



# DEVELOPMENT SIGNS

**Notice of intention to commence public notification**  
*Section 17.2 of the Development Assessment Rules*

**DA/800/2013**

**Lee Point Rd Pty Ltd ATF River Ranch Commercial Unit Trust**

**C/- Development Signs Australia Pty Ltd**  
**admin@developmentsigns.com.au**

**07 33 555 030**

**16 February 2025**

**Gladstone Regional Council**

**PO Box 29, Gladstone Qld 4680**

RE: Development application for:

**Preliminary Approval overriding the Planning Scheme (Commercial precinct), Material change of use - Service station, Food premises & Shop, Reconfiguration of a Lot (1 Into 2)**

**Change Proposed:**

- **Changed location of site components – changed arrangement of fuel station, food retailers and drive-thru windows at similar GFA**
- **Amended development footprint**
- **Reduced number of fuel bowsers**
- **Removal or ERA components**

**Where: 7 & 45 CALLIOPE RIVER ROAD, RIVER RANCH QLD 4680**

**On: Lots 5 & 6 CTN1898**

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# DEVELOPMENT SIGNS

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Dear Sir/Madam

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on:

**17 February 2025**

At this time, I can advise that I intend to:

Publish a notice in:

Gladstone Today

on

13 February 2025

**and**

Place notice on the premises in the way prescribed under the Development Assessment Rules

14 February 2025 (amended 17 February 2025)

**and**

Notify the owners of all lots adjoining the premises the subject of the application

13 February 2025

If you wish to discuss this matter further, please contact me on the above telephone number.

