

PS ref: 8107

8 August 2022

Shire of Tammin  
P.O. Box 53  
Tammin WA 6409

Attention: Joanne Soderlund - CEO Shire of Tammin

Dear Sir,

**APPLICATION FOR DEVELOPMENT APPROVAL  
DEVELOPMENT APPLICATION – UNMANNED FUEL FACILITY  
LOT 251 GREAT EASTERN HIGHWAY, TAMMIN**

Planning Solutions acts on behalf of Aksra Pty Ltd, the proponent of Lot 251 Great Eastern Highway, Tammin (**subject site**). We are pleased to make this application for an unmanned fuel facility at the subject site.

With regard to the above, please find enclosed:

1. Shire of Tammin Development Application Form 1, signed by applicant and landowner.
2. The Certificate of Title applicable to the subject site.
3. The development plans depicting the proposed development.

The following submission discusses various matters pertaining to the proposal, including:

- Site details.
- Proposal.
- Town planning considerations.

**SITE DETAILS**

**Legal description**

The subject site is legally described as "Lot 251 on Deposited Plan 401154", being the whole of the land contained within Certificate of Title Volume 2822 and Folio 584.

The subject site has a total area of 48,057 m<sup>2</sup>.

Refer **Appendix 1** for a copy of the Certificate of Title.



Level 1, 251 St Georges Tce, Perth WA  
(08) 9227 7970  
GPO Box 2709  
Cloisters Square PO 6850

admin@planningsolutions.com.au  
www.planningsolutions.com.au  
ACN 143 573 184 ABN 23 143 573 184  
Planning Solutions (Aust) Pty Ltd

## Regional context

The subject site is located in the suburb of Tammin, approximately 0.8 kilometres west of the Tammin town centre and approximately 155 kilometres north west of the Perth city centre. Tammin is located within the Wheatbelt Region of Western Australia.

The subject site fronts Great Eastern Highway, which connects the subject site to the wider wheatbelt region, between Perth and Kalgoorlie. According to Main Roads Western Australia Trafficmap, the 2018/19 weekly average of vehicles passing the subject site was 1,938 per week. 27.2% (527) of the vehicles passing the subject site each week were heavy vehicles.

The subject site is within the municipality of the Shire of Tammin (Shire).

## Local context

The subject is located within the suburb of Tammin, and is widely surrounded by rural land. The development is proposed in the eastern portion of the subject site, which hereafter will be referred to as the **development site** (as depicted on the development plans attached and discussed further below).

The development site contains one existing building, the old Tammin railway station that will be retained as part of the development. More broadly, the site and is sparsely vegetated with small trees and bushes. The subject site is surrounded by rural properties that are generally vacant of any development. The subject site is bounded by Great Eastern Highway to the north and the Tammin Railway line to the south. The site tapers to the east and west.

The following uses are located in the area surrounding the subject site:

- Great Eastern Abattoir – 350m east.
- Tammin Fire Station - 450m east.
- Tammin CBH – 1.00km east.

The site is generally flat and has a level consistent with Great Eastern Highway. The nature of the existing buildings on the site includes one vehicle storage shed within the eastern portion of the lot, unused railway station and a hardstand ramp within the eastern portion of the lot.

Refer to **Figure 1**, local context.



**Figure 1** – Aerial photograph. Source Nearmaps 2022.

## PROPOSAL

The proposal involves development of an unmanned fuel facility on the subject site. The unmanned fuel facility will provide for the retail sale of diesel (only) through an aboveground diesel tank, to heavy vehicles. The facility will offer essential, uninterrupted diesel refuelling services to the variety of heavy vehicles servicing the broader rural locality and passing through Tammin.

Specifically, the proposed development comprises:

- One aboveground diesel storage tank with two fuel integrated bowsers at its western end.  
 The aboveground tank will measure 2.9m in height, 12.2m in length, and 2.45m in width.  
 The tank will be setback 10.70m from the northern boundary and 13.30m from the southern boundary.
- One canopy constructed over the western portion of the aboveground diesel storage tank, above the refuelling bowsers.
- One illuminated ID sign, comprising internally illuminated acrylic boxes, positioned at the eastern aspect of the subject site addressing Great Eastern Highway. The sign will measure 8m in height and 2.45m in width.  
 The proposed sign will be located approximately 2 metres from the northern boundary of Great Eastern Highway before the eastern crossover. The signage has been strategically located to ensure exposure to vehicles traveling along Great Eastern Highway.
- A new pre-cast trafficable bund and bitumen area surrounding the aboveground diesel storage tank.
- Two concrete bollards to the eastern and western side of the above ground diesel storage tank.
- Existing 17.85m ingress/egress crossover to Great Eastern Highway to the west of the development site to be upgraded to be sealed.
- Existing 15.40m ingress/egress crossover to Great Eastern Highway to the east of the development site to be to be upgraded to be sealed.
- All internal driveways within the development area to be sealed.

The unmanned fuel facility is positioned and orientated in a manner which enables uninterrupted access and circulation through the site, from either of the existing crossovers to Great Eastern Highway. The layout enables vehicles travelling east and/or west along the highway to access the refuelling facilities.

Once a customer arrives at one of the two refuelling bowsers, the customer will then provide a credit card payment and refuel their vehicle. Vehicles will then exit via the western or eastern crossover to Great Eastern Highway.

The unmanned fuel facility will operate 24 hours per day, seven days per week. No permanent staff will be required onsite.

