



**FRANK BRENNAN**  
CONSULTING SERVICES

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2 July 2025

West Wimmera Shire Council  
PO Box 201  
EDENHOPE VIC 3318

Dear Sam

<b>Planning Permit Number:</b>	PA1201
<b>Address:</b>	1 Elizabeth Street, Edenhope VIC 3318
<b>Proposed Development:</b>	Development of the Existing Fuel Facility (Service Station)

I refer to my abovementioned Planning Permit for the development of the existing fuel facility (service station) at 1 Elizabeth Street, Edenhope and I acknowledge receipt of Council's letter dated 2 July requesting further information in relation to the proposed development.

In response to the matters raised in Council's aforementioned letter I advise as follows –

1. A copy of the certificate of title and title plan for Lot 1 TP323466.

Response – please find attached a copy of the certificate of title and title plan for Lot 1 TP323466.

2. Elevations drawings for all elevations of the proposed fuel awning structure.

Response – please find attached the elevation drawings of the proposed fuel awning structure.

3. Plans of all proposed signage including dimensions and schedule of colours and material finishes.

Response – the elevation drawings of the proposed fuel awning structure, show the signage to be installed on the awning structure. The 4 signs are 2500 mm long x 700 mm high and are on white Colorbond sheeting with the 'K&S Fuels' logo in red & white colours.

4. Dimensions of the proposed truck parking area shown on the site plan.

Response – please find attached an updated site plan showing the dimensions of the proposed truck parking area (50.84m x 32.19m x 38.04m x 29.57m).

5. Inclusion of signage on the fence delineating the truck parking area to stipulate the maximum length, and number of trucks permissible inside the truck parking area to avoid access issues from reduced turning circles.

Response – the update site plan attached, show the location of the "Truck Parking Information Sign" to be installed on the security fence adjacent the access gates into the proposed truck parking area.

I further confirm there will be a maximum of 2 rigid trucks (10 metres long) parking in the proposed truck parking area.

6. An updated application form and report to remove the use of the land for a service station. It has been determined that both lots are already currently used for this purpose so the application is only for development.

Response – please find attached the amended application form and report as requested.

West Wimmera Shire Council  
2 July 2025  
Page | 2

If you require any further information or wish to discuss this matter further, please do not hesitate to contact me at your convenience.

Yours sincerely



F.N. (Frank) Brennan PSM MPIA JP  
Accredited Planning Professional APP20190029  
Principal Consultant  
**FRANK BRENNAN CONSULTING SERVICES**



ACCREDITED  
PROFESSIONAL

*Planning, Development and Infrastructure Act 2016*

PLANNING AND ENVIRONMENT ACT 1987  
WEST WIMMERA SHIRE PLANNING SCHEME  
NOTICE: Application is endorsed for  
Permit in respect of the below Permit.  
Permit No: PA1201 Date: 17-07-2025  
(West Wimmera Shire Council)

## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 08229 FOLIO 521

Security no : 124124326278U

Produced 09/05/2025 02:55 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 323466M (formerly known as part of Crown Allotment 1  
Section 17 Township of Edenhope Parish of Edenhope).  
PARENT TITLE Volume 02721 Folio 012  
Created by instrument A672035 13/01/1959

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

[REDACTED] of 327 ELIZABETH STREET EDENHOPE VIC 3318  
AG694812K 17/08/2009

### ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section  
24 Subdivision Act 1988 and any other encumbrances shown or entered on the  
plan set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP323466M FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1 ELIZABETH STREET EDENHOPE VIC 3318

DOCUMENT END

# Imaged Document Cover Sheet

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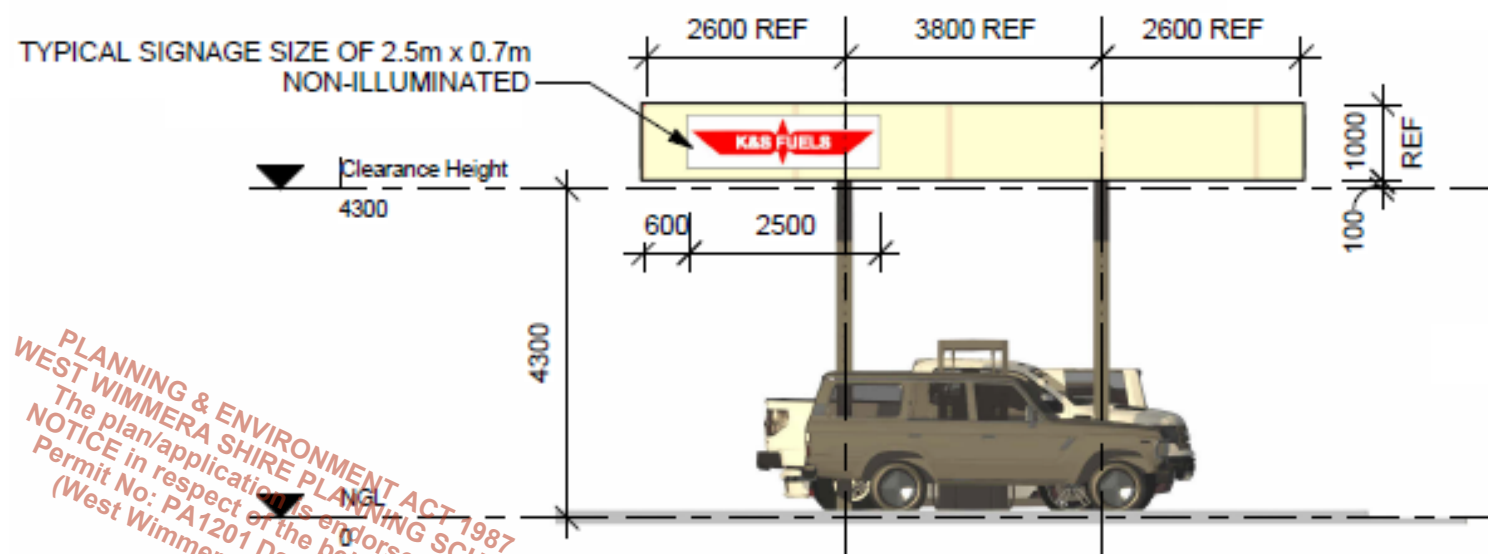
Document Type	<b>Plan</b>
Document Identification	<b>TP323466M</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>09/05/2025 14:55</b>

