

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

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.

Yours sincerely

Ben Dale

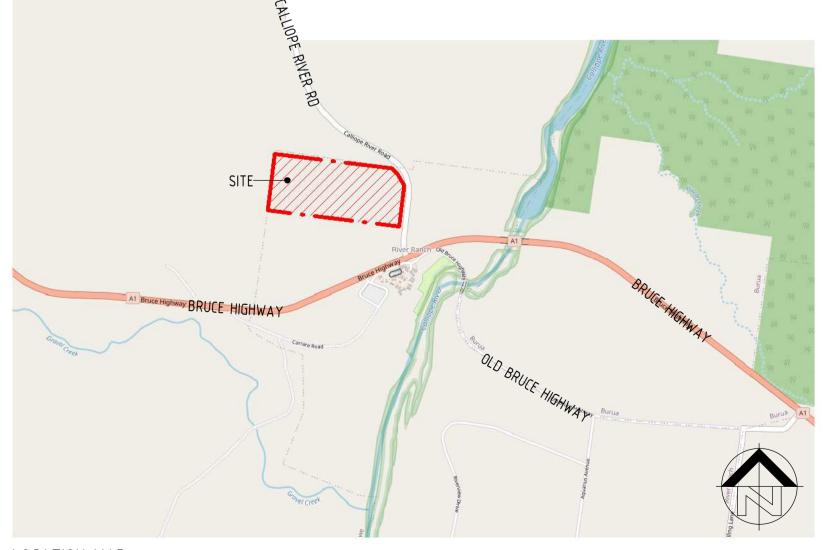
16 February 2025

FOR CONSTRUCTION

ARCHITECTURAL DRAWINGS

PROPOSED SERVICE CENTRE - DEVELOPMENT APPLICATION 7 CALLIOPE RIVER RD, RIVER RANCH QLD 4680





CONSULTING ENGINEER

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 T0 T6					
DA05	BUILDING ELEVATIONS & PERSPECTIVES - T1 T0 T6					
DA06	BUILDING ELEVATIONS & PERSPECTIVES - T1 T0 T6					
DA07	BUILDING ELEVATIONS & PERSPECTIVES - T2					
DA08	BUILDING ELEVATIONS & PERSPECTIVES - T2					

LOCATION MAP

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commercial / industrial / retail □ fast food restaurant design □ travel centre / service stations

project concept to completion

17.11.2023 LN PRELIMINARY ISSUE 19.01.2024 LN PRELIMINARY ISSUE 25.03.2024 | LN | DA ISSUE 27.03.2024 LN DA ISSUE 24.04.2024 LN DA ISSUE

E 17.05.2024 LN DA ISSUE

Project Description COVER PAGE Appr PROPOSED SERVICE CENTRE CALLIOPE RIVER ROAD, RIVER RANCH,

DA00 E 23111





Consulting Engineer



□ commercial / industrial / retail ☐ fast food restaurant design

□ travel centre / service stations

□ project concept to completion

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REVISION and approvals					Project Description		
	Code	Date	Drn	Description	Dwn	PROPOSED CHANGE TO APPROVED	
						SERVICE CENTRE	
						CALLIOPE RIVER ROAD	, RIVER RANCH, QLD
		12.04.2024				Scale 1:500@A1 / 1:1000@A3	Approved
	E	14.05.2024	GN	D.A ISSUE		Drawn	Issued
	D	23.04.2024	GN	D.A ISSUE		GN	