The unmanned fuel facility will have an oil and fuel spill kit on site at all times and an oil water separator will be installed under the filling points to manage any spills from the filling position. Further, the proposed tank is located inside a bunded waterproof wall that will prevent any spill from the tank to exit the container.

As outlined above, the proposal does not entail removal of any existing structures or buildings on the subject site.

Refer **Appendix 2** for a copy of the Development Plans.

## Traffic, access and functionality

The proposed development will utilise the following two existing crossovers to Great Eastern Highway.

Specifically, the proposal will utilise the following existing access points:

- One 17.85 metre full movement crossover west of the development site onto Great Eastern Highway.
- One 15.40 metre full movement crossover east of the development site onto Great Eastern Highway.

The crossovers are located in areas to enable the functional, safe and efficient movement of vehicles in and out of the subject site. The access has also been designed in a manner to be located in an area that does not contain existing vegetation. As outlined above, the proposed tank and canopy is positioned to ensure uninterrupted movements through the site from both directions, that vehicles can enter and exit the site in forward gear, and that customers are provided with a path through the site that is as linear as possible. The proposed unmanned fuel facility has been designed to have a two-way linear flow from Great Eastern Highway, optimising the abnormal narrow site.

The proposed facility has been designed to accommodate heavy diesel vehicles to enter and exit the subject site in a safe and coordinated manner. The design allows for two vehicles to refuel within the subject site at any one time. Access into and throughout the subject site will be two way, via ingress the two crossovers on Great Eastern Highway.

The proposed development will not generate a significant increase in traffic movements on Great Eastern Highway, as it is designed to cater primarily heavy diesel vehicles already passing through Tammin, or that exist within the surrounding rural setting. The development is only anticipated to cater up to 8-15 heavy vehicles per hour as it provides only two refuelling positions, therefore a transport impact statement or transport impact assessment is not required. Heavy vehicles typically require 10 or 15 minutes to refuel their tanks simply due to the large volume fuel tanks they comprise.

Refer **Appendix 2** for a copy of the Development Plans that details the signage specifications.

## TOWN PLANNING CONSIDERATIONS

### State Planning Policy 3.7 – Planning in Bushfire Prone

The subject site is within an area identified as 'bushfire prone' under the Department of Fire and Emergency Services (DFES) bushfire-prone mapping system. The relevant provisions and requirements of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7)* therefore apply to the proposal.

The objective of SPP3.7 is to implement safe, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

The proposed development site containing the above-ground diesel storage tank is not located within the bushfire prone area as designated by the DFES bushfire-prone mapping system. Further to this, the proposed development is not a habitable structure, and therefore does not require any additional reporting.

### Shire of Tammin Local Planning Scheme No. 2

The Shire of Tammin Local Planning Scheme No. 2 (LPS2) applies to the subject site. The provisions of LPS2 are supplemented by the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Where a deemed provision is inconsistent with a provision of LPS2, the deemed provision prevails to the extent of the inconsistency.

## **Zoning**

The subject site is zoned Rural and a portion of the site is zoned Local Road pursuant to the provisions of LPS2. The development site subject of this application is entirely within the Rural Zone. The objective of the Rural zone under LPS2 is:

- *To provide for the maintenance or enhancement of specific local rural character.*
- *To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.*
- *To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.*
- *To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.*
- *To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.*

The proposed development is entirely consistent with the LPS2 objectives of the Rural zone for the following reasons:

- The proposed development provides a rural related land use which is complementary to surrounding rural land uses and meet the needs of the Tammin locality, and heavy vehicles regularly passing the site along Great Eastern Highway.
- The proposal provides a built form style that is a minor and simplistic structure to ensure it minimises the impact on the direct surrounding rural context.
- The development retains all the natural vegetation on the site preserving the rural characteristic of the site.
- The proposal utilises the abnormal narrow site that would not be otherwise be viable for broad acre agricultural activities.
- The unmanned fuel facility also provides an opportunity for trucks and caravans travelling along Great Eastern Highway, to access a convenient service, refuel, and continue their journey along Great Eastern Highway.
- The proposal has been carefully designed to ensure it does not create an unwarranted impact on the streetscape, or poor amenities for workers resting at the facility.
- Providing surrounding residents and passing vehicles with 24-hour diesel refuelling for trucks and other diesel machinery.

It is considered the proposed development achieves the objectives of the Rural Zone, and demonstrates to be a benefit with the surrounding activities and passing trade, warranting approval accordingly.

## **Use class and permissibility**

The proposal seeks to develop the site with an unmanned fuel facility that will provide for the retail sale of diesel (only) to heavy vehicles passing through Tammin and servicing the locality. The proposed operations are not characterised by any of the land use definitions outlined within Division 2 of LPS2, including Service Station.

Service Station is defined within LPS2 as follows:

*means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for –*

*(a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or*

*(b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.*

Notably the proposal will not sell motor vehicle accessories or goods of an incidental nature. Further, it will not carry out greasing, tyre repairs and minor mechanical repairs. Therefore, the proposed unmanned fuel facility is characterised as an 'unlisted use' under LPS2.

Clause 18(4) of LPS2 outlines:

*"The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table –*

*a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or*

*b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or*

*c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone."*

The proposal simply seeks approval for the installation of an above ground unmanned fuel tank which in its nature, only sells diesel. It will not prejudice the ultimate development potential of the locality or surrounding commercial tenants. The locality is generally characterised by rural land and activities, and will offer a convenient service to surrounding rural activities and heavy vehicles travelling through Tammin along Great Eastern Highway.

