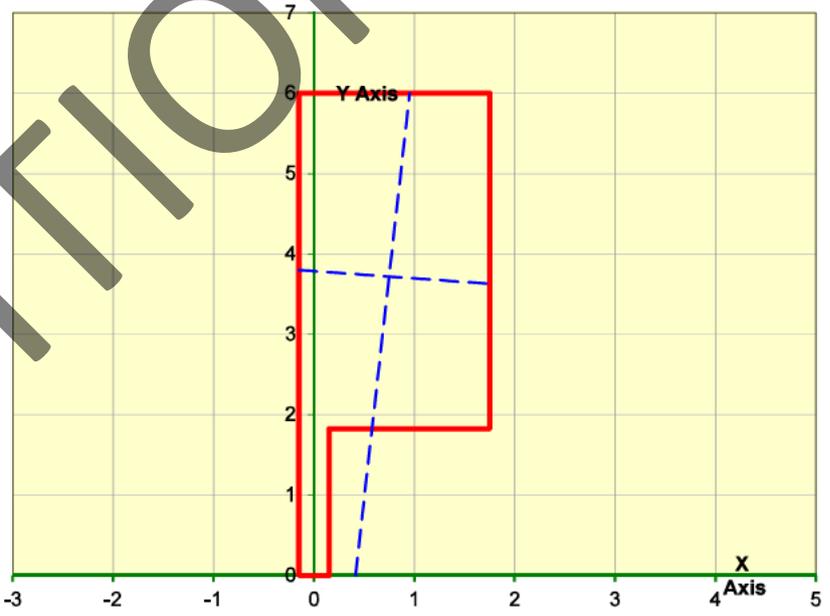


SECTION PROPERTIES:

Units: **m**

Nodes Coordinates		
	x	y
1	0.000	0.000
2	-0.150	0.000
3	-0.150	6.000
4	1.750	6.000
5	1.750	1.825
6	0.150	1.825
7	0.150	0.000
8	0.000	0.000
9		
10		
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Section properties about axes parallel to reference axes with origin at section centroid			
A =	8.48 m <sup>2</sup>	W =	1.9 m
P =	15.8 m	H =	6 m
x <sub>c</sub> =	0.748 m	S <sub>x</sub> <sup>top</sup> =	7.14 m <sup>3</sup>
y <sub>c</sub> =	3.719 m	S <sub>x</sub> <sup>bot</sup> =	4.38 m <sup>3</sup>
I <sub>x</sub> =	16.28 m <sup>4</sup>	S <sub>y</sub> <sup>right</sup> =	3.03 m <sup>3</sup>
I <sub>y</sub> =	2.72 m <sup>4</sup>	S <sub>y</sub> <sup>left</sup> =	2.71 m <sup>3</sup>
I <sub>xy</sub> =	1.23 m <sup>4</sup>		
Section properties about principal axes			
θ <sub>p</sub> =	-5.14 deg	S <sub>xp</sub> <sup>top</sup> =	6.94 m <sup>3</sup>
I <sub>xp</sub> =	16.39 m <sup>4</sup>	S <sub>xp</sub> <sup>bot</sup> =	4.33 m <sup>3</sup>
I <sub>yp</sub> =	2.61 m <sup>4</sup>	S <sub>yp</sub> <sup>right</sup> =	2.37 m <sup>3</sup>
I <sub>p</sub> =	19.00 m <sup>4</sup>	S <sub>yp</sub> <sup>left</sup> =	2.23 m <sup>3</sup>



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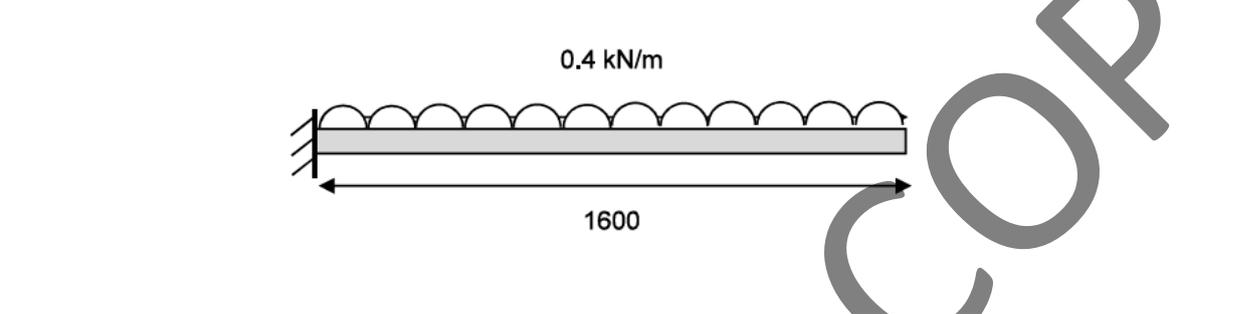
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		Wind Region A&B Terrain Category 2.5	09-Jan-17	6	
<b>SIGN DIMENSIONS &amp; WIND PRESSURE:</b>					
	<b>Item</b>	<b>Param</b>	<b>Detail / Formula</b>	<b>Value</b>	<b>Units</b>
Site	REG	Region		B	***
	TC	Terrain Category		2.5	***
	R	Average Recurrence Interval		250	***
	$V_R$	Regional wind speed for R		49	m/s
	$A_s$	Area of sign face		8.48	m <sup>2</sup>
	$x_c$	CoA from CL of LH support		0.75	m
	$y_c$	CoA above datum (top of footing)		3.72	m
	b	Average width of sign face		1.90	m
	c	Height of sign face		4.20	m
	h	Total height of sign above datum		6.00	m
	$h_d$	Height of datum above NGL (z = 0)		0.00	m
	z	Height above NGL (rounded up)		6	m
	Ratios	b/c	Width / Height		0.45
	c/h	Sign height ratio		0.70	***
Coeff.	$C_p$	Wind pressure coefficient		1.30	***
Eccen.	e	Wind load eccentricity		0.38	m
Terrain	$M_z$	Terrain & height multiplier		0.88	***
Pressure	$p_z$	Pressure at ht z		1.12	kPa
STR	$p_d$	Strength design pressure		1.45	kPa
SRV	$p_s$	Serviceability design pressure		0.92	kPa
STR	$W_s$	Wind load on sign face		12.28	kN
	$M_s$	Moment due wind load		45.66	kNm
	$M_z$	Torsion due wind load		13.85	kNm
SRV	$W_{sv}$	Total wind load on sign face		7.78	kN
	$M_{sv}$	Total wind moment		28.92	kNm
	$M_{zsv}$	Total wind torsion		8.78	kNm
Section:	$f_y=275\text{MPa}$	<b>300 x 300 x 10.0 SHS</b>			***
	$\phi M_{sx}$	Section moment capacity		266	kNm
	$\phi V_{vx}$	Section shear capacity		2193	kN
	$\phi M_z$	Section torsion capacity		233	
	$I_x$	Second Mnt of Area		155	x10 <sup>6</sup> mm <sup>4</sup>
	J	Torsion constant		250	x10 <sup>6</sup> mm <sup>4</sup>
	E	Elastic modulus		200.0E+3	MPa
	G	Shear modulus		80.0E+3	MPa
STR	$\eta_m$	$M_s / \phi M_{sx}$		0.17	≤ 1 OK
	$\eta_v$	$V_{max} / \phi V_{vx}$		0.01	≤ 1 OK
	$\eta_z$	$M_z / \phi M_z$		0.06	≤ 1 OK
	UC	Unity check		0.15	≤ 1 OK
SRV	$\Delta_v$	Deflection @ top of support		8	mm
	$\Delta_\theta$	Deflection @ top of flag due to rotation		10	mm
	$\Delta_\Sigma$	Total Deflection		18	mm
	$\eta_\Delta$	Height / Deflection ratio		329	≥ 50 OK