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# DEVELOPMENT SIGNS

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Yours sincerely

Ben Dale



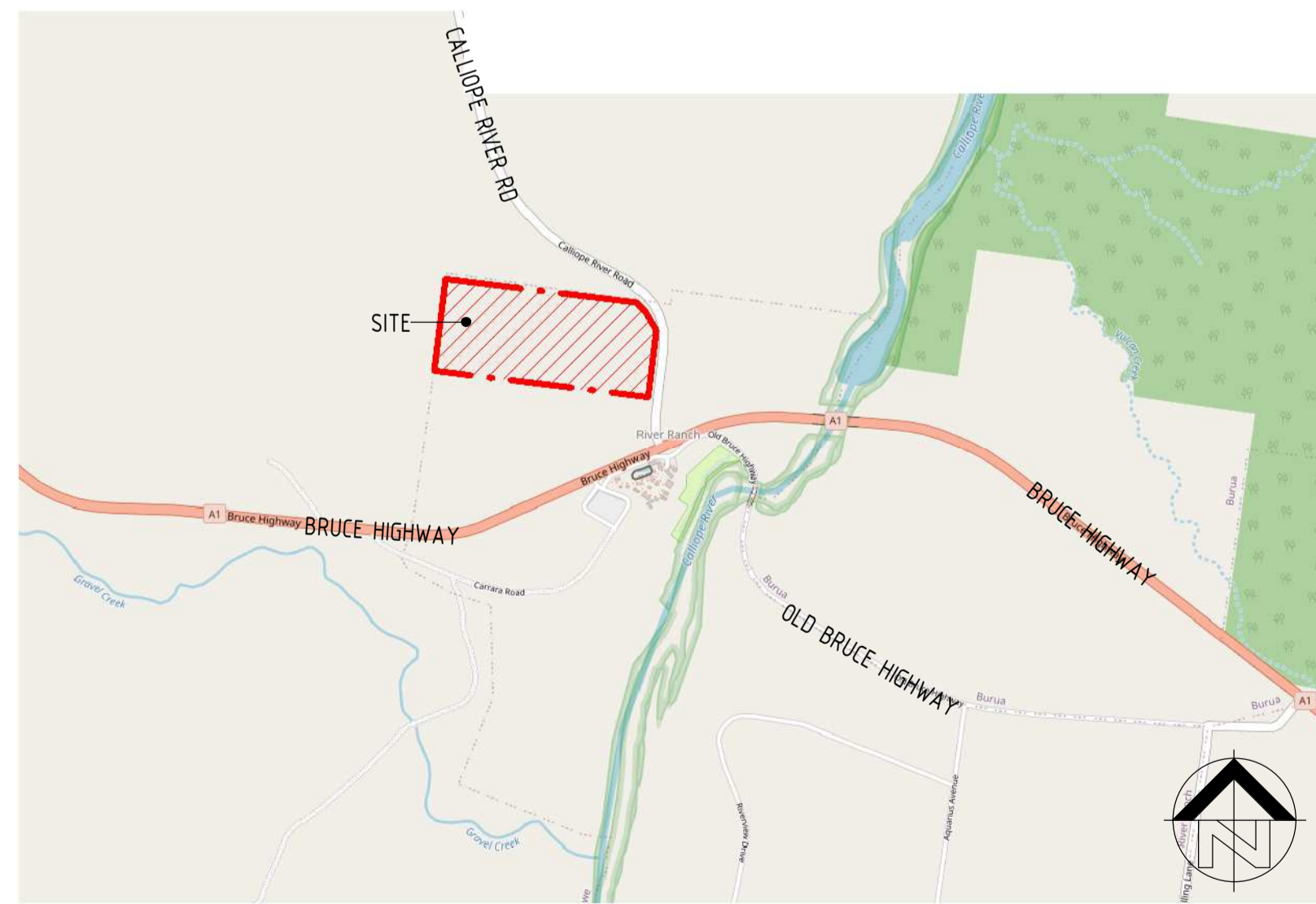
16 February 2025



# ARCHITECTURAL DRAWINGS

## PROPOSED SERVICE CENTRE - DEVELOPMENT APPLICATION

### 7 CALLIOPE RIVER RD, RIVER RANCH QLD 4680



LOCATION MAP  
 NTS

DA ARCHITECTURAL DRAWINGS	
DRG No.	DRAWING TITLE
DA00	COVER PAGE
DA01	OVERALL SITE PLAN
DA02	DEVELOPMENT SITE PLAN
DA03	PART SITE PLAN
DA04	BUILDING ELEVATIONS & PERSPECTIVES - T1 TO T6
DA05	BUILDING ELEVATIONS & PERSPECTIVES - T1 TO T6
DA06	BUILDING ELEVATIONS & PERSPECTIVES - T1 TO T6
DA07	BUILDING ELEVATIONS & PERSPECTIVES - T2
DA08	BUILDING ELEVATIONS & PERSPECTIVES - T2

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CONSULTING ENGINEER



- commercial / industrial / retail
- fast food restaurant design
- travel centre / service stations
- project concept to completion

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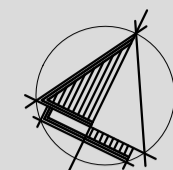
Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	17.11.2023	LN	PRELIMINARY ISSUE	GN
P2	19.01.2024	LN	PRELIMINARY ISSUE	GN
A	25.03.2024	LN	DA ISSUE	GN
B	27.03.2024	LN	DA ISSUE	GN
C	15.04.2024	LN	DA ISSUE	GN
D	24.04.2024	LN	DA ISSUE	GN
E	17.05.2024	LN	DA ISSUE	GN

Project Description	
PROPOSED SERVICE CENTRE CALLIOPE RIVER ROAD, RIVER RANCH, QLD	
Scale @A1 1:1	Date NOV 2023
Drawn LN	Approved By GN

Drawing Title	
COVER PAGE	
Job Number - Drawing Number 23111 DA00	Revision E

RPD

LOT 6 on CTN1898



COUNCIL: GLADSTONE REGIONAL  
DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 25.19ha

DEVELOPMENT AREA - 4.167ha  
(AS SHOWN SHADED)

LANDSCAPED AREA - 2.508ha  
(CALCULATED OVER DEVELOPMENT AREA)

BLDG SITE COVER - 4.5%  
(CALCULATED OVER DEVELOPMENT AREA)  
(INCLUDES ALL ROOFED AREAS, FOR ALL BUILDINGS)

IMPERVIOUS AREAS

(CALCULATED OVER DEVELOPMENT AREA)

- PRE DEVELOPMENT - 0ha  
(INCLUDES BUILDING ROOFED AREAS)
- POST DEVELOPMENT - 1.659ha  
(INCLUDES BUILDING ROOFED AREAS)

BUILDING AREAS

- T1 - SERVICE STATION - 250m<sup>2</sup>
- T2 - FOOD & DRINK - 255m<sup>2</sup>
- T3 - FOOD & DRINK - 95m<sup>2</sup>
- T4 - FOOD & DRINK - 95m<sup>2</sup>
- T5 - FOOD & DRINK - 95m<sup>2</sup>
- T6 - FOOD & DRINK - 200m<sup>2</sup>
- TRUCKER'S LOUNGE - 44m<sup>2</sup>
- PUBLIC AMENITIES - 37m<sup>2</sup>
- TOTAL BUILDING GFA - 1,071m<sup>2</sup>