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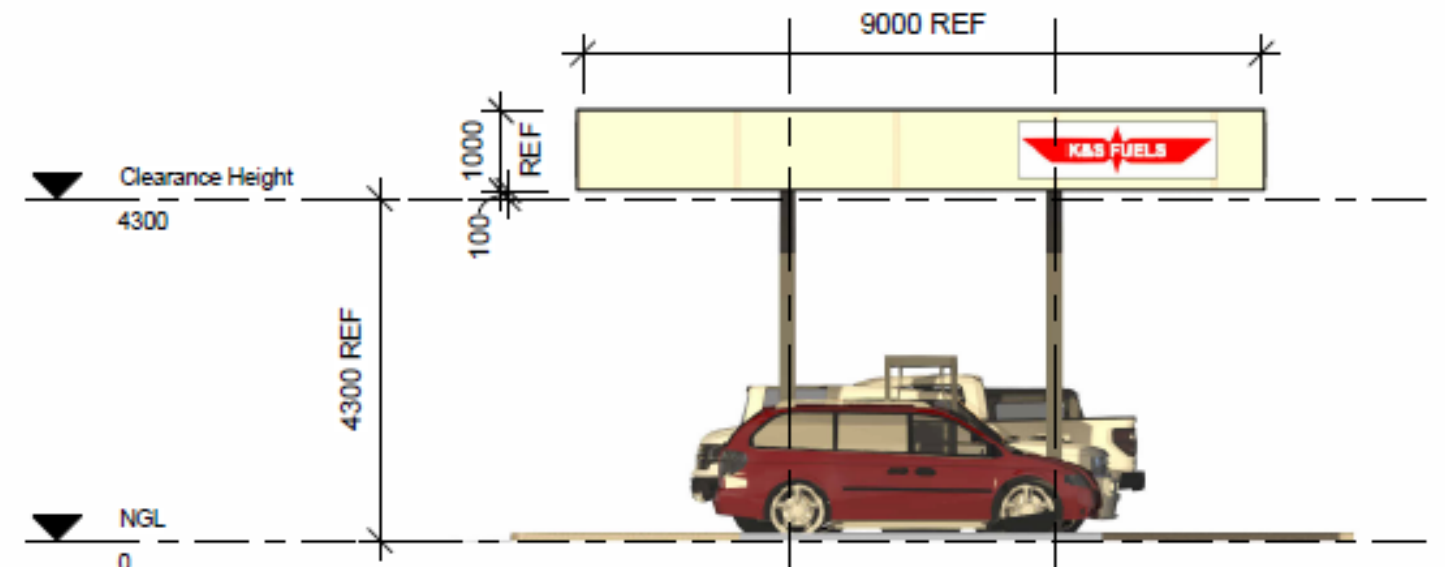
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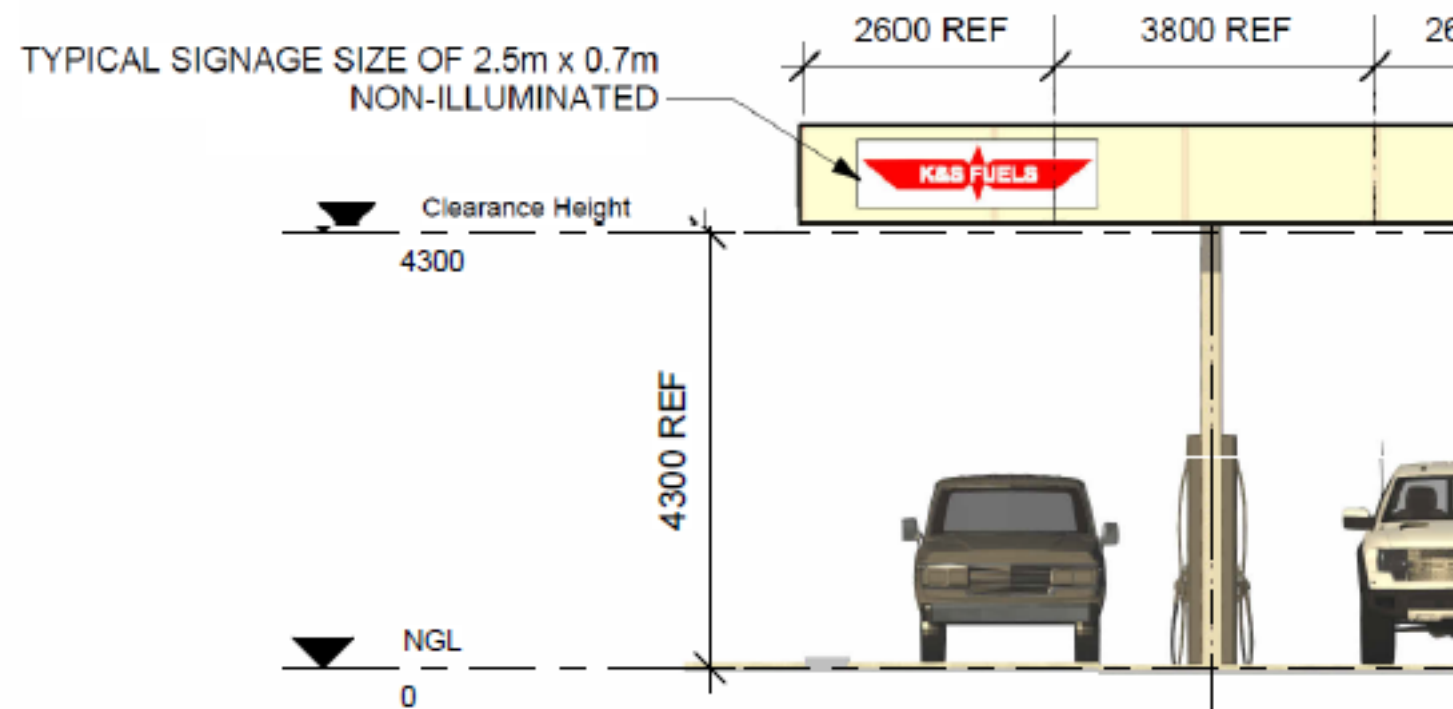
TITLE PLAN		EDITION 1	TP 323466M						
<div>Location of Land</div> <div>Parish: EDENHOPE</div> <div>Township: EDENHOPE</div> <div>Section: 17</div> <div>Crown Allotment: 1 (PT)</div> <div>Crown Portion:</div> <div>Last Plan Reference:</div> <div>Derived From: VOL 8229 FOL 521</div> <div>Depth Limitation: 50 FEET</div>		<div>Notations</div> <div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>							
<div>Description of Land / Easement Information</div> <div>PLANNING &amp; ENVIRONMENT ACT 1987 WEST WIMMERA SHIRE PLANNING SCHEME The plan/application is endorsed for NOTICE in respect of the below Permit. Permit No: PA1201 Date: 17-07-2025 (West Wimmera Shire Council)</div>		<div>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</div> <div>COMPILED: 18/02/2000</div> <div>VERIFIED: GB</div>							
<div><div>GOVT ROAD</div><div>LAKE STREET</div><div><div>250 CRB. ROAD</div><div>90°11' S</div><div>253 2/10</div><div>40 4/10</div><div>90°0'0"</div><div>159 6/10</div><div>250</div><div>180°0'0"</div><div>200</div><div>270°0'0"</div><div>1</div><div>1</div><div>2</div><div>3</div></div></div>									
<table><tr><td colspan="2">TABLE OF PARCEL IDENTIFIERS</td></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 1 (PT)</td></tr></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 1 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 1 (PT)									
<div>LENGTHS ARE IN LINKS</div>		<div>Metres = 0.3048 x Feet</div> <div>Metres = 0.201168 x Links</div>	Sheet 1 of 1 sheets						