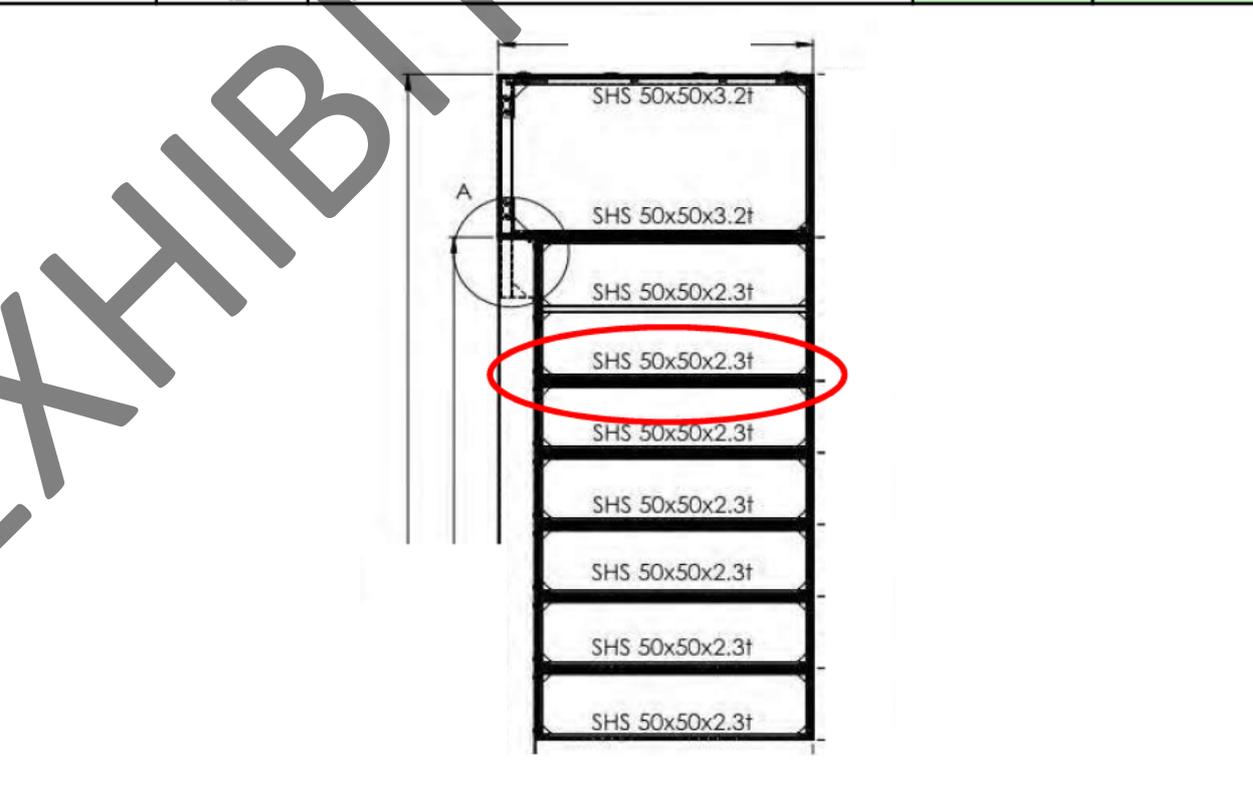
 <p><b>Gunnedah Shire Council</b> This plan is supplied by Gunnedah Shire Council with the written consent of the property owner at the time of supply.</p>	 <p><b>Vistek</b> Engineering Solutions</p>	Mobil 6.0m Flag Sign Monopole Sign MP[1.9x4.2x6]	HEX017F_c	Rev 1
		Wind Region A&B Terrain Category 2.5	09-Jan-17	7

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Section	Parameter	Detail / Description	Value	Units
Loads	$P_1$	Point load	0.00	kN
	$w_1$	Distributed load	0.43	kN/m
	L	Length of member	1.60	m



STR	$M_{max}$	Moment on member	0.56	kNm
	$V_{max}$	Shear on member	0.69	kN
<b>Section:</b>	$f_y=275\text{MPa}$	<b>50 x 50 x 2.3</b>		***
	$\phi M_{bx}$	Member moment capacity	1.7	kNm
	$\phi V_{vx}$	Section shear capacity	30	kN
	$I_x$	Second moment of area	0.167	$\times 10^6 \text{ mm}^4$
STR	$\eta_m$	$M_{max} / \phi M_{bx}$	0.34	$\leq 1$ OK
	$\eta_v$	$V_{max} / \phi V_{vx}$	0.02	$\leq 1$ OK
	UC	Unity check	0.26	$\leq 1$ OK
SRV	$\Delta$	Deflection @ end	7.1	mm
	$\eta_\Delta$	Span / Deflection ratio	225	$\geq 40$ OK





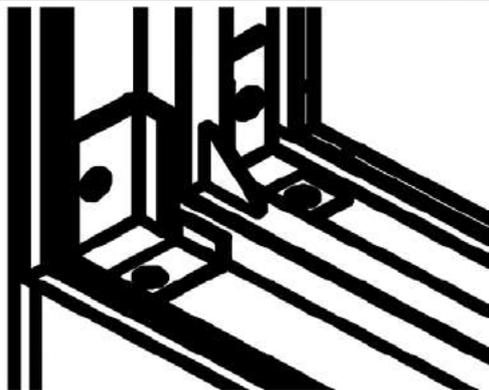
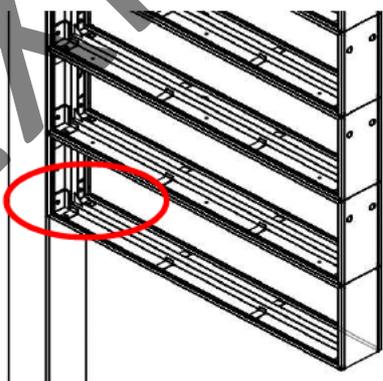
**Vistek**  
engineered solutions

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Mobil 6.0m Flag Sign Monopole Sign MP[1.9x4.2x6]	HEX017F_c	Rev 1
Wind Region A&B Terrain Category 2.5	09-Jan-17	8

Item	Param	Detail / Formula	Value	Units
		Wind load on 50 x 50 x 3 member	1.39	kN
	$M_s$	Moment due wind load	1.11	kNm
	$M_z$	Torsion due wind load	0.00	kNm
Plate	$f_y$	Plate yield stress	250	MPa
	$\phi$	Strength reduction factor	0.90	***
	$\phi f_y$	$\phi * f_y$	225	MPa
Section	d	Depth of section (or diam)	50	mm
	b	Width of section (or diam)	50	mm
Bolts	Spec	Grade 4.6	M16(4.6/S)	***
	$\phi N_{tb}$	Tensile strength	50.2	kN
	$\phi V_b$	Shear Strength	28.6	kN
	$d_b$	Bolt diameter	16	mm
	$d_h$	Hole diameter	18	mm
	$n_{bt}$	No. of bolts in tension	1	No.
	$e_a$	Distance CL bolt to edge of plate	60	mm
	$s_o$	Distance CL of bolt to face of section	75	mm
	$s_g$	Bolt gauge distance	0	mm
	$s_p$	Bolt pitch distance	100	mm
	$l_b$	Bolt lever arm	100	mm
	$\Sigma N_t$	Total bolt tension	11.1	kN
	$\Sigma V$	Total bolt shear	1.4	kN
	$N_{tb}$	Bolt tension	11.1	kN
	$V_b$	Bolt shear	1.4	kN
	$\eta_t$	$N_{tb} / (\kappa_r * \phi N_{tb})$	0.22	$\leq 1$ OK
	$\eta_v$	$V_b / \phi V_b$	0.05	$\leq 1$ OK
Plate	$L_p$	Plate length (assumed)	100	mm
No	$B_p$	Plate width (assumed)	200	mm
Stiffeners	$\kappa_p$	YL ratio	0.76	***
	$m_p$	Plate plastic mnt	0.32	kNm
	$t_p$	Plate thickness	12	mm
	$\eta_m$	Unity Check	0.44	$\leq 1$ OK
Result	<b>Bolts</b>	<b>Adopt 2M16(4.6/S)</b>		
	<b>Plate</b>	<b>Adopt 12PL x 100x200 Grade 250</b>		