Consideration of the use against the objectives of the Rural zone is provided above, demonstrating that the proposed unmanned fuel facility is consistent with the objectives of the Rural zone. Accordingly, we consider that the use may be permitted in the zone as per clause 18(4)(a) of LPS2.

Having regard to the information above, the proposed development is considered suitable for the subject site and warrants approval accordingly.

### **Development Standards**

Development are prescribed within Schedule 2 – Additional Site Requirements of LPS2. Refer to **Table 1** below for an assessment of the proposal against the relevant development standards.

**Table 2 – Assessment against LPS2**

Signage Policy provision	Provided	Complies
<b>Setback requirements</b>		
<i>Front – 20m</i>	11.00m setback to the northern lot boundary .	<b>VARIATION</b>
<i>Rear – 20m</i>	13.67m setback to the southern boundary.	<b>VARIATION</b>
<i>Sides – 20m</i>	The proposed side setbacks are over 20m.	✓

### Justification

Due to the irregular "thin" shape of the lot, providing 20m setbacks from the front and rear lot boundaries is not possible. As the proposed fuel facility is 5.00m, the development will not appear out of context from Great Eastern Highway, even at a setback less than the 20m setback provision. Lastly, the commercial nature of the proposal requires the fuel facility to be located within proximity to Great Eastern Highway for relevant exposure to passing motorists. For these reasons we consider the proposed setbacks compatible with the subject site and warrants approval accordingly.

### **CONCLUSION**

As detailed throughout this submission, this application seeks approval for an unmanned fuel facility and associated pylon sign.

The proposal has been carefully designed to provide a streamlined and efficient level of service for heavy vehicles passing through the area, whilst also ensuring the development does not negatively impact streetscape view or the ultimate development potential of the site.

The proposal is generally compliant with the relevant development requirements of LPS2.

It is considered the proposal should be favourably determined, on individual merit, recognising the proposal is consistent with the statutory planning framework for the subject site. We therefore respectfully request the application for development approval be considered on its merits and favourably determined.

Should you have any queries or require further clarification in regard to the proposal, please do not hesitate to contact the writer.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Nic Watson', written over a horizontal line.

**NIC WATSON**  
**PLANNING CONSULTANT**

## SHIRE OF TAMMIN TOWN PLANNING SCHEME NO.2



## FORM 1 - APPLICATION FOR DEVELOPMENT APPROVAL

**Landowner Details**

Name/s: West 9 PTY LTD

ABN (if applicable):

Postal Address: Suite 308, 838 Collins Street, Melbourne VIC

Postcode:3008

Work Phone: 0423840111

Fax:

E-mail:

Home Phone:

Mobile Phone:

Contact Person for Correspondence: Chris Cornelius

Signature:

Date:

15/07/2022

Signature: Konfir Kabo - Sole Director and Secretary

Date:

**NOTES:**

- i) Use and attach a separate copy of this page where there are more than two (2) landowners.
- ii) The signature/s of all registered owner(s) as listed on the land's Certificate of Title is required. This application cannot proceed without the required signature/s. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2). Land owned by an incorporated body (i.e. a company) must be signed by:
- 1 director of the company, accompanied by the company seal; or
  - 2 directors of the company; or
  - 1 director and 1 secretary of the company; or
  - 1 director if a sole proprietorship company.
- Print the full names and positions of company signatories underneath the signatures.
- iii) A copy of the Certificate of Title for all land the subject of this application must be provided and can be purchased through Landgate directly if required.
- iv) Development Applications relating to Unallocated Crown Land, Unmanaged Crown Reserves, land under management order to the Shire of Tammin where the development is not consistent with the reserve's purpose, or is used for commercial purposes, or land which is subject to a lease issued under the Land Administration Act 1997 need to be referred to the Lands Division of the Department of Planning, Lands and Heritage for consideration and signing.

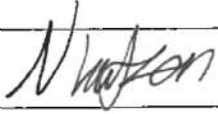
**Applicant Details (if different from owner)**

Name/s: Planning Solutions

Address: GPO Box 2709, Cloisters Square

Postcode: 6850



Work Phone: 9227 7970	Fax:	E-mail: admin@planningsolutions.com.au
Home Phone:		
Mobile Phone:		
Contact Person for Correspondence: Reece Hendy / Nic Watson		
Signature: 	Date: 15/09/2022	
<b>NOTES:</b>		
<p>i) Failure to provide a suitably completed development application form, a copy of the relevant Certificate/s of Title, sufficient plans and other supporting information and/or the correct application fee may result in the application being returned or placed on hold.</p> <p>ii) The application fee payable will be confirmed by the local government following receipt of the application. Processing of the application will not commence until the fee is paid in full.</p> <p>iii) As per Schedule 2 clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015 the information and plans provided with this application may be made available by the local government for public viewing in connection with the application.</p> <p>iv) If public advertising of the application is required by the local government an additional fee in accordance with the local government's adopted schedule of fees and charges will be payable by the applicant. Further processing of the application following completion of public advertising will not proceed until the additional fee is paid in full.</p> <p>v) The original of this application and supporting information and plans will be retained by the local government for its records and will not be returned to the applicant/landowner following final determination.</p>		
<b>Property Details</b>		
NOTE: The details provided must match those shown on the relevant Certificate/s of Title.		
Lot No: 251	House/Street No:	Location No:
Survey Diagram or Plan No: 401154	Certificate of Title Volume No: 2822	Certificate of Title Folio No: 584
Title encumbrances (e.g. easements, restrictive covenants etc. as listed on the Second Schedule of the relevant Certificate/s of Title): N/A		
Street name: Great Eastern Highway	Suburb: South Tammin	
Nearest street intersection: Great Eastern Highway / Station Road		
<b>Proposed Development:</b>		
Nature of development: <input type="checkbox"/> Works (New construction works with no change of land use) <input type="checkbox"/> Use (Change of use of land with no construction works) <input checked="" type="checkbox"/> Works and Use		
NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form (i.e. a Form 2) must be completed and submitted with this application.		
Is an exemption from development claimed for part of the development? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use		
Description of proposed works and/or land use: Proposed unmanned fuel stop		