EXTERNAL STRUCTURES

- CAR FORECOURT - 510m<sup>2</sup>  
(UNENCLOSED BUILDING FOOTPRINT)
- TRUCK FORECOURT - 210m<sup>2</sup>  
(UNENCLOSED BUILDING FOOTPRINT)
- T1 REFUSE/SERVICES - 54m<sup>2</sup>
- T2 REFUSE - 20m<sup>2</sup>
- T3 - T6 REFUSE - 40m<sup>2</sup>
- TOTAL BUILDING GFA - 840m<sup>2</sup>

CAR PARKING

- PARKING REQUIRED - 60  
SERVICE STATION - 10  
FAST FOOD - 50
- PARKING PROVIDED - 57
- CAR REFUELLING - 12
- TRUCK REFUELLING - 3



Consulting Engineer



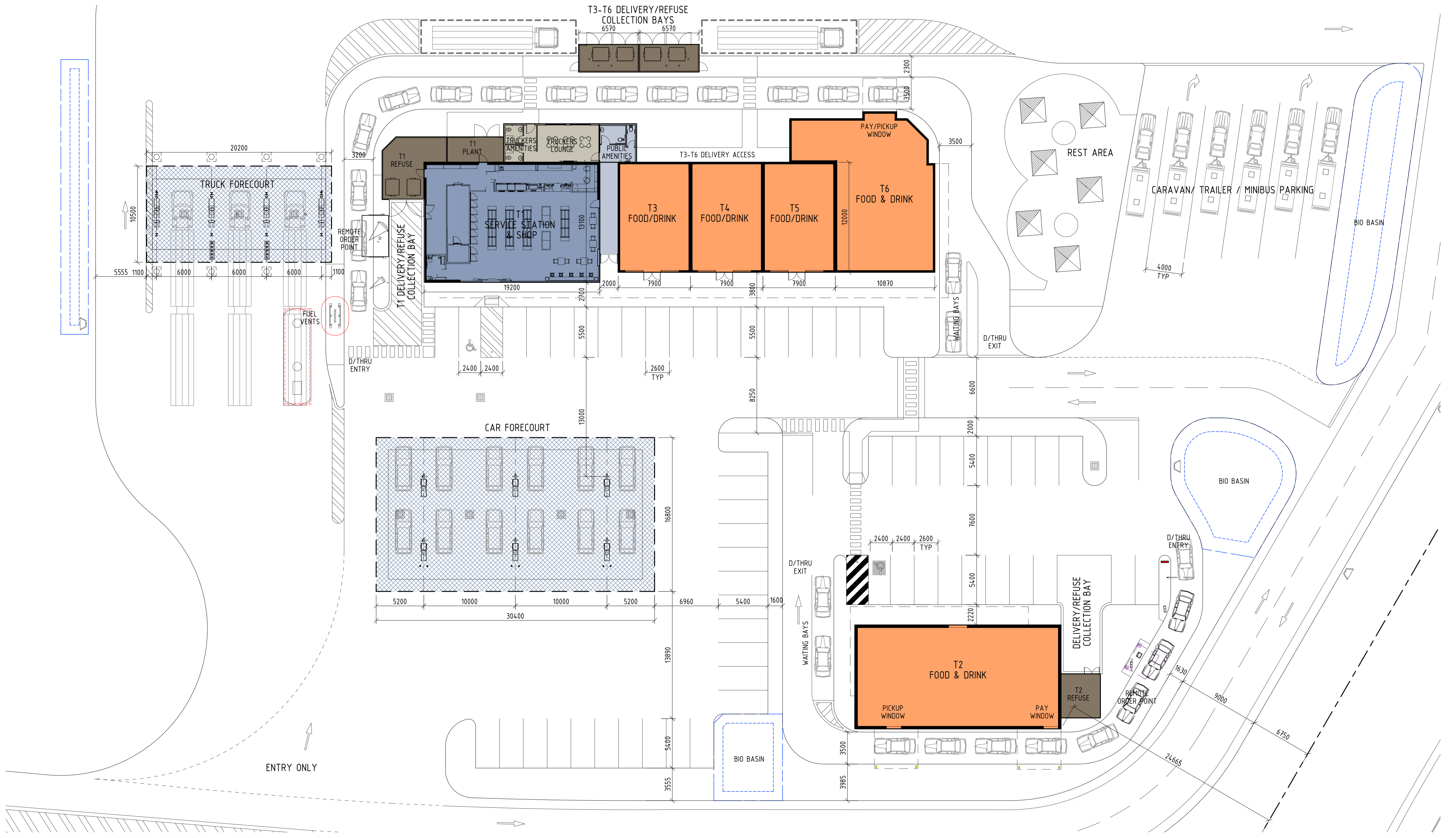
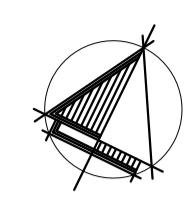
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Revision and approvals				
Code	Date	By	Description	Drawn
C	12.04.2024	GN	D.A ISSUE	
E	14.05.2024	GN	D.A ISSUE	
D	23.04.2024	GN	D.A ISSUE	