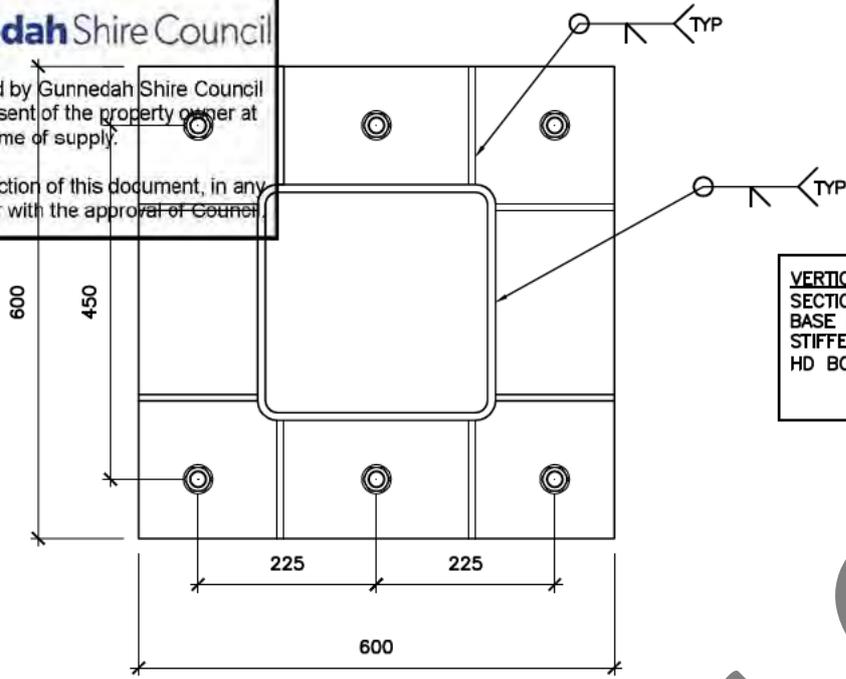


 engineered solutions		Mobil 6.0m Flag Sign Monopole Sign MP[1.9x4.2x6]	HEX017F_c	Rev 1
		Wind Region A&B Terrain Category 2.5	09-Jan-17	9
<b>VERTICAL SUPPORT BASES &amp; HD-BOLTS</b>				
Item	Param	Detail / Formula	Value	Units
STR	$W_s$	Wind load on sign face	12.28	kN
	$M_s$	Moment due wind load	45.66	kNm
	$M_z$	Torsion due wind load	13.85	kNm
Plate	$f_y$	Base plate yield stress	275	MPa
	$\phi$	Strength reduction factor	0.90	***
	$\phi f_y$	$\phi * f_y$	247.5	MPa
Section	$d$	Depth of section (or diam)	300	mm
	$b$	Width of section (or diam)	300	mm
Bolts	Spec	All Thread Grade 4.6	M20(4.6/S)	***
	$\phi N_{tb}$	Tensile strength	78.4	kN
	$\phi V_b$	Shear Strength	44.6	kN
	$d_b$	Bolt diameter	20	mm
	$d_h$	Hole diameter	26	mm
	$n_{bt}$	No. of bolts in tension	3	No.
	$e_a$	Distance CL bolt to edge of plate	75	mm
	$s_o$	Distance CL of bolt to face of section	75	mm
	$s_g$	Bolt gauge distance	250	mm
	$s_p$	Bolt pitch distance	500	mm
	$e_c$	Distance bolt CL to edge of concrete	120	mm
	$L_{em}$	Bolt embedment for full tensile capacity	450	mm
	$L_{ac}$	Actual bolt embedment	500	mm
	$\kappa_r$	Reduction in tensile capacity	1.00	***
	$l_b$	Bolt lever arm	450	mm
	$\Sigma N_t$	Total bolt tension	101.5	kN
	$\Sigma V$	Total bolt shear	73.8	kN
	$N_{tb}$	Bolt tension	33.8	kN
	$V_b$	Bolt shear	24.6	kN
		$\eta_t$	$N_{tb} / (\kappa_r * \phi N_{tb})$	0.43
	$\eta_v$	$V_b / \phi V_b$	0.55	$\leq 1$ OK
Base Plate No Stiffeners	$L_p$	Base plate length	600	mm
	$B_p$	Base plate width	600	mm
	$\kappa_p$	YL ratio	4.84	***
	$m_p$	Base plate plastic mnt	3.91	kNm
	$t_p$	Base plate thickness	20	mm
	$\eta_m$	Unity Check	0.51	$\leq 1$ OK
Result	<b>Bolts</b>	<b>Adopt 6M20(4.6/S) Emb=500</b>		
	<b>Plate</b>	<b>Adopt 20PL x 600x600 Grade 275</b>		
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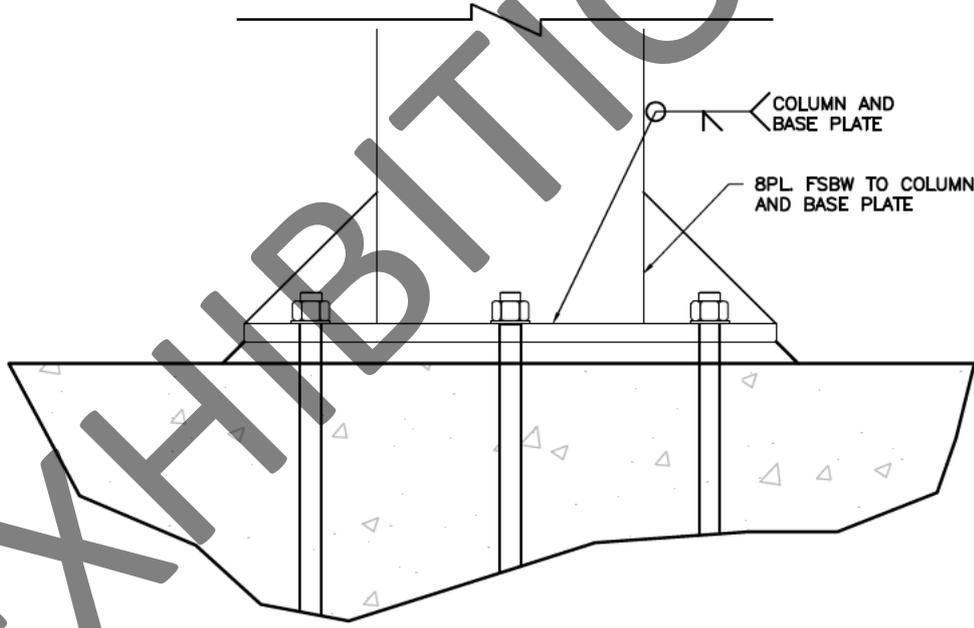
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**VERTICAL SECTION**  
 SECTION: 300x300x10.0 SHS (S275)  
 BASE PLATE: 20PL.x600x600  
 STIFFENER: 8PL.x150x150 TRIANGULAR  
 HD BOLTS: 6 M20(4.6/S) EMB = 500mm  
 6PL.x50x50 SQUARE WASHER  
 GALVANSED

**1 BASE PLATE**  
 - NTS



**2 BASE CONNECTION**  
 - NTS

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CLIENT: EVOCOM				
TITLE: MOBIL 6.0m FLAG SIGN BASE PLATE				
DRAWN: NP	CHKD.	JOB NO.	DRG NO.	REV
DATE: 09/01/17	DATE:	HEX017F	S1	0