Description of exemption claimed (if relevant):
Nature of any existing buildings and/or land use: The nature of the existing buildings on the site includes one vehicle storage shed within the eastern portion of the lot, unused railway station and a hardstand ramp within the eastern portion of the lot.
Approximate cost of proposed development (excluding GST):  \$500,000
<b>OFFICE USE ONLY</b>
Date application received:
Received by:
Application reference number:
Application fee payable: \$
Date of receipt of application fee from applicant:
Receipt number for application fee:

## SHIRE OF TAMMIN TOWN PLANNING SCHEME NO.2



## FORM 2 - ADDITIONAL INFORMATION FOR DEVELOPMENT APPROVAL FOR ADVERTISEMENTS

**Note:** To be completed in addition to the Application for Development Approval form (i.e. Form 1).

1. Description of property on which advertisement is to be displayed including full details of its proposed position within that property:

Lot 251 Great Eastern Highway, Tammin.

Sign is proposed to be located within the north eastern portion of the property.

2. Details of proposed sign:

- (a) Type of structure on which advertisement is to be erected (i.e. freestanding, wall mounted, other):

Freestanding

- (b) Height: 8 metres      Width: 2.45 metres      Depth:

- (c) Colours to be used: PANTONE 1585C

- (d) Height above ground level —

(a) (to top of advertisement): 8 metres

(b) (to underside): 0.4 metres

- (e) Materials to be used: internally illuminated perspex

Illuminated: Yes / No

If yes, state whether steady, moving, flashing, alternating, digital, animated or scintillating and state intensity of light source:

Company logo will be illuminated internally and LED fuel price boards to be illuminated.

3. Period of time for which advertisement is required:

4. Details of signs (if any) to be removed if this application is approved:

**Note:** This application should be supported by a photograph or photographs of the premises showing superimposed thereon the proposed position for the advertisement and those advertisements to be removed detailed in 4 above.

Signature/s of advertiser/s:      Tenants not confirmed at this stage  
(if different from landowner/s)

Date:



ASIC

Australian Securities & Investments Commission

JOB 8107

## Current Company Extract

**Name:** WEST 9 PTY LTD

**ACN:** 657 933 518

Date/Time: 23 September 2022 AEST 11:36:00 AM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

Organisation Details	Document Number
<b>Current Organisation Details</b>	
Name: WEST 9 PTY LTD	2EWU74027
ACN: 657 933 518	
Registered in: Victoria	
Registration date: 10/03/2022	
Next review date: 10/03/2023	
Name start date: 10/03/2022	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	

Address Details	Document Number
<b>Current</b>	
Registered address: KABO LAWYERS, Level 23, 360 Collin Street, MELBOURNE VIC 3000	2EWU74027
Start date: 10/03/2022	
Principal Place Of Business address: Level 23, 360 Collin Street, MELBOURNE VIC 3000	2EWU74027
Start date: 10/03/2022	

Officeholders and Other Roles	Document Number
<b>Director</b>	
Name: KONFIR KABO	2EWU74027
Address: 55 St Georges Road, TOORAK VIC 3142	
Born: 01/10/1973, MAKASSAR, INDONESIA	
Appointment date: 10/03/2022	
<b>Secretary</b>	
Name: KONFIR KABO	2EWU74027
Address: 55 St Georges Road, TOORAK VIC 3142	
Born: 01/10/1973, MAKASSAR, INDONESIA	
Appointment date: 10/03/2022	

Share Information					
Share Structure					
Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
ORD	ORD	1	1.00	0.00	2EWU74027
<b>Members</b>					
Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty members of the class (based on shareholdings). The details of any other members holding the same number of					

shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Name: KONFIR KABO  
Address: 55 St Georges Road, TOORAK VIC 3142

Class	Number held	Beneficially held	Paid	Document number
ORD	1	yes	FULLY	2EWU74027

#### Documents

Note: Where no Date Processed is shown, the document in question has not been processed. In these instances care should be taken in using information that may be updated by the document when it is processed. Where the Date Processed is shown but there is a zero under No Pages, the document has been processed but a copy is not yet available.

Date received	Form type	Date processed	Number of pages	Effective date	Document number
10/03/2022	201C Application For Registration As A Proprietary Company	10/03/2022	3	10/03/2022	2EWU74027

\*\*\*End of Extract of 2 Pages\*\*\*

# TAMMIN TRUCK STOP

## LOT 251 GREAT EASTERN HWY TAMMIN

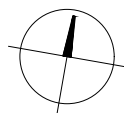
DRAWING SCHEDULE		
CODE	CONTENT	REVISION
A-00	COVER SHEET AND DRAWINGS SCHEDULE	Rev-A
A-01	SITE PLAN	Rev-A
A-02	FILLING POSITION LAYOUT PLAN	Rev-A
A-03	ABOVE GROUND TANK AND NEW ID SIGN DETAILS PLAN	Rev-A