Project Description		Drawing Title	
PROPOSED CHANGE TO APPROVED SERVICE CENTRE CALLOPPE RIVER ROAD, RIVER RANCH, QLD		DEVELOPMENT SITE PLAN	
Scale	Approved	Drawing Number	Revision
1:500@A1 / 1:1000@A3	Issued	23111-DA02	E

RPD  
 LOT 6 on CTN1898  
 COUNCIL: GLADSTONE REGIONAL



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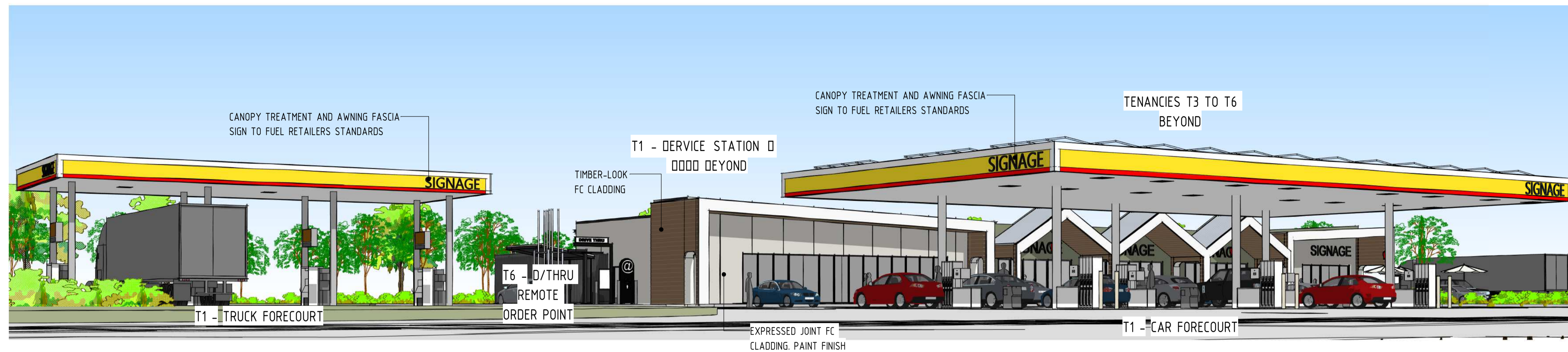
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C	12.04.2024	GN	D.A ISSUE	
E	14.05.2024	GN	D.A ISSUE	
D	23.04.2024	GN	D.A ISSUE	

Project Description	
PROPOSED CHANGE TO APPROVED SERVICE CENTRE CALLOPE RIVER ROAD, RIVER RANCH, QLD	
Scale	Approved
1:200@A1 / 1:400@A3	Issued
Drawn	GN

Drawing Title	
PART SITE PLAN	
Drawing Number	Revision
23111-DA03	E

**NOTE:**

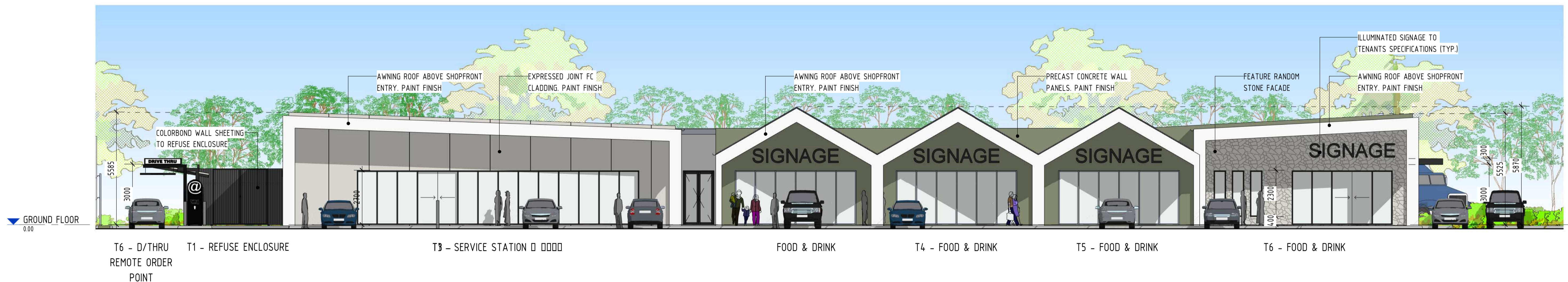
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**1 PERSPECTIVE 1**