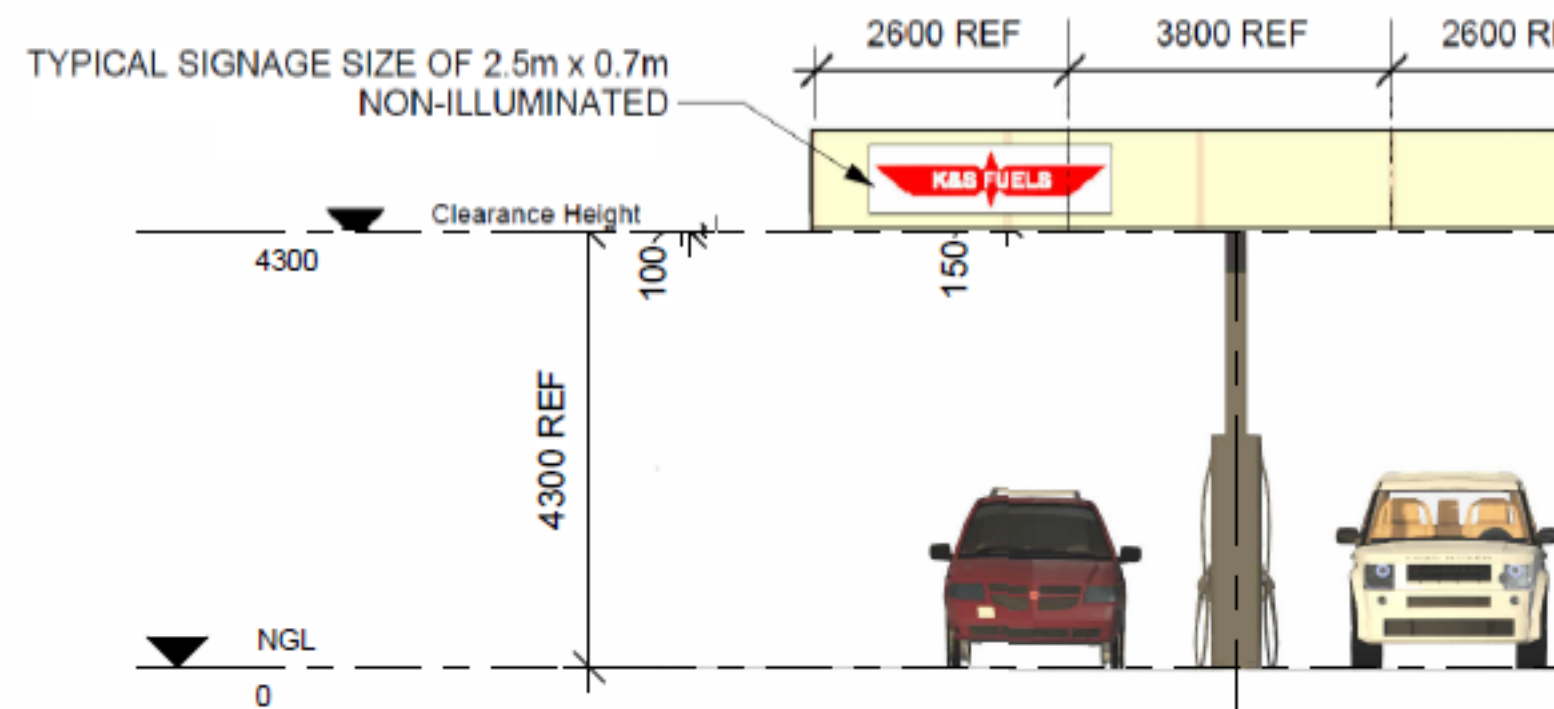
East Elevation



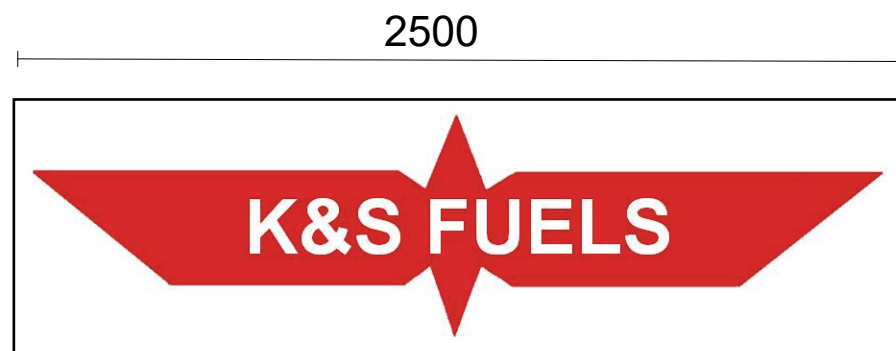
West Elevation



North Elevation



South Elevation



White Colorbond Sheeting - Red & White Logo  
**PROPOSED SIGNAGE**



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1/105a Commercial St East  
Mt Gambier, S.A. 5290  
Ph | 0887235184  
www.designsbysolly.com.au