DEVELOPMENT SITE PLAN

23111-DA02



ISSUE

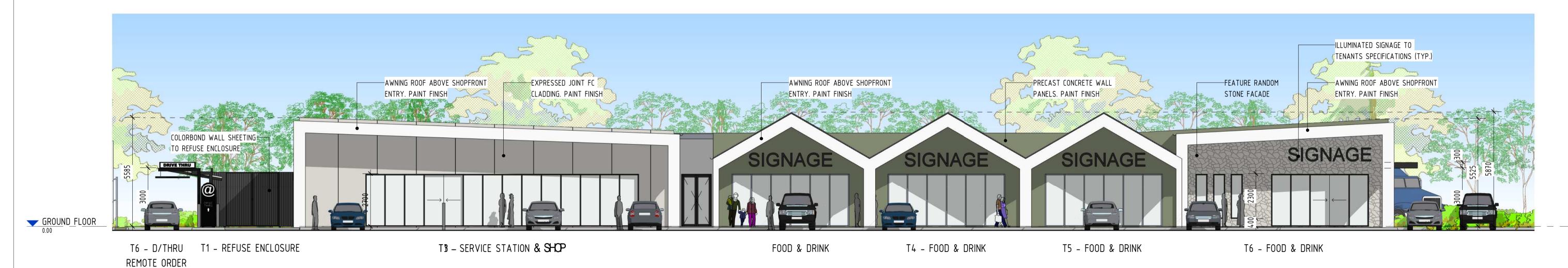
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POINT 3 ELEVATION SOUTH-EAST - SHOPFRONT 1:100

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□ project concept to completion

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17.11.2023 LN PRELIMINARY ISSUE 19.01.2024 LN PRELIMINARY ISSUE 25.03.2024 LN DA ISSUE B 17.05.2024 LN DA ISSUE Scale @A1 As indicated Drawn

Project Description Appr PROPOSED SERVICE CENTRE CALLIOPE RIVER ROAD, RIVER RANCH,

Date NOV 2023

BUILDING ELEVATIONS & PERSPECTIVES - T1 T0 T6

23111

DA04 В

ISSUE DA THIS DRAWING IS NOT FOR CONSTRUCTION 1. ALL EXTERNAL MATERIALS & FINISHES SHOWN INDICATIVE ONLY & SUBJECT TO FINAL TENANT STANDARDS CANOPY TREATMENT AND AWNING FASCIA— 2. ALL DIMENSIONS MEASURED FROM FINISHED GROUND ——PRECAST CONCRETE WALL -TIMBER-LOOK FC CLADDING SIGN TO FUEL RETAILERS STANDARDS FLOOR LEVEL UNLESS NOTED OTHERWISE PANELS. PAINT FINISH 3. ALL SIGNAGE INCLUDING LOCATIONS & HEIGHTS ARE SUBJECT TO A SEPARATE SIGNAGE APPLICATION & T1 - SERVICE STATION & SHOP-T6 - FOOD & DRINK BEYOND ----COLORBOND WALL SHEETING APPROVAL BY LOCAL AUTHORITY SIGNAGE TO REFUSE ENCLOSURE 4. LANDSCAPING IS SHOWN FOR "ARTIST IMPRESSION" PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE LANDSCAPE DRAWINGS PREPARED BY THE RELEVANT CONSULTANT T3 T0 T6 COLORBOND WALL SHEETING ——— T1 - CAR FORECOURT T1 REFUSE TO REFUSE ENCLOSURE REFUSE ENCLOSURE ENCLOSURE/PLANT 1 ELEVATION SOUTH-WEST CONCRETE PANEL WITH FEATURE -FEATURE RANDOM ----CONCRETE PANEL WITH FEATURE T1 - CAR FORECOURT CANOPY BEYOND REVEALS. PAINT FINISH (TYP.) STONE FACADE REVEALS. PAINT FINISH (TYP.) ——CANOPY TREATMENT AND AWNING FASCIA— SIGN TO FUEL RETAILERS STANDARDS ILLUMINATED SIGNAGE TO —— T1 - SERVICE STATION & SHOP T6 - FOOD & DRINK T5 - FOOD & DRINK T4 - FOOD & DRINK T3 - FOOD & DRINK TENANTS SPECIFICATIONS (TYP.) ▼ GROUND FLOOR COLORBOND WALL SHEETING PLANT TRELLIS TO T3 T0 T6 T1 REFUSE —COLORBOND WALL SHEETING T6 D/THRU EXIT T6 D/THRU PAY T1 - TRUCK FORECOURT TO REFUSE ENCLOSURE REAR FACADE (TYP.) TO REFUSE ENCLOSURE BEYOND REFUSE ENCLOSURE ENCLOSURE/PLANT 2 ELEVATION NORTH-WEST - OVERALL CONCRETE PANEL WITH FEATURE --CONCRETE PANEL WITH FEATURE REVEALS. PAINT FINISH (TYP.) REVEALS. PAINT FINISH (TYP.) ILLUMINATED SIGNAGE TO — T6 - FOOD & DRINK T5 - FOOD & DRINK T4 - FOOD & DRINK T3 - FOOD & DRINK TENANTS SPECIFICATIONS (TYP.) GROUND FLOOR —TIMBER-LOOK FC CLADDING -PLANT TRELLIS TO T3 T0 T6 COLORBOND WALL SHEETING — FEATURE RANDOM COLORBOND WALL SHEETING —— D/THRU REMOTE STONE FACADE REAR FACADE (TYP.) TO REFUSE ENCLOSURE TO REFUSE ENCLOSURE REFUSE ENCLOSURE ORDER POINT 3 ELEVATION NORTH-WEST - T1 TO T6 THIS DRAWING PACKAGE IS FOR **D.A. PURPOSES ONLY** AND IS **NOT** TO BE USED FOR TENDER PURPOSES. ALL DESIGN COMPONENTS ARE SHOWN INDICATIVE ONLY AND ARE SUBJECT TO FINAL DESIGN DURING DETAILED DESIGN BY THE RESPECTIVE CONSULTANT. ANY PRICING BASED UPON THE DETAILS SHOWN IN THESE DRAWINGS ARE COMPLETELY AT THE **RESPONSIBILITY OF THE TENDERER**. VERVE BUILDING DESIGN CO. SHALL NOT BE HELD RESPONSIBLE FOR ANY REQUIRED CHANGES OR UPDATES TO THE DESIGN, POST D.A. THAT ARE PRICE IMPACTED. VERVE SCHEDULES DISCLAIMER: CONSULTING ENGINEER Revision and approvals Project Description □ commercial / industrial / retail © 2011 copyright, all rights reserved. BUILDING ELEVATIONS & Appr PROPOSED SERVICE CENTRE Date Description 1. ALL SCHEDULES SHOULD BE CHECKED WITH THE REMAINDER OF THE DRAWING 17.11.2023 LN PRELIMINARY ISSUE CALLIOPE RIVER ROAD, RIVER RANCH, SET. ∃ fast food restaurant design 19.01.2024 LN PRELIMINARY ISSUE PERSPECTIVES - T1 T0 T6 2. SCHEDULED RATES AND AREAS ARE INTENDED FOR ASSISTANCE ONLY. NO used or duplicated without authorisation. 25.03.2024 LN DA ISSUE RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF QUANTITIES. 17.05.2024 LN DA ISSUE travel centre / service stations Do not scale this drawing. Date NOV 2023 Scale @A1