**2 ELEVATION SOUTH-EAST - OVERALL**  
1 : 150



**3 ELEVATION SOUTH-EAST - SHOPFRONT**  
1 : 100

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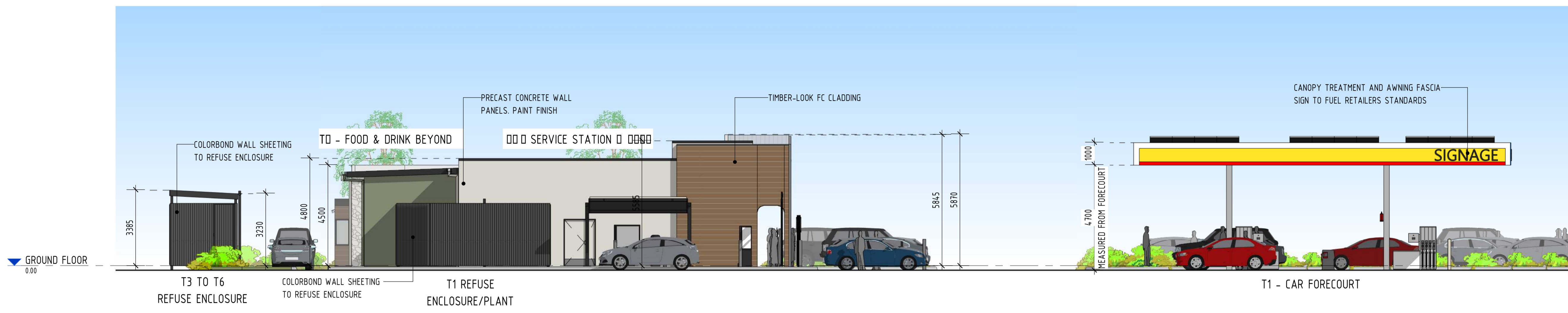
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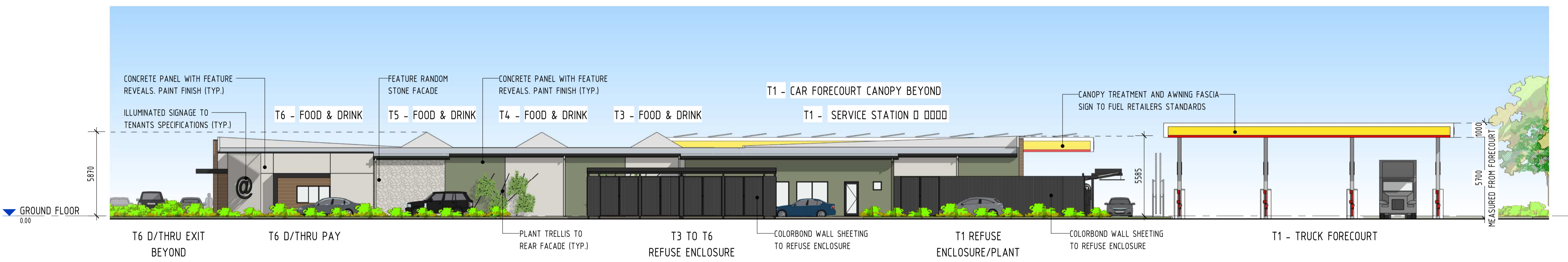
Project Description	
PROPOSED SERVICE CENTRE CALLOPPE RIVER ROAD, RIVER RANCH, QLD	
Scale @A1 As indicated	Date NOV 2023
Drawn LN	Approved By GN

Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES - T1 TO T6	
Job Number - Drawing Number <b>23111 DA04</b>	Revision <b>B</b>