PHOTO MAP

ISSUE FOR PLANNING PERMIT

LEVEL 23 / 360  
Collins Street  
Melbourne VIC 3000  
  
E: info@aksara.com.au  
ACN 141 232 877



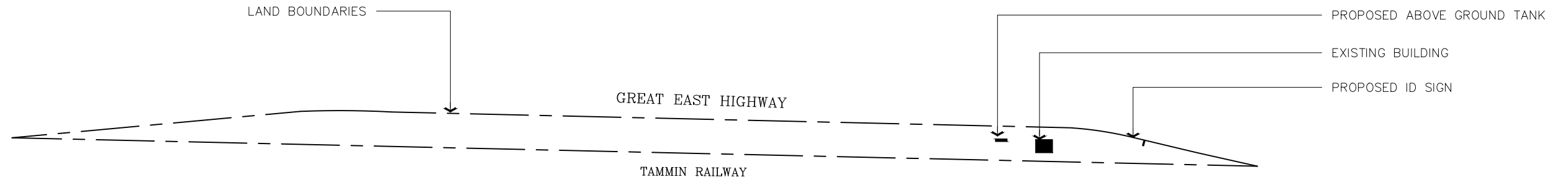
PROJECT:

**TAMMIN TRUCK STOP**  
LOT 251 Great Eastern Highway TAMMIN

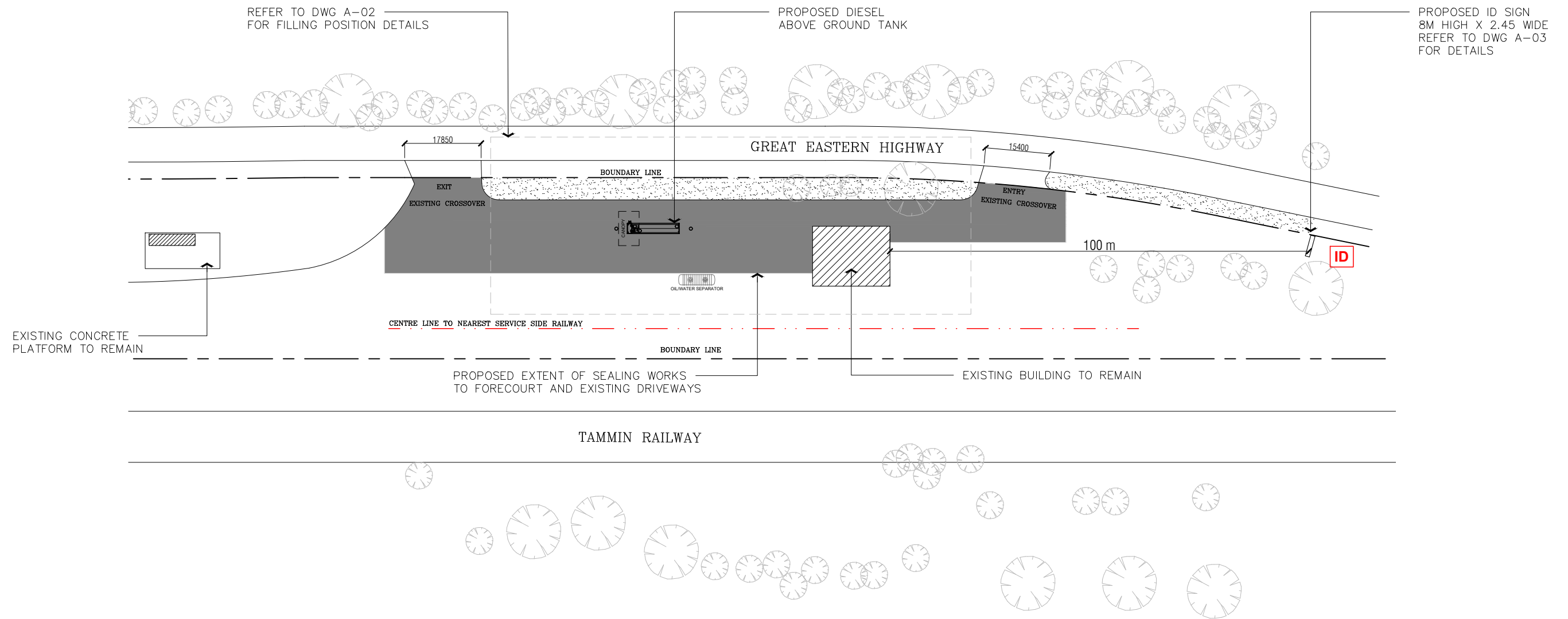
AMMENDMENT	
DATE	31/08/2022
DRAWING TITLE	COVER PAGE
SCALE	N/A

SPECIAL COMMENTS

AMMENDMENT	DATE	BY	DRAWING No.
FOR PLANNING PERMIT	31/08/2022	JC	<b>A-00</b> Rev-A



**SITE PLAN** scale 1:5000

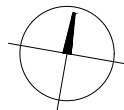


**PARTIAL SITE PLAN** scale 1:1000

NOTE:  
 GRAY SHADE DENOTES SEALED AREA TO FORECOURT AND DRIVEWAYS.  
 SEALED AREAS TO BE GRADED AND LEVELLED OUT

**ISSUE FOR PLANNING PERMIT**

LEVEL 23 / 360  
 Collins Street  
 Melbourne VIC 3000  
 E: info@aksara.com.au  
 ACN 141 232 877



PROJECT:

**TAMMIN TRUCK STOP**  
**LOT 251 Great Eastern Highway TAMMIN**

AMMENDMENT

DATE

DRAWING TITLE

SCALE

31/08/2022

SITE PLAN

As shown @ A3

SPECIAL COMMENTS

AMMENDMENT

FOR PLANNING PERMIT

DATE

31/08/2022

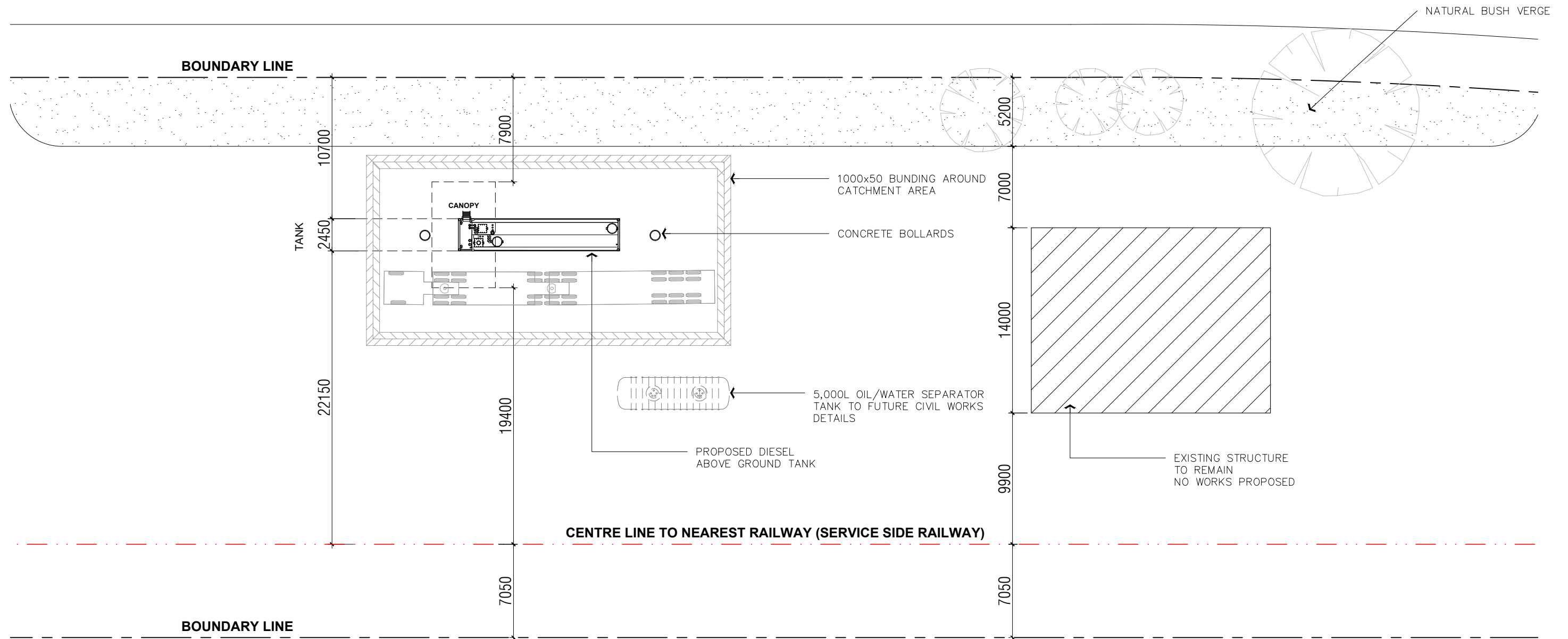
BY

JC

DRAWING No.