□ project concept to completion

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Job Number - Drawing Number

DA05

В

23111

As indicated

Approved By

Drawn

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ISSUE DA

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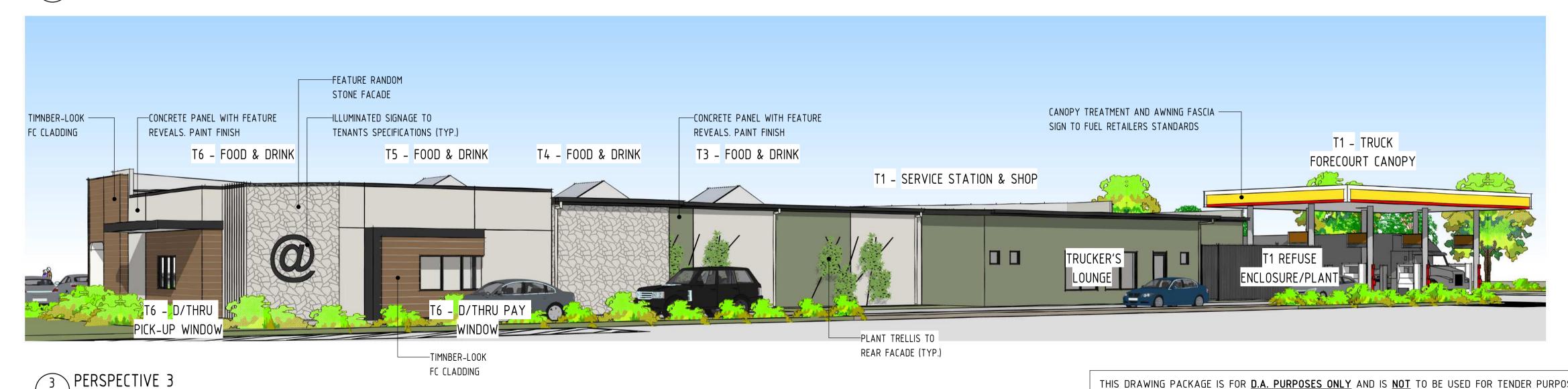
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T1 - TRUCK FORECOURT FEATURE RANDOM -CANOPY TREATMENT AND AWNING FASCIA 🌠 SIGN TO FUEL RETAILERS STANDARDS 🖔 STONE FACADE CANOPY BEYOND MILLUMINATED SIGNAGE TO ĨTO REFUSE ENCLOSURE TENANTS STANDARDS 6 _<mark>=</mark>FOOD & DRINK<mark>==</mark> TIMBER-LOOK FC CLADDING-——CONCRETE PANEL WITH FEATURE T1 - CAR FORECOURT T6 - D/THRU T3 T0 T6