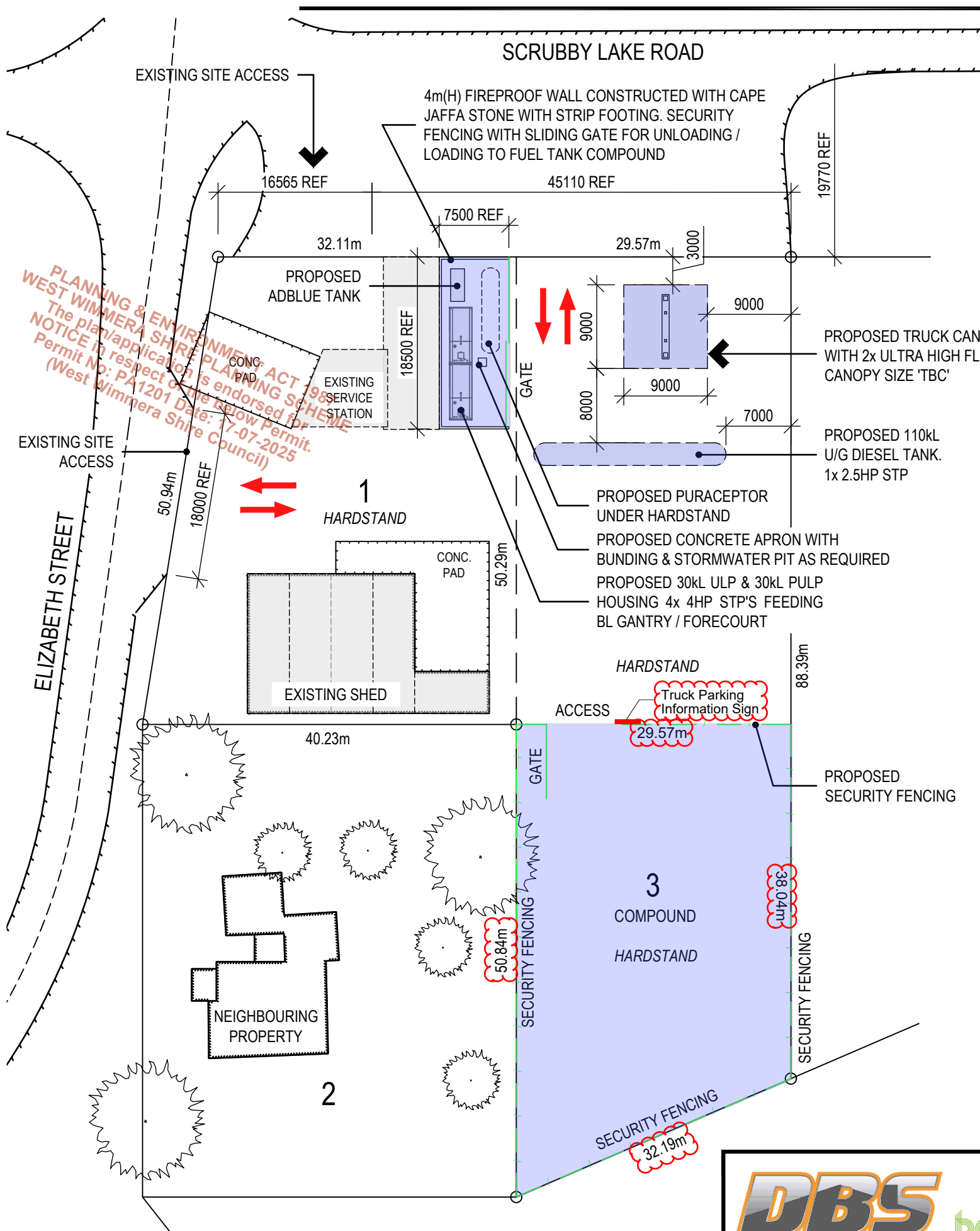
REV. NO:	DESCRIPTION:	DATE:
0	ISSUED FOR APPROVAL	22/03/25

ALL DIMENSIONS AND LEVELS TO BE VERIFIED BEFORE PROCEEDING WITH WORKS. DO NOT SCALE FROM THIS DRAWING.  
THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS, SPECIFICATIONS & DOCUMENTS.  
DESIGNS BY SOLLY ACCEPTS NO RESPONSIBILITY FOR ERRORS OR OMISSIONS.  
ANY DISCREPANCIES/ALTERATIONS TO BE REPORTED IMMEDIATELY TO DBS DESIGN.

## ELEVATIONS

DRAWING NO:	DATE:	SCALE:
1071-23	20/06/25	1 : 100
DRAWING NAME:		
Site Redevelopment		
1 Elizabeth Street		
Edenhope VIC 3318		
DRAWN:	SIZE:	SHEET:
	A-3	06
		REV:
		0

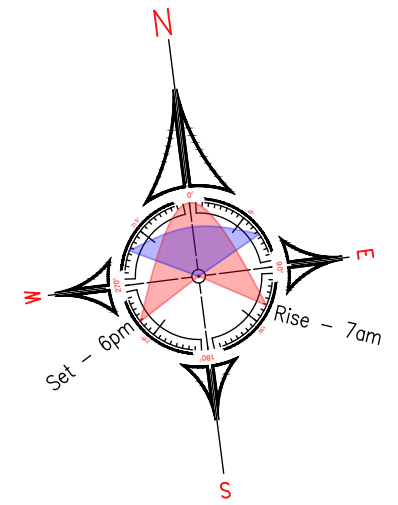




PLANNING & ENVIRONMENT ACT 1987  
WEST WIMMERA SHIRE PLANNING SCHEME  
The plan/application is endorsed for  
NOTICE in respect of the below Permit.  
Permit No: PA1201 Date: 17-07-2025  
(West Wimmera Shire Council)


LEGEND

- Emergency vehicle access path
- Misc. Vegetation
- Building
- Building-GI / Shed
- Edge of Concrete
- Fence
- Gate
- Edge of crushed rock hardstand area
- Edge of Bitumen
- Retaining Wall
- Contour - Existing
- Proposed Storm water
- Square Column
- Water Tap
- Electric Connection
- Stobie Pole
- Sewer IP
- Water Main
- Grated Pit
- 90mm uPVC Storm Water Pipe
- Storm Water Outlet
- Bollard
- Sign



AREAS (m <sup>2</sup> )	
Site 1	1819.1m <sup>2</sup>
Site 3	2801.2m <sup>2</sup>
Total Site Area:	4620.3m <sup>2</sup>

SITE PLAN




DESIGNS BY SOLLY

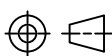
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1/105a Commercial St East  
Mt Gambier, S.A. 5290



BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

REV NO:	DESCRIPTION:	DATE:	DRAWING NO:	DATE:	SCALE:
A	ISSUED FOR COMMENT	12/05/2025	1235-25	09/05/25	1:500
B	REVISED AS PER MARKUP	21/05/2025	DRAWING NAME: Proposed Service & Refueling Site 2 Wimmera Hwy, Edenhope, VIC. 3318		
C	REVISED SITE LAYOUT	28/05/2025			
NOTES: ALL DIMENSIONS AND LEVELS TO BE VERIFIED BEFORE PROCEEDING WITH WORKS. DO NOT SCALE FROM THIS DRAWING. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS, SPECIFICATIONS & DOCUMENTS. DESIGNS BY SOLLY ACCEPTS NO RESPONSIBILITY FOR ERRORS OR OMISSIONS. ANY DISCREPANCIES/ ALTERATIONS TO BE REPORTED IMMEDIATELY TO DRAFTSPERSON			DRAWN:		SIZE: A-3
					SHEET: A01
					REV: C



Planning Enquiries  
Phone: (03) 5585 9900  
Web: [www.westwimmera.vic.gov.au](http://www.westwimmera.vic.gov.au)



## Office Use Only

Application No.:

Date Lodged: / /

# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

Questions marked with an asterisk (\*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

## The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

### Street Address \*

Unit No.:	St. No.: 1	St. Name: Elizabeth Street
Suburb/Locality: EDENHOPE		Postcode: 3318

### Formal Land Description \*

Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.:	<input checked="" type="radio"/> Lodged Plan <input type="radio"/> Title Plan <input type="radio"/> Plan of Subdivision	No.:
OR			
B	Crown Allotment No.: 3	Section No.: 17	
Parish/Township Name: Edenhope			

## The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit? \*

Development of an Existing Fuel Facility (Service Station) - including demolition of existing storage shed, a new fuel canopy, fuel storage tanks & security fencing and associated facilities.
Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Estimated cost of any development for which the permit is required \*

Cost \$475000	You may be required to verify this estimate. Insert '0' if no development is proposed.
---------------	--




## Existing Conditions

### Describe how the land is used and developed now \*

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Retail Fuel Outlet, Mechanics Workshop, Bus Depot and Storage

 Provide a plan of the existing conditions. Photos are also helpful.

## Title Information


### Encumbrances on title \*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

☐ No

☒ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

## Applicant and Owner Details

Provide details of the applicant and the owner of the land.

### Applicant \*

The person who wants the permit.

Name:		
Title: Mr	First Name: Frank	Surname: Brennan
Organisation (if applicable): Frank Brennan Consulting Services		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO Box 96
Suburb/Locality: BEACHPORT		State: SA Postcode: 5280

Please provide at least one contact phone number \*

Contact information for applicant OR contact person below	
Business phone:	Email: frank@fbc.com.au
Mobile phone: 0418 838 152	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:

### Owner \*


The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		Same as applicant <input type="checkbox"/>
Title: Mr	First Name: [REDACTED]	Surname: [REDACTED]
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: [REDACTED]	St. Name: [REDACTED]
Suburb/Locality: [REDACTED]		State: [REDACTED] Postcode: [REDACTED]
Owner's Signature (Optional):		Date: 30 May 2025 day / month / year

## Declaration

This form must be signed by the applicant \*

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

*Frank Brennan*

Signed - 3:22pm 30/05/25

Date: 30 May 2025

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?



No



Yes

If 'Yes', with whom?:

Date:

day / month / year

## Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?



A full, current copy of title information for each individual parcel of land forming the subject site.



A plan of existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.



If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).



Completed the relevant council planning permit checklist?



Signed the declaration above?

## Lodgement

Lodge the completed and signed form, the fee and all documents with:

West Wimmera Shire Council  
PO Box 201  
Edenhope VIC 3318  
49 Elizabeth Street  
Edenhope VIC 3318

**Contact information:**

Phone: (03) 5585 9900

Email: [council@westwimmera.vic.gov.au](mailto:council@westwimmera.vic.gov.au)

Deliver application in person, by post or by electronic lodgement.

ABN 91 376 720 132

PO Box 96  
BEACHPORT SA 5280

M: 0418 838 152  
E: frank@fbcs.com.au  
W: www.fbcs.com.au

2 July 2025

PLANNING & ENVIRONMENT ACT 1987  
WEST WIMMERA SHIRE COUNCIL  
The Planning & Environment Act 1987  
NOTICE IN APPLICATION is endorsed for  
Permit No. 1201 Date: 17-07-2025  
(West Wimmera Shire Council)

Planning Department  
West Wimmera Shire Council  
PO Box 201  
Edenhope VIC 3318

Dear Planning Team

**New planning application – Lot 1TP 323466M, CA 3 Sec 17 Township of Edenhope  
Parish of Edenhope - 1 Elizabeth Street Edenhope, Vic 3318  
Development of an Existing Fuel Facility (Service Station)**

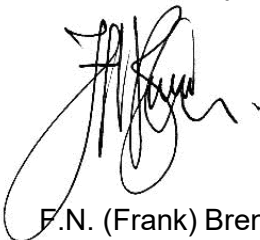
Please find attached a planning permit application for the redevelopment of the existing fuel facility (service station) at 1 Elizabeth Street, Edenhope.

Attached are the following documents:

- Planning permit application form
- Current copy of title
- Planning assessment report
- Plans and Elevations

Please contact me if you have any questions or require further information on the above application.