EXHIBITION COPY



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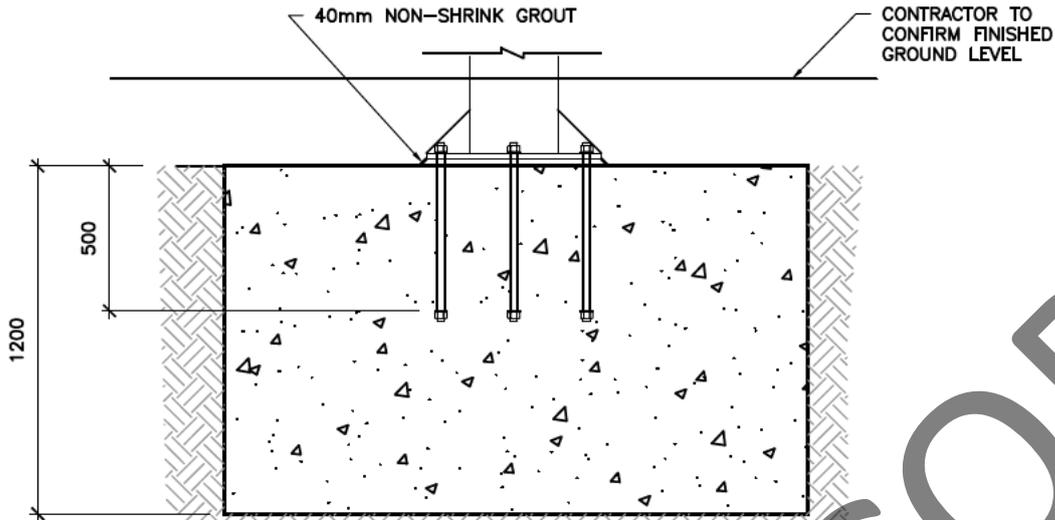
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Mobil 6.0m Flag Sign Monopole Sign MP[1.9x4.2x6]	HEX017F_c	Rev 1
Wind Region A&B Terrain Category 2.5	09-Jan-17	11

**FOOTING: RECTANGULAR PIER (UNREINFORCED CONCRETE)**

Item	Param	Detail / Formula	Value	Units
Pier	$Y_c$	Total wind load on sign face	12.28	kN
	$t_s$	CoA above datum (top of footing)	3.72	m
		Depth of top soil	0.20	m
	$B_f$	Width of pier footing (parallel to sign face)	2.00	m
	$L_f$	Length of pier footing (perpendicular to sign face)	0.90	m
	$D_f$	Depth of pier footing (below NGL)	1.20	m
	$y_w$	Height to wind force	3.92	m
	$y_f$	Effective depth of pier	1.00	m
	$y_t$	Disn to top soil reaction	4.81	m
	$y_b$	Disn to bottom soil reaction	4.25	m
	$y_{tb}$	Disn between $y_t$ & $y_b$	0.56	m
	$A_f$	Footing shear area	1.80	m <sup>2</sup>
	$Z_f$	Footing section modulus	0.27	m <sup>3</sup>
Soil	$f_{bu}$	Ultimate bearing capacity of soil	150	kPa
Concrete	$f_c$	Concrete Grade N(f <sub>c</sub> ) (f <sub>c</sub> @ 28 days)	25	MPa
	$\phi$	Strength reduction factor	0.60	***
	$f_{ct,f}$	Characteristic tensile strength	3.00	MPa
Capacity	$\phi M_{cf}$	Moment capacity of footing	486.0	kNm
	$\phi V_{cf}$	Shear capacity of footing	473.7	kN
Rct Top	$R_t$	Top reaction of footing	106.2	kN
Rct Bot	$R_b$	Bottom reaction of footing	94.0	kN
	$f_{brg}$	Max soil bearing stress	119.5	kPa
	$\eta_f$	Unity Check = $f_{brg} / f_{bu}$	0.80	≤ 1 OK
Ftg Mnt	$M_f$	Max moment in pier footing	48.1	kNm
Ftg Shear	$V_f$	Max shear force in pier footing	106.2	kN
	$\eta_m$	$M_f / \phi M_{cf}$	0.10	≤ 1 OK
	$\eta_v$	$V_f / \phi V_{cf}$	0.22	≤ 1 OK

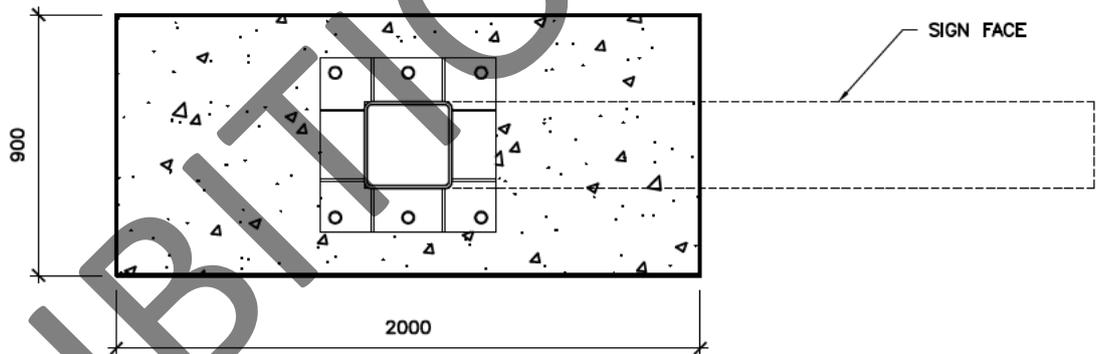
Foundation Details		
Width of rectangular pier footing (parallel to sign face)	2000	mm
Depth of rectangular pier footing (below NGL)	1200	mm
Length of rectangular pier footing (perpendicular to sign face)	900	mm
Concrete Grade N25 (f <sub>c</sub> @ 28 days)	25	MPa
Concrete Volume (no allowance for overcut or waste)	2.16	m <sup>3</sup>
Reinforcement	Nil	***
Concrete shall be compacted using mechanical vibration		
Concrete shall be poured in one continuous pour		



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**2 PIER FOOTING**  
NTS

1. CONCRETE: GRADE N25
2. CONCRETE SHALL BE COMPACTED USING MECHANICAL VIBRATION.
3. CONCRETE SHALL BE POURED IN ONE CONTINUOUS POUR.
4. NOT TO BE LOCATED IN FILLED GROUND.
5. CONTRACTOR TO CONFIRM FINISHED GROUND LEVEL.
6. CONTRACTOR TO CONFIRM HD BOLT LOCATIONS ARE CONSISTENT WITH THE FINAL SIGN ARRANGEMENT.

**Vistek**  
engineered solutions

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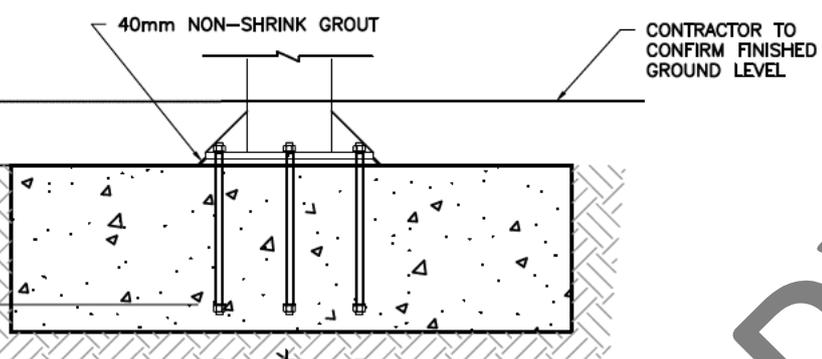
CLIENT. EVOCOM				
TITLE. MOBIL 6.0M FLAG SIGN – REGION A&B PIER FOOTING				
DRAWN. NP	CHKD.	JOB NO.	DRG NO.	REV
DATE: 09/01/17	DATE:	HEX017F_c	S2	0