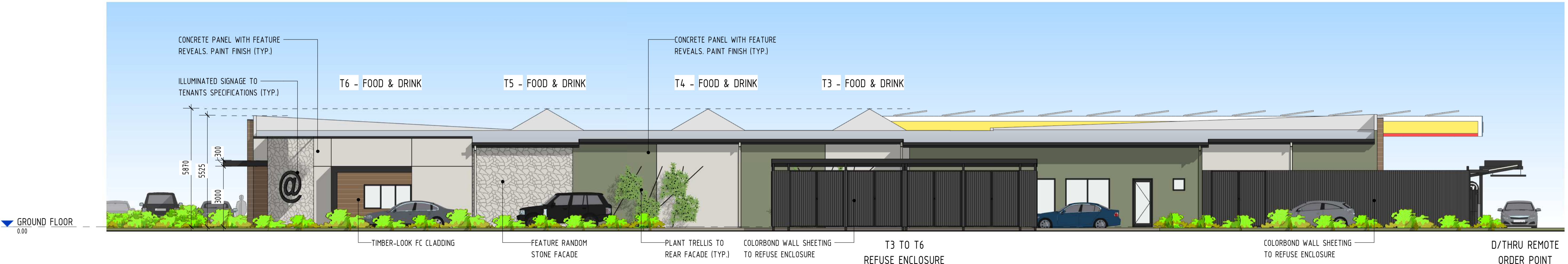
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**1 ELEVATION SOUTH-WEST**  
1 : 100



**2 ELEVATION NORTH-WEST - OVERALL**  
1 : 150



**3 ELEVATION NORTH-WEST - T1 TO T6**  
1 : 100

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A	25.03.2024	LN	DA ISSUE	GN
B	17.05.2024	LN	DA ISSUE	GN

Project Description  
**PROPOSED SERVICE CENTRE**  
**CALLIOPE RIVER ROAD, RIVER RANCH, QLD**

Scale @A1  
 As indicated

Date  
 NOV 2023

Approved By  
 GN

Drawing Title  
**BUILDING ELEVATIONS & PERSPECTIVES - T1 TO T6**

Job Number - Drawing Number  
**23111 DA05**

Revision  
**B**



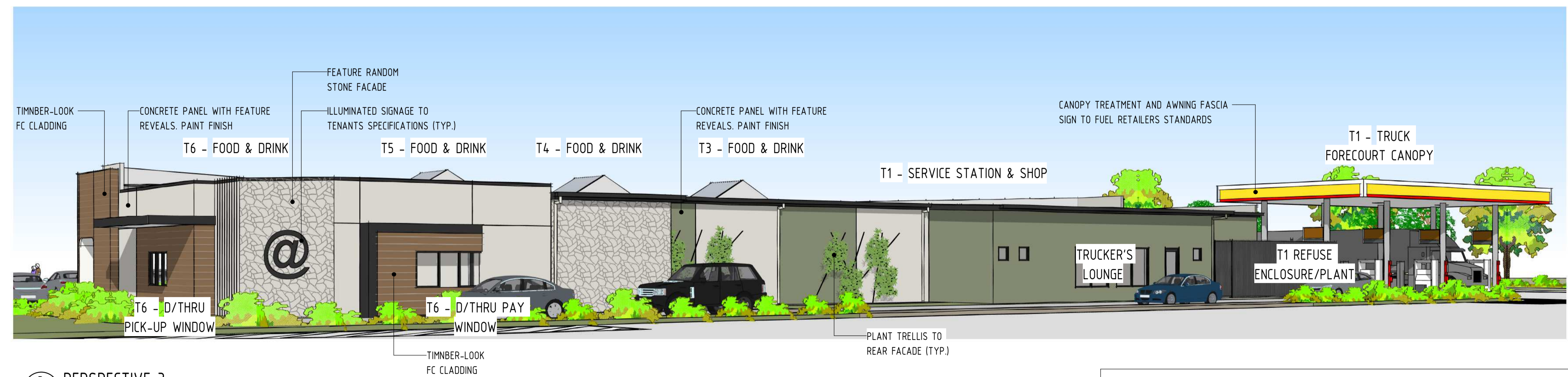
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1 ELEVATION NORTH-EAST - T1 TO T6  
1:100



2 PERSPECTIVE 2



3 PERSPECTIVE 3

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commercial / industrial / retail  
 fast food restaurant design  
 travel centre / service stations  
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Project Description  
**PROPOSED SERVICE CENTRE**  
 CALLOPPE RIVER ROAD, RIVER RANCH, QLD  
 Scale @A1  
 As indicated  
 Date  
 NOV 2023  
 Approved By  
 GN

Drawing Title  
**BUILDING ELEVATIONS & PERSPECTIVES - T1 TO T6**  
 Job Number - Drawing Number  
**23111 DA06**  
 Revision  
**B**