\ ELEVATION NORTH-EAST - T1 TO T6

GROUND FLOOR





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REVEALS. PAINT FINISH (TYP.)

REFUSE ENCLOSURE

PICK-UP

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Project Description Appr PROPOSED SERVICE CENTRE CALLIOPE RIVER ROAD, RIVER RANCH,

Date NOV 2023

Approved By

BUILDING ELEVATIONS & PERSPECTIVES - T1 TO T6 Job Number - Drawing Number

DA06

23111

Version: 1, Version Date: 11/07/2024



ISSUE

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——SIGNAGE BLADE WITH ILLUMINATED

Banjo`s

—ALUMINIUM FRAMED ENERGY

GROOVES. PAINT FINISH

T2 - FOOD & DRINK

EFFICIENT SHOPFRONT GLAZING

—FC CLADDING WITH VERTICAL—

bakery cafe

SIGNAGE TO TENANTS STANDARDS

T2 - D/THRU

LANE

-SIGNAGE BLADE WITH ILLUMINATED

SIGNAGE TO TENANTS STANDARDS

-METAL CLADDING TO

AWNING FASCIA

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-METAL CLADDING TO —SIGNAGE BLADE WITH ILLUMINATED SIGNAGE TO TENANTS STANDARDS TENANTS STANDARDS POWDERCOAT SCREEN TO ROOF MECH. — —FC CLADDING WITH VERTICAL —ILLUMINATED SIGNAGE TO PLANT TO TENANTS STANDARDS GROOVES. PAINT FINISH TENANTS STANDARDS Banjo's FC CLADDING. PAINT FINISH—— PIES • COFFEE • SANDWICHES • PASTRIES ■ ■ DRIVE THRU

T2 - D/THRU REMOTE ORDER POINT 4 ELEVATION NORTH-WEST - T2

2 ELEVATION SOUTH-EAST - T2

-ALUMINIUM FRAMED ENERGY EFFICIENT SHOPFRONT GLAZING

T2 - D/THRU LANE 5 ELEVATION NORTH-EAST - T2 —FC CLADDING. PAINT FINISH

T2 - FOOD & DRINK

PIES • COFFEE • SANDWICHES • PASTRIES

---METAL CLADDING TO AWNING FASCIA

-POWDERCOAT SCREEN TO ROOF MECH. PLANT TO TENANTS STANDARDS

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ILLUMINATED SIGNAGE TO-

TENANTS STANDARDS

METAL CLADDING TO ——

3 ELEVATION SOUTH-WEST - T2

FC CLADDING WITH VERTICAL—

GROOVES. PAINT FINISH

METAL CLADDING TO —

AWNING FASCIA

TENANTS STANDARDS

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Revision and approvals

Project Description Appr PROPOSED SERVICE CENTRE CALLIOPE RIVER ROAD, RIVER RANCH,

Date NOV 2023

Approved By

BUILDING ELEVATIONS & PERSPECTIVES - T2

Job Number - Drawing Number Revision **DA07** 23111 В

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BUILDING ELEVATIONS & PERSPECTIVES - T2

Job Number - Drawing Number 23111

DA08 В

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STANDARDS

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