Yours sincerely



F.N. (Frank) Brennan PSM MPIA JP  
Accredited Planning Professional APP20190029  
Principal Consultant

**FRANK BRENNAN CONSULTING SERVICES**



ACCREDITED  
PROFESSIONAL

Planning, Development and Infrastructure Act 2016

# Planning Report

**Lot 1 TP 323466M & CA 3 S17 Township of Edenhope, Parish of Edenhope - 1 Elizabeth Street Edenhope, Vic 3318**

## **Development of an Existing Fuel Facility (Service Station)**



### **DISCLAIMER**

Although Frank Brennan Consulting Services have taken all reasonable steps to ensure that an accurate document has been prepared, the company accepts no liability for any damages or loss incurred as a result of reliance placed upon the report and its contents.

### **DOCUMENT CONTROL**

This document has been prepared to aid the submission of a planning permit application for the Development of an existing Fuel Facility (Service Station) at 1 Elizabeth Street Edenhope Vic. 3318.

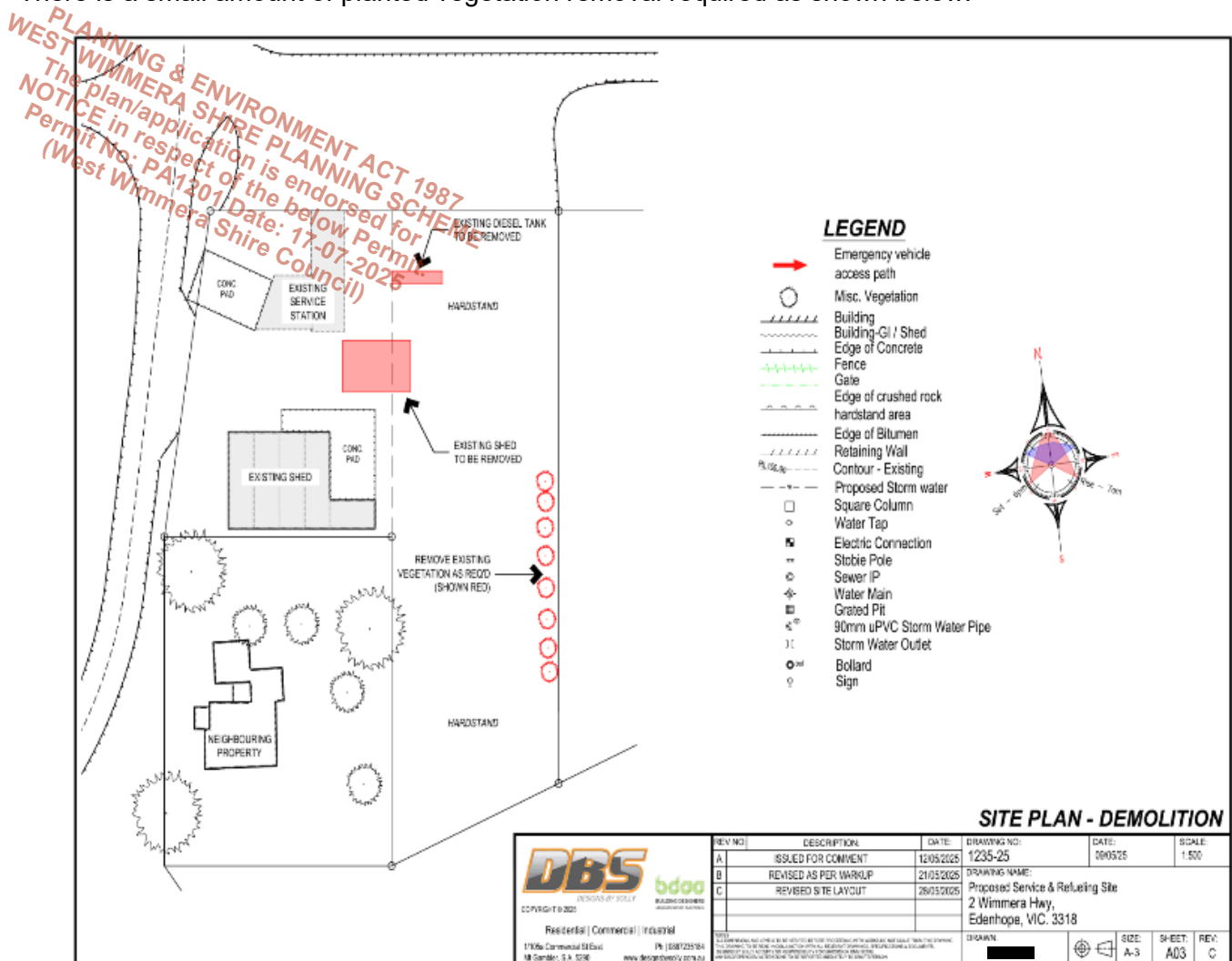


# 1. PROPOSAL

K & S Freighters Pty Ltd are proposing to expand the fuel storage capacity and truck parking facilities on land adjoining the existing Ampol fuel service station site in Edenhope. The site is held on 2 titles – lot 1 containing the existing Ampol service station with an area of 1,819 sqm and lot 3, a largely vacant abutting site of 2,801sqm proposed for the new fuel depot facility. The fuel facility is an existing service station and has been operating from at least the 1960's.