**A-01**  
 Rev-A

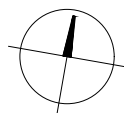




FILLING POSITIONS DETAIL PLAN SCALE 1:300

ISSUE FOR PLANNING PERMIT

LEVEL 23 / 360  
Collins Street  
Melbourne VIC 3000  
  
E: info@aksara.com.au  
ACN 141 232 877



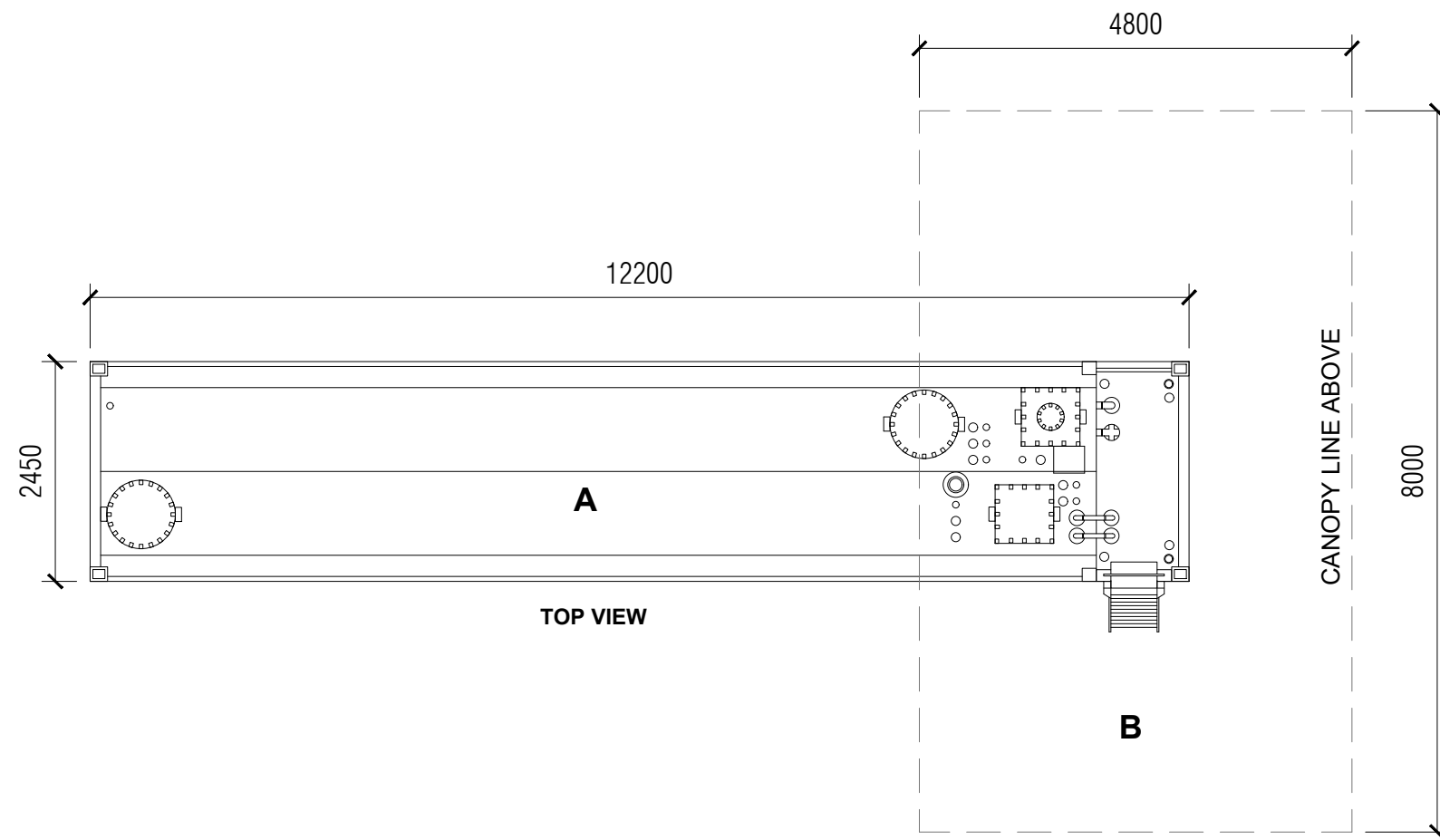
PROJECT:

**TAMMIN TRUCK STOP**  
**LOT 251 Great Eastern Highway TAMMIN**

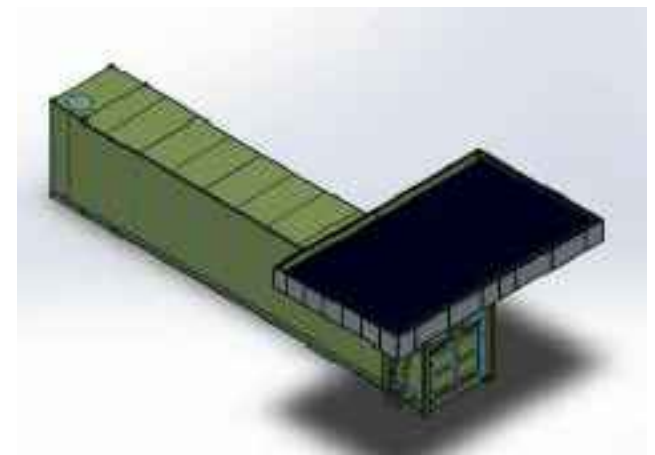
AMMENDMENT	
DATE	31/08/2022
DRAWING TITLE	FILLING POSITION LAYOUT PLAN
SCALE	As shown @ A3