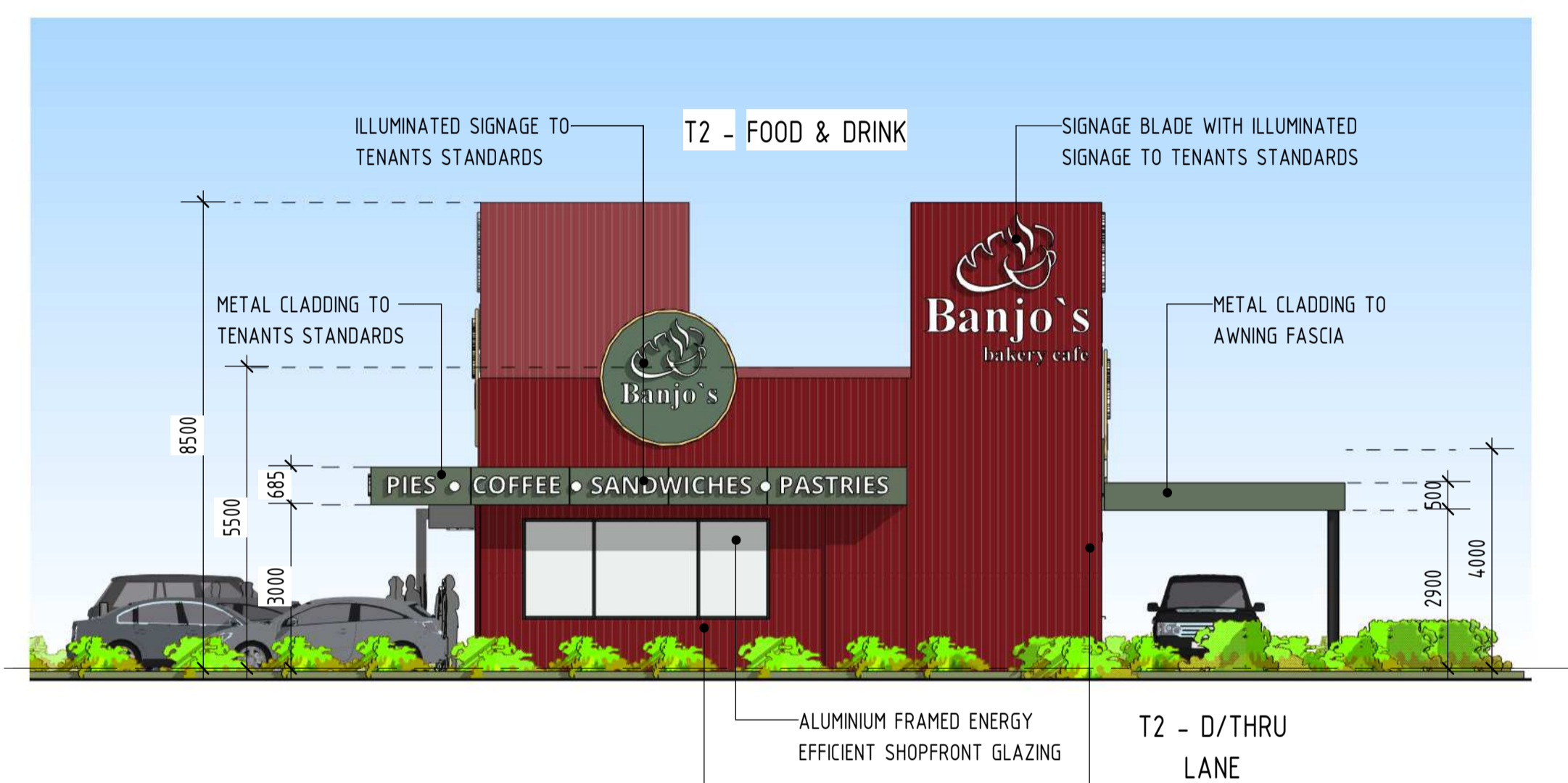
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**1 PERSPECTIVE 4**