 <b>Gunnedah Shire Council</b> This plan is supplied by Gunnedah Shire Council with the written consent of the property owner at the time of supply. Any Further reproduction of this document in any form, may only occur with the approval of Council.	 <b>Vistek</b> engineered solutions	Mobil 6.0m Flag Sign Monopole Sign MP[1.9x4.2x6]	HEX017F_c	Rev 1
		Wind Region A&B Terrain Category 2.5	09-Jan-17	13
<b>FOOTING: RECTANGULAR PAD (UNREINFORCED CONCRETE)</b>				
		<b>Detail / Formula</b>	<b>Value</b>	<b>Units</b>
		Total wind load on sign face	12.28	kN
		Total wind mnt at top of footing	45.66	kNm
Footing	$M_s$	Width of footing (parallel to sign face)	2.00	m
	$B_f$	Length of footing (perpendicular to sign face)	2.00	m
	$L_f$	Depth of footing (below NGL)	0.60	m
	$D_f$	Depth of soil over footing	0.00	m
Concrete	$D_s$	Concrete Grade N( $f_c$ ) ( $f_c$ @ 28 days)	25	MPa
	$f_c$	Strength reduction factor	0.60	***
	$\phi$	Characteristic tensile strength	3.00	MPa
	$f_{ct,f}$	Density of concrete	24.0	kN/m <sup>3</sup>
	$\gamma_c$	Shear area	1.10	m <sup>2</sup>
	$A_f$	Section modulus	0.10	m <sup>3</sup>
	$Z_f$	Moment capacity	181.5	kNm
	$\phi M_{cf}$	Shear capacity	289.5	kN
Soil	$\phi V_{cf}$	Soil bearing strength	100	kPa
	$f_b$	Ultimate soil bearing strength = $1.5 \cdot f_b$	150	kPa
	$f_{bu}$	Density of soil	16.0	kN/m <sup>3</sup>
	$\gamma_s$	Characteristic cohesion of soil	50	kPa
	$c$	Internal angle of friction	0	deg
	$\Phi$	Passive resistance	115.3	kN
Stability	$P_p$	$W_s / P_p$	0.11	≤ 1 OK
	$\eta_w$	Wt of pad footing	52.8	kN
	$G_f$	Wt of soil over footing	0.0	kN
	$G_s$	Soil reaction	52.8	kN
	$R_t$	Eccen from CoG	0.86	m
	$e_f$	Length of soil bearing	0.27	m
	$L_{sb}$	Soil bearing pressure	98	kPa
	$f_{sb}$	$f_{sb} / f_{bu}$	0.65	≤ 1 OK
Strength	$\eta_s$	Max BM in footing	32.46	kNm
	$M_f$	Max SF in footing	45.66	kN
	$V_f$	$M_f / \phi M_{cf}$	0.18	≤ 1 OK
	$\eta_m$	$V_f / \phi V_{cf}$	0.16	≤ 1 OK
	$\eta_v$			
<b>Foundation Details</b>				
Width of pad footing (parallel to sign face)			2000	mm
Length of pad footing (perpendicular to sign face)			2000	mm
Depth of pad footing (below NGL)			600	mm
Concrete Grade N25 ( $f_c$ @ 28 days)			25	MPa
Concrete Volume (no allowance for overcut or waste)			2.40	m <sup>3</sup>
Reinforcement			Nil	***
Concrete shall be compacted using mechanical vibration				
Concrete shall be poured in one continuous pour				

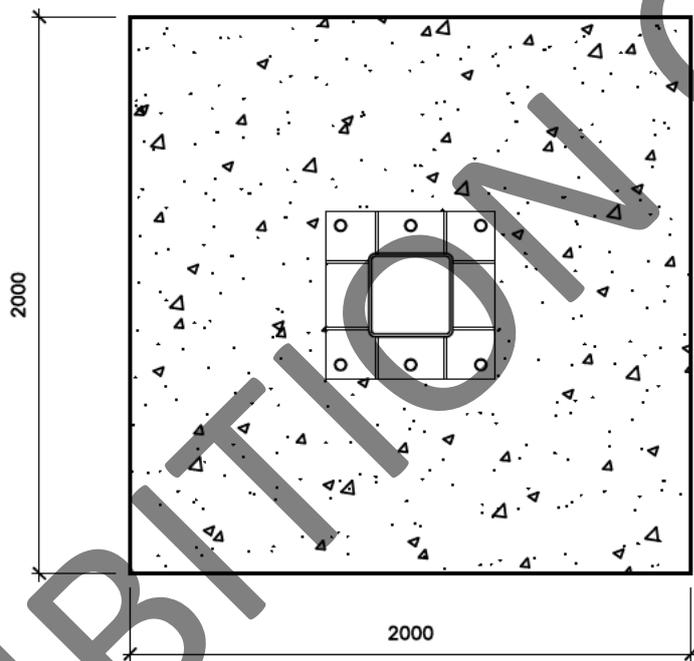
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600  
500



**3** PAD FOOTING  
NTS

1. CONCRETE: GRADE N25
2. CONCRETE SHALL BE COMPACTED USING MECHANICAL VIBRATION.
3. CONCRETE SHALL BE POURED IN ONE CONTINUOUS POUR.
4. NOT TO BE LOCATED IN FILLED GROUND.
5. CONTRACTOR TO CONFIRM FINISHED GROUND LEVEL.
6. CONTRACTOR TO CONFIRM HD BOLT LOCATIONS ARE CONSISTENT WITH THE FINAL SIGN ARRANGEMENT.

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CLIENT.		EVOCOM			
TITLE.		MOBIL 6.0M FLAG SIGN - REGION A&B PAD FOOTING			
DRAWN.	NP	CHKD.	JOB NO.	DRG NO.	REV
DATE:	09/01/17	DATE:	HEX017F_c	S3	0

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Mobil 6.0m Flag Sign Monopole Sign MP[1.9x4.2x6]	HEX017F_c	Rev 1
Wind Region A&B Terrain Category 2.5	09-Jan-17	15

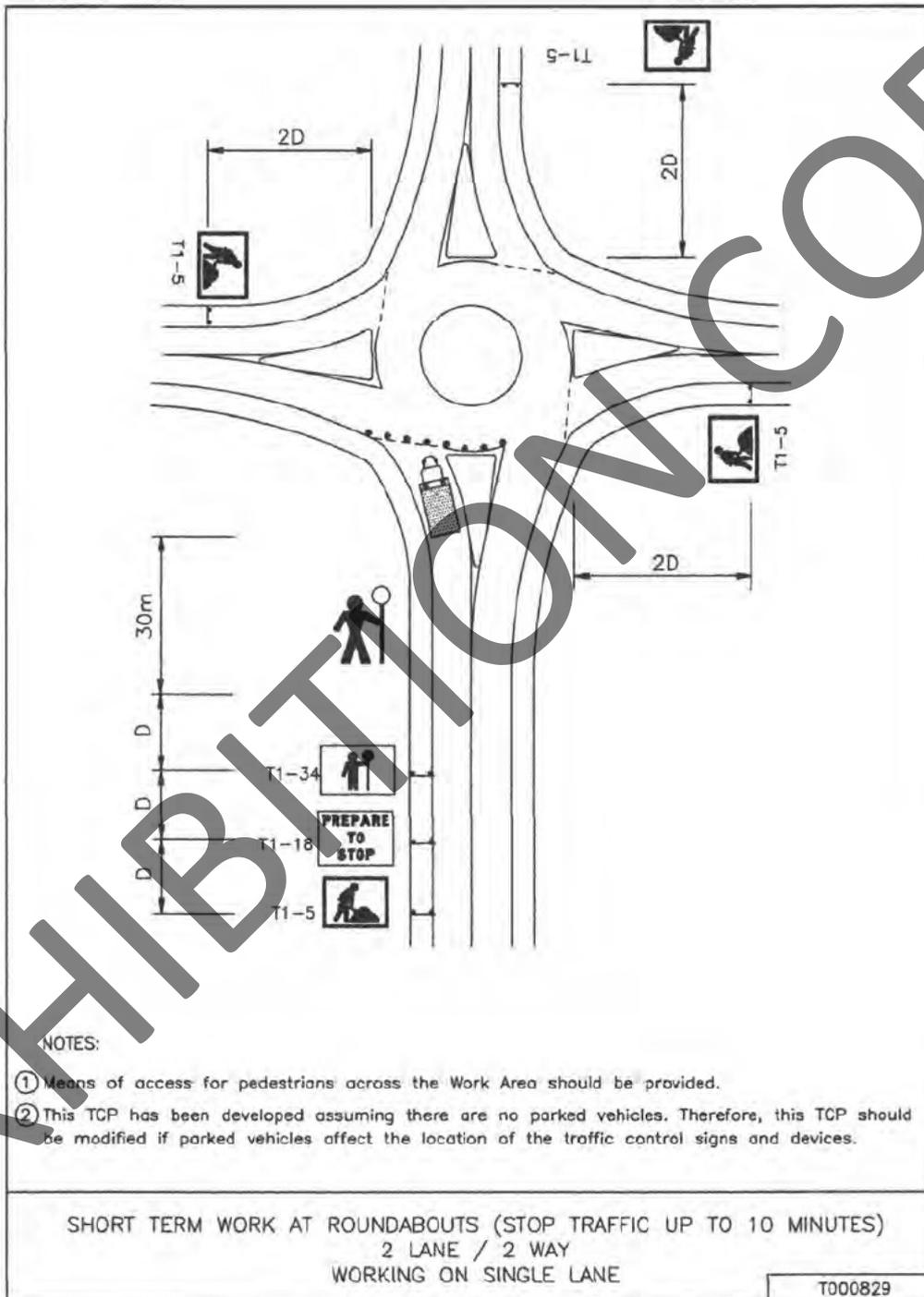
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GENERAL NOTES