SPECIAL COMMENTS

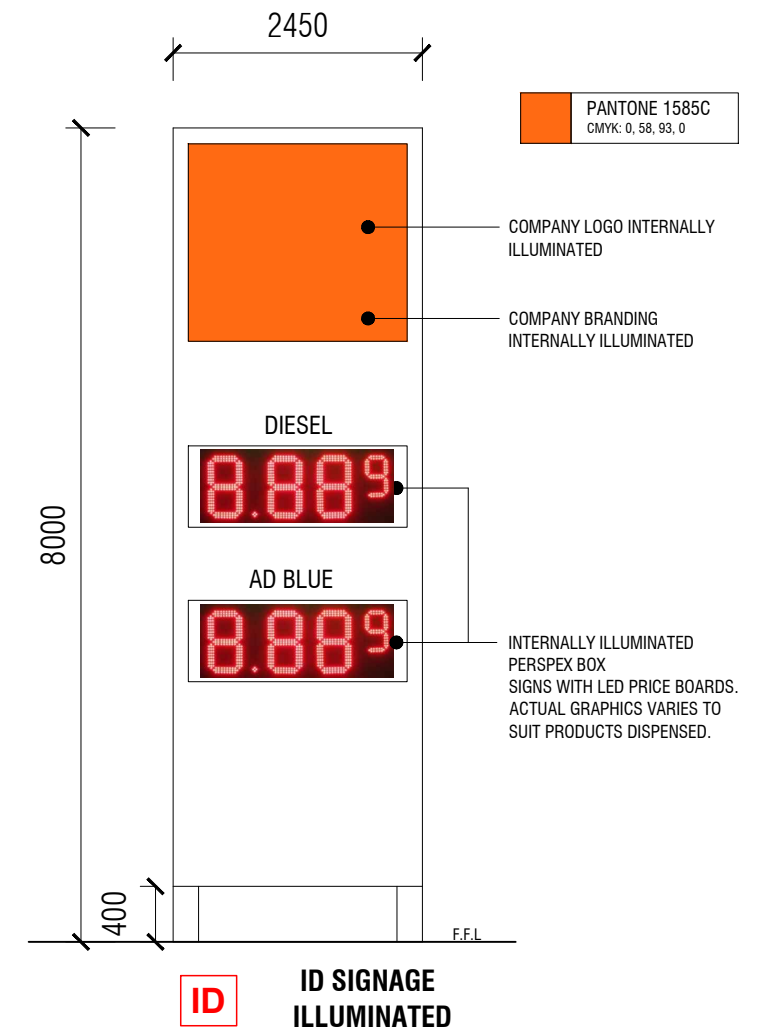
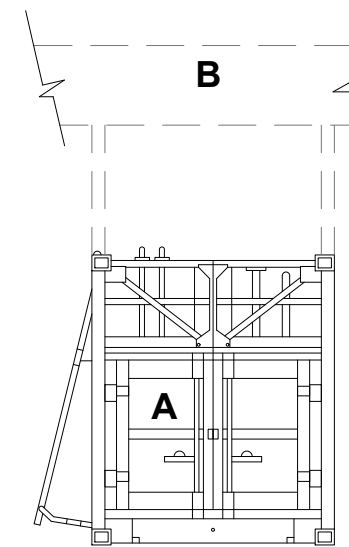
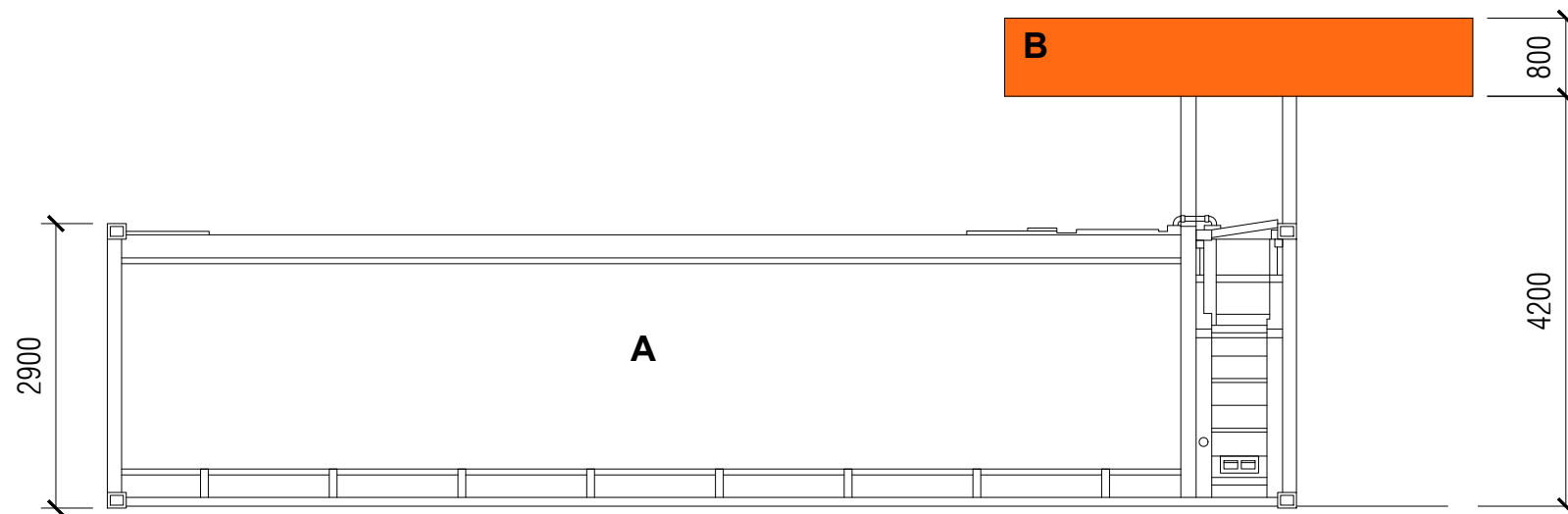
AMMENDMENT	DATE	BY	DRAWING No.
FOR PLANNING PERMIT	31/08/2022	JC	<b>A-02</b> Rev-A



ABOVE GROUND TANK DETAILS:  
 A- FT68AD SANKI TANK  
 White Colour  
 B- CANOPY ATTACHED TO TANK  
 Orange Colour to match tenant specs  
 Canopy lighting to be directional  
 No Spotlights to be used.



ABOVE GROUND TANK 3D VIEW

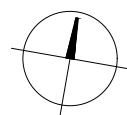


SIGNAGE SCHEDULE			
CODE	DESCRIPTION	ILLUMINATION	QTY.
ID	PROMOTIONAL AND BUSINESS IDENTIFICATION 8.0 m High x 2.45 m Wide	<input checked="" type="checkbox"/>	1 DOUBLE SIDED

ABOVE GROUND TANK AND NEW PYLON DETAILS

ISSUE FOR PLANNING PERMIT

LEVEL 23 / 360  
 Collins Street  
 Melbourne VIC 3000  
 E: info@aksara.com.au  
 ACN 141 232 877



PROJECT:  
**TAMMIN TRUCK STOP**  
 LOT 251 Great Eastern Highway TAMMIN

AMMENDMENT	
DATE	31/08/2022
DRAWING TITLE	TANK & ID SIGN DETAILS
SCALE	N/A

SPECIAL COMMENTS

AMMENDMENT	DATE	BY	DRAWING No.
FOR PLANNING PERMIT	31/08/2022	JC	<b>A-03</b> Rev-A