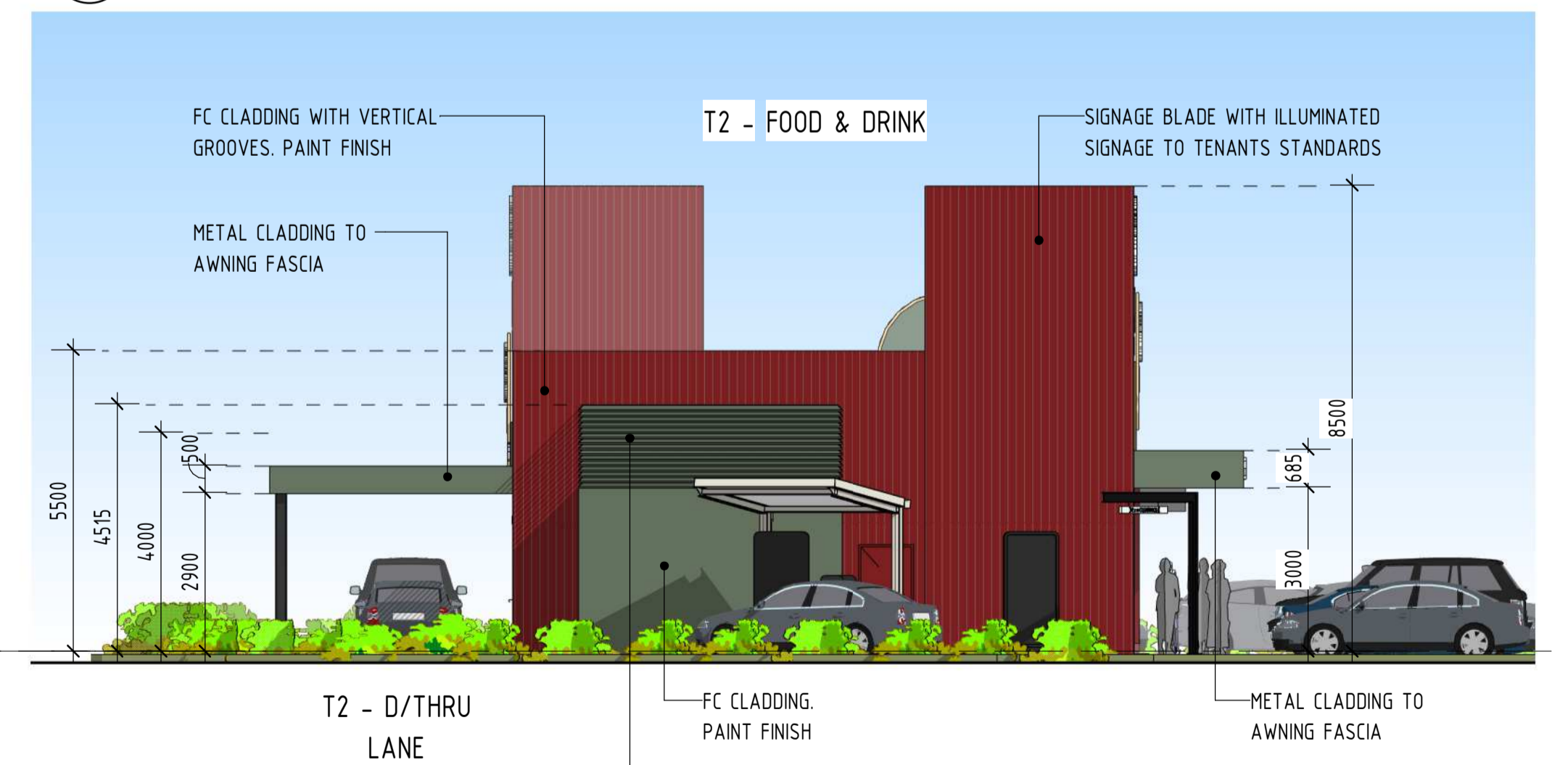
**2 ELEVATION SOUTH-EAST - T2**  
1 : 100



**3 ELEVATION SOUTH-WEST - T2**  
1 : 100



**4 ELEVATION NORTH-WEST - T2**  
1 : 100



**5 ELEVATION NORTH-EAST - T2**  
1 : 100

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B	27.03.2024	LN	DA ISSUE	GN

Project Description  
**PROPOSED SERVICE CENTRE**  
**CALLIOPE RIVER ROAD, RIVER RANCH,**  
**QLD**  
 Scale @A1  
 As indicated  
 Date  
 NOV 2023  
 Approved By  
 GN

Drawing Title  
**BUILDING ELEVATIONS & PERSPECTIVES - T2**  
 Job Number - Drawing Number  
**23111 DA07**  
 Revision  
**B**

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1 PERSPECTIVE 5



2 PERSPECTIVE 6



3 PERSPECTIVE 7

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Project Description  
**PROPOSED SERVICE CENTRE  
CALLOPPE RIVER ROAD, RIVER RANCH,  
QLD**

Scale @A1  
1: 50

Date  
NOV 2023

Approved By  
GN

Drawing Title  
**BUILDING ELEVATIONS &  
PERSPECTIVES - T2**

Job Number - Drawing Number  
**23111 DA08**

Revision  
**B**