General:	<ol style="list-style-type: none"> <li>All materials, fabrication and installation shall be in accordance with the BCA and relevant SAA codes (current edition including all amendments)</li> <li>Client is responsible for all dimensions, measurements and other site information required to complete the engineering design and details.</li> </ol>						
Steel	<ol style="list-style-type: none"> <li>All work and materials shall be in accordance with the following: <ul style="list-style-type: none"> <li>Hot-rolled steel: AS 4100 - 1998</li> <li>Cold-formed steel: AS/NZS 4600 - 2005</li> <li>Stainless steel: AS/NZS 4673 - 2001</li> </ul> </li> <li>Sections: <ul style="list-style-type: none"> <li>UB, UC, PFC &amp; Plate: Grade 300 (AS/NZS 3679.1 - 2010)</li> <li>RHS &amp; SHS: Grade C450 (AS 1163 - 2009)</li> <li>CHS: Grade C350 (AS 1163 - 2009)</li> <li>Cold-formed Duragal: CA = Equal Angle, CC = Channel, CF = Flat</li> <li>Stainless steel Grade 304 or Grade 316 (uno).</li> </ul> </li> <li>Ends of all hollow sections shall be sealed with 3 mm plate.</li> </ol>						
Aluminium:	<ol style="list-style-type: none"> <li>All work and materials shall be in accordance with AS/NZS 1664 - 1997.</li> <li>Structural sections: Alloy - Temper: 6060 - T5 (uno)</li> <li>Plate: Alloy - Temper: 5005 - H34 (uno)</li> </ol>						
Concrete:	<ol style="list-style-type: none"> <li>All work and materials shall be in accordance with AS 3600 - 2009.</li> <li>Concrete shall be Grade N25 (f<sub>c</sub> = 25 MPa @ 28 days), (uno)</li> <li>Concrete shall be compacted using mechanical vibration.</li> <li>Minimum cover to hold-down bolts or other fitments shall be 75 mm.(uno)</li> <li>Concrete shall be cured for 7 days before imposing any structural loads.</li> </ol>						
Welding	<ol style="list-style-type: none"> <li>Welding of structural steel shall be in accordance with AS/NZS 1554.1 - 2011.</li> <li>Welding of cold - formed steel shall be in accordance with AS/NZS 1554.1 - 2004.</li> <li>Welding of stainless steel shall be in accordance with AS/NZS 1554.6 - 1994.</li> <li>Welding of aluminium shall be in accordance with AS/NZS 1665 - 2004</li> <li>Welds shall be Category - GP, done by a suitably qualified welder.</li> </ol>						
Bolts	<ol style="list-style-type: none"> <li>Bolts shall be M16(4.6/S) galvanised (uno).</li> <li>Stainless steel bolts shall be Grade 304 or Grade 50 (ISO)</li> </ol>						
Screws	<ol style="list-style-type: none"> <li>Self-Tapping (self-drilling) metal screws shall be in accordance with AS 3566 Parts 1 &amp; 2.</li> <li>Screw size designation shall be as follows: <table border="0" style="margin-left: 40px;"> <tr> <td>ST4.8 (No.10)</td> <td style="text-align: right;">Dia. = 4.8mm</td> </tr> <tr> <td>ST5.5 (No.12)</td> <td style="text-align: right;">Dia. = 5.5mm</td> </tr> <tr> <td>ST6.3 (No.14)</td> <td style="text-align: right;">Dia. = 6.3mm</td> </tr> </table> </li> <li>Corrosion Resistance: <ul style="list-style-type: none"> <li>Class - 2 General internal use.</li> <li>Class - 3 General external use.</li> <li>Class - 4 External use in severe marine environment.</li> </ul> </li> </ol>	ST4.8 (No.10)	Dia. = 4.8mm	ST5.5 (No.12)	Dia. = 5.5mm	ST6.3 (No.14)	Dia. = 6.3mm
ST4.8 (No.10)	Dia. = 4.8mm						
ST5.5 (No.12)	Dia. = 5.5mm						
ST6.3 (No.14)	Dia. = 6.3mm						
VHB - Tapes	<ol style="list-style-type: none"> <li>VHB - Tapes (Very High Bond - Tapes) shall be either 3M or Biolink.</li> <li>VHB - Tapes shall be used to resist dynamic wind loads only.</li> <li>Surfaces to be joined shall be prepared in accordance with manufacture's specifications and requirements.</li> <li>VHB - Tapes shall be applied in accordance with manufacture's specifications and requirements.</li> </ol>						
Sealant	<ol style="list-style-type: none"> <li>All joints that are not welded and abutting surfaces should be sealed with a structural sealant.</li> </ol>						



Traffic Control at Work Sites



EXHIBITION COPY

**TCP 829**

**Shire of**  
**Gunnedah**  
Land of Opportunity

## Notice of Determination of Development Application

Issued under Environmental Planning and Assessment Act 1979 section 81(1)(a)

DEVELOPMENT APPLICATION NO **2017/036**

### DEVELOPMENT APPLICATION

Applicant Name

MR J MCMAHON

Applicant Address

Land to be Developed – Address

LOT: 1 DP: 14344  
277 CONADILLY STREET  
GUNNEDAH

Proposed Development:

REDEVELOPMENT OF SERVICE STATION AND INSTALLATION  
OF NEW UNDERGROUND PETROLEUM TANKS AND SIGNAGE

### DETERMINATION

Made on

26 JUNE 2017

Determination

CONSENT GRANTED SUBJECT TO CONDITIONS DESCRIBED  
BELOW

Consent to Operate from

26 JUNE 2017

Consent to Lapse on

26 JUNE 2022

### CONDITIONS OF CONSENT

#### A. That development consent be granted subject to the following conditions:

- A1. The proposed development shall be carried out generally in accordance with the details set out in the following:
- Development Application form lodged 20/04/2017
  - Statement of Environmental Effects, prepared by Allspec, & Partners, dated 13 March 2017; & Additional Information provided to Council 1 June 2017; and
  - Submitted plans:
    - Prepared by Allspec & Partners, dated 13/04/2017, ref: 17004-1.dwg, Sheet 2 of 7 (Existing Site Plan); & dated 08/05/2017, ref: 17004-1.dwg, Sheet 1 of 7 (Title Page), Sheet 3 of 7 (Proposed Site Plan), Sheet 4 of 7 (Refuelling Tanker Movement Plan), Sheet 5 of 7 (Proposed Landscape Plan), Sheet 6 of 7 (Coalescing Plate Diagram), Sheet 7 of 7 (Elevations);
    - Prepared by Rabia Almas, Rebranding of Gunnedah Service Station, Sheet 1 of 3 (Flat Illuminated Facia), Sheet 2 of 3 (Illuminated Canopy Logo 2D), Sheet 3 of 3 (Proposed Synergy Flag Pole Dimensions);
  - Supporting Documentation:
    - Traffic Impact Assessment, prepared by Caldwell & Kent, dated: 30 May 2017;
    - Site Validation Report, prepared by IMPAX Group, dated 11 May 2015, ref: 2015-0014\_RPI;

except as otherwise provided by the conditions of consent.

*Reason: To ensure compliance with application and plans.*



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## B. Prescribed conditions

Gunnedah Shire Council

Note: The following conditions are prescribed conditions and may or may not relate directly to this

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**1. Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989**

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(of clauses 78 and 78A of EP&A Regulation 1994)

- (1) For the purposes of section 80A (11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:
  - (a) that the work must be carried out in accordance with the requirements of the Building Code of Australia,
  - (b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- (1A) For the purposes of section 80A (11) of the Act, it is prescribed as a condition of a development consent for a temporary structure that is used as an entertainment venue, that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia.
- (2) This clause does not apply:
  - (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
  - (b) to the erection of a temporary building, other than a temporary structure to which subclause (1A) applies.
- (3) In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant:
  - (a) development consent, in the case of a temporary structure that is an entertainment venue, or
  - (b) construction certificate, in every other case.

Note. There are no relevant provisions in the Building Code of Australia in respect of temporary structures that are not entertainment venues.

**Reason: To ensure compliance with the statutory requirements.**

### B2. Erection of signs

- (1) For the purposes of section 80A (11) of the Act, the requirements of subclauses (2) and (3) are prescribed as conditions of a development consent for development that involves any building work, subdivision work or demolition work.
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (c) stating that unauthorised entry to the work site is prohibited.
- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.
- (6) This clause applies to a development consent granted before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.



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Note. Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

**Reason: To ensure compliance with the statutory requirements.**

**C. Prior to Commencement of Building Works**

- C1.** Prior to the commencement of any building works the developer is to apply to an Accredited Private Certifier or Council for a Construction Certificate for the erection of the building. **NO BUILDING WORKS SHALL COMMENCE WITHOUT FIRST OBTAINING A CONSTRUCTION CERTIFICATE.**

**Reason: To meet statutory requirements.**

- C2.** Prior to work commencing appropriate measures are to be implemented in relation to erosion and sediment control. Such measures are to be maintained during the construction of the development in accordance with Council's Gunnedah Development Control Plan 2012.

**Reason: To ensure erosion and sediment control on the development site.**

- C3.** Prior to the commencement of building works a "Peg Survey Report" indicating the location of the corners of the proposed Pylon Sign, is to be submitted to Council confirming the positioning of the sign relative to the allotments boundaries.

**Reason: To ensure compliance.**

**D. Prior to the issue of a Construction Certificate**

- D1.** Prior to issue of a Construction Certificate construction plans, specifications and documentation as required by conditions of this consent and being consistent with this development consent and the Building Code of Australia, are to be submitted to the Principal Certifying Authority.

**Reason: To ensure compliance.**

- D2.** Prior to the issuing of a Construction Certificate, Structural Engineer's details of existing and proposed awning fuel tanks, pylon sign footings are to be provided the Council or an Accredited Certifier.

**Reason: To ensure compliance.**

- D3.** Prior to the issuing of a Construction Certificate by the Council or an Accredited Certifier, the Long Service Levy is to be paid.

**Reason: To comply with statutory requirements.**

- D4.** Prior to the issuing of a Construction Certificate, the Developer shall pay to Council a levy as applicable at the time of payment, relative to the total project value, in accordance with the Council's Section 94A Contributions Plan 2013 under Section 94A of the Environmental Planning and Assessment Act 1979. The current levy payable is \$3,000.

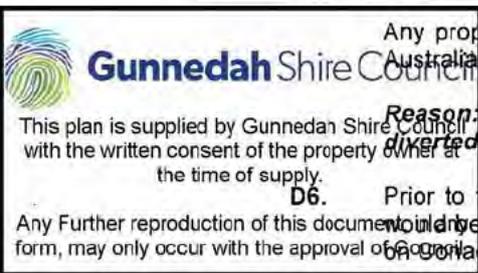
Note: The Gunnedah Shire Council's Section 94A Contributions Plan 2013 can be viewed on Council's web site at: <http://www.gunnedah.nsw.gov.au>.

**Reason: To make provision for public amenities and services within the community.**

**Stormwater**

- D5.** Prior to the issue of a Construction Certificate a Stormwater Management Plan prepared by a suitably qualified and experienced engineer or registered surveyor is to be submitted to Council for assessment and approval.

The Stormwater Management Plan is to include detailed calculations and supporting drawings/documentation, which demonstrate that stormwater can be intercepted, drained and lawfully discharged for the purpose of preventing stormwater from entering the building in the designed storm event and not create nuisance to any downstream neighbours.



Any proposed works (e.g. diversion banks, drains etc) must be designed in accordance with Australian Rainfall and Runoff to cater for the 1 in 20 year storm.

**Reason:** *To ensure satisfactory drainage whilst ensuring that the surface water is not onto adjoining properties.*

**D6.** Prior to the issue of a Construction Certificate for the proposed development, the developer would be required to enter into the WAD with Roads and Maritime Services for all road works on Jilly Street.

**Reason:** *To meet Roads and Maritime Services requirements.*

#### **Liquid Trade Waste**

**D7.** A Liquid Trade Waste Application shall be submitted to Council. The application shall be accompanied by hydraulic plans illustrating sewer, stormwater and water servicing, the bunded area around the bowzers, proposed discharge point of any spillage waste and any treatment of waste prior to discharge.

**Reason:** *To ensure compliance.*

### **E. General**

**E1.** The building shall be provided with a required exit and this single door shall swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1.2m from the floor all in accordance with BCA Part D.

Note: BCA D2.20 allows door to swing inwards if building or part has Floor area < 200sqm & door fitted with device for holding door open.

**Reason:** *To ensure compliance and safe egress from building.*

**E2.** The premises are to be provided with access for disabled persons facilities that comply with AS1428.1

**Reason:** *To ensure compliance.*

#### **Underground Petroleum Storage System (UPSS)**

**E3.** The petrol station development shall be carried out in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014 and relevant Australian Standards.

**Reason:** *To comply with statutory requirements.*

**E4.** An Underground Petroleum Storage System (UPSS) must be appropriately designed, installed and commissioned by duly qualified persons in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014.

**Reason:** *To comply with statutory requirements.*

**E5.** An Underground Petroleum Storage System (UPSS) must have mandatory pollution protection equipment installed, consistent with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014, comprising non-corrodible secondary containment tanks and associated pipework and overflow protection devices.

**Reason:** *To comply with statutory requirements.*

**E6.** An Underground Petroleum Storage System (UPSS) must have groundwater monitoring wells installed and tested in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014.

**Reason:** *To comply with statutory requirements.*

**E7.** An Underground Petroleum Storage System (UPSS) must have a certificate showing that an equipment integrity test (EIT) has been carried out in line with the written directions of duly qualified persons, in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014.

**Reason:** *To comply with statutory requirements.*



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E8. 'As-built' drawings of the Underground Petroleum Storage System (UPSS) shall be provided to Council in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014.

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**Reason: To comply with statutory requirements.**

**Traffic and Parking**

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E9. All internal driveways, parking areas, loading bays and vehicular turning areas are to be constructed with a base course of adequate depth to suit design traffic, being hard sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers or other alternative product which has been approved by Council. Parking areas must comply with AS 2890 – *Parking Facilities* and Council's Engineering Guidelines for Subdivisions and Developments, 2013.

**Reason: To ensure compliance with relevant Australian Standards and to facilitate the use of vehicular access and parking facilities.**

E10. All onsite parking spaces are to be clearly signposted and marked to ensure that they are clearly identified. All parking spaces are to be marked to ensure compliance with AS 2890 *Off Street Parking* for parking space dimensions.

**Reason: To ensure onsite parking is clearly marked.**

E11. All vehicular movement to and from the site shall be in a forward direction to ensure that the proposed development does not give rise to vehicle reversing movements on or off the Public Road with consequent traffic accident potential and reduction in road efficiency.

**Reason: To ensure compliance with Council's requirements.**

E12. Ingress and Egress shall be designed in accordance with Austroads Guidelines, Australian Standards with reference to Roads and Maritime Services Supplements. Ingress and Egress shall be clearly signposted in accordance with Austroads and Australian standards.

**Reason: To ensure compliance with Council's requirements.**

E13. The central median strip in Conadilly Street adjacent to the development site is to be extended to a point a minimum of 2 metres past the eastern most point of the vehicle access from Conadilly Street to the site. The median strip shall restrict right-turn movements and direct all exiting traffic movements to redistribute via adjacent roundabout. All work along Conadilly Street is to be designed and constructed in accordance with the relevant Austroads Guidelines and Australian Standards.

**Reason: To ensure traffic safety.**

E14. Appropriate signage is to be erected to clearly demonstrate designated entry and exit locations clearly demonstrating, 'entry/no exit' (Conadilly Street access) and 'exit/no entry' signs at the southern access on Elgin Street. These signs shall be visible from the road to ensure that adequate sighting of entry and exit positions is provided.

**Reason: To ensure the provision of appropriate traffic signage.**

E15. The northern driveway (from the car parking area) on Elgin Street is to be signed posted with a designated left turn/exit only sign. An arrow indicating the left only turning direction shall be painted on the car park surface.

**Reason: To ensure the provision of appropriate traffic signage.**

E16. Any damage caused to kerb, guttering and/or footpath during building operations, shall be rectified by the developer in accordance with Council's Driveway crossing standards and specifications.

**Reason: To ensure the integrity of Council's road infrastructure is maintained in an acceptable standard.**

**Signage**

E17. Lighting must not be flashing or intermittently illuminated. Signage must comply with AS 4282—1997, *Control of the obtrusive effects of outdoor lighting*. All Signage, where lit must be fitted with a timer switch to turn off between the hours of 9pm and 5am each night.

**Reason: To ensure compliance.**



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E18. The proposed Pylon Sign (Synergy Flag Pole Sign) is to be located entirely within the property boundaries of Lot 1 DP 14344.

*Reason: To ensure compliance.*

**Outdoor Lighting**  
E19. Outdoor lighting is to comply with *AS/NZS 11583.1 Pedestrian Area (Category P) Lighting* and *AS 1289 Control of Obtrusive Effects of Outdoor Light*.

*Reason: To ensure compliance.*

**Stormwater**

E20. All Stormwater runoff shall be diverted to an on-site retention system prior to dispersal to the kerb in Conadilly or Elgin Street to ensure the system is not overloaded. The system shall be designed in a manner as to provide removal of sediment as well (GPT design).

*Reason: To ensure that fuel tanks are not subject to flood inundation.*

**Security Cameras**

E21. Closed-circuit television (CCTV) security cameras are to be positioned in such a way as to capture the head view of persons entering the store.

*Reason: To ensure that security cameras are appropriately positioned.*

**Emergency Contact**

E22. The developer shall nominate an emergency contact person and provide the contact name and number to the Gunnedah Police Station. The contact details are to be regularly updated.

*Reason: To provide NSW Police contact in case of an emergency*

**Operational Hours**

E23. The development operating hours are limited to the operation of the premises between the following hours:

- Monday – Sunday: 5:00am until 9:00pm

*Reason: To ensure compliance with application and plans.*

**F. During Construction Works**

**F1. Inspections by the Principal Certifying Authority – Mandatory Critical Stage Inspections**

48 hours prior to the covering of the following works, the Principal Certifying Authority appointed pursuant to Section 81(2)(b) of the Environmental Planning and Assessment Act 1979 shall be notified that works are ready for inspection. (Note: Inspections in **bold type** are mandatory critical stage inspections under the Act and **MUST** be carried out by the Principal Certifying Authority. If these inspections are not carried out by the Principal Certifying Authority an Occupation Certificate cannot be issued).

- (a) **Piers (if any) prior to pouring of concrete**
- (b) **Footing trenches with reinforcement prior to pouring of concrete**
- (c) **Concrete slab formwork with reinforcement prior to pouring of concrete**
- (d) Insitu concrete formwork (excluding paving) with reinforcement prior to pouring of concrete.
- (e) Final inspection prior to use of the building.

The above listed works may not be covered until approval is obtained from the Principal Certifying Authority or his/her duly appointed delegate.

*Reason: To ensure compliance before, during and after construction.*

**F2.** A stamped copy of the development consent, the approved plans and specifications are to be kept at the construction site at all times during the construction period.

*Reason: To ensure compliance with approved application and plans.*

**F3.** The storage of all building materials shall be confined within the boundaries of the allotment.

*Reason: To ensure site safety.*

**F4. Excavations and backfilling**

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

*Reason: To ensure compliance.*

**F5. Support for neighbouring buildings**

If an excavation associated with the refurbishment of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- (a) must preserve and protect the building from damage, and
- (b) if necessary, must underpin and support the building in an approved manner, and
- (c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. In this clause, **allotment of land** includes a public road and any other public place.

*Reason: To ensure site stability.*

**F6. Protection of public places**

If the work involved in the refurbishment of a building:

- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

*Reason: To ensure site safety.*

**F7. Work on the development shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-**

Monday to Friday	-	7.00am to 5.00pm;
Saturday	-	8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays.

Note: The builder shall be responsible to instruct and control sub-contractors regarding the hours of work.

Council will exercise its powers under the Protection of the Environment Operations Act, 1997, in the event that the building operations cause noise to emanate from the property on Sundays or Public Holidays or otherwise than between the hours detailed above.

*Reason: To ensure amenity of the neighbourhood is maintained.*

**G. Prior to the issue of an Occupation Certificate**

**G1. Occupation of the building is not to occur until all work has been completed, the conditions of consent satisfied and an Occupation Certificate issued by the Principal Certifying Authority.**

*Reason: To meet statutory requirements.*



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G2. Prior to issue of an Occupation Certificate all statutory fire safety measures listed in the fire safety schedule (attached to the Construction Certificate) are to be installed in accordance with the standards detailed and the owner of the property shall provide a fire safety certificate for each statutory fire safety measure to the Principal Certifying Authority.

**Reason: To ensure compliance and fire safety of building.**

Prior to occupation of the building the following fire safety measures are to be installed in the building and the owner of the building will be required to provide a Fire Safety Certificate for each measure:

- (a) Install portable fire extinguishers to comply with AS2444

**Reason: To ensure compliance and fire safety of Building.**

G4. Prior to the issue of any Occupation Certificate (interim or final) for the development, an RMS Pre-Qualified Contractor would be required to complete all road works under the WAD to practical completion, as determined by RMS. All works would be undertaken at full cost to the developer to the satisfaction of Council and RMS.

**Reason: To meet RMS requirements.**

## H. Continued Operations

H1. The owner of the building shall submit to Council at least once in each period of twelve (12) months following the building's completion, an Annual Fire Safety Statement with respect to each essential fire safety measure associated with the building.

**Reason: To ensure compliance and fire safety of the building.**

H2. All landscaping shall be maintained at all times in accordance with the approved landscape plan.

**Reason: To ensure maintenance of landscaping.**

H3. The sealing to all vehicular parking, manoeuvring and loading areas is to be maintained at all times.

**Reason: To ensure maintenance of car parking areas.**

H4. The advertisement and advertising structure shall be maintained in a good condition and be structurally sound at all times.

**Reason: To ensure compliance.**

H5. Deliveries are to be scheduled to ensure there is no conflict between delivery vehicles and customers that could potential risk customer vehicles queuing onto Conadilly Street.

**Reason: To reduce conflict between pedestrians, vehicles and on street parking.**

### OTHER APPROVALS

Approvals granted under Section 94 Nil  
and Section 68 Local Government Act  
1993

### RIGHT OF APPEAL

*If you are dissatisfied with the decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 6 months from the date of this notice.*

### REVIEW OF DETERMINATION

*If you wish for a review of this decision, Section 82A of the Environmental Planning and Assessment Act 1979 gives you the right to lodge a Review of Determination within 6 months from the date of this notice.*

### SIGNED

Name

  
CAROLYN HUNT  
MANAGER DEVELOPMENT & PLANNING

Date

26 JUNE 2017