The proposal includes the demolition of an existing storage shed and an above ground fuel storage tank to make way for the construction of the new fuel facility as shown on the demolition plans provided.

There is a small amount of planted vegetation removal required as shown below.



As shown on the site plan below, the proposed works - shaded blue comprise the construction of an unroofed fuel storage compound which will be enclosed by Cape Jaffa stone masonry walling with dimensions of 18.5m long by 7.5m wide to a height of 4m with sliding access gate on a concrete hardstand area.

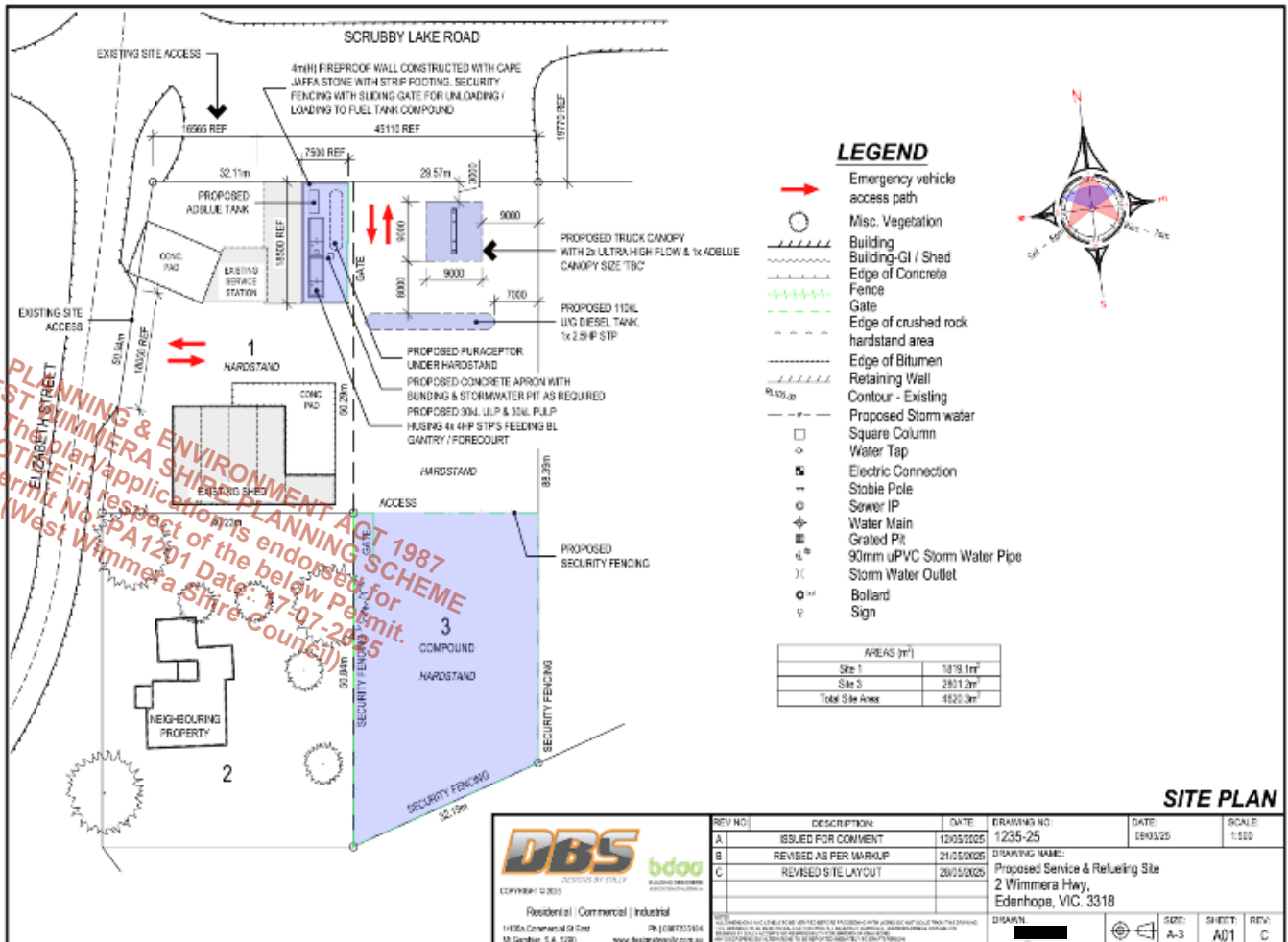
An in ground "Puraceptor" spill containment system will be installed inside the compound together with an above ground containerised 5,000l AdBlue storage tank and a separate 30kl containerised unleaded petrol storage tank.

Outside the compound an additional underground 110kl diesel storage tank will be installed together with a new truck refuelling station with a 9m x 9m truck parking canopy standing at a height of approximately 5.5m and fuel dispenser for refuelling.

A proposed truck rest stop area will be surfaced in crushed rock and will be enclosed by 2.1m high chain mesh fencing with gated access.

The existing Ampol petrol filling station and shop will be largely unaffected by the proposed works including the hours of operation (currently 8am- 6pm 7 days per week) with the proposed new fuel depot enabling heavy goods freight vehicles to refuel and or park off street as a rest stop 24 hours per day 7 days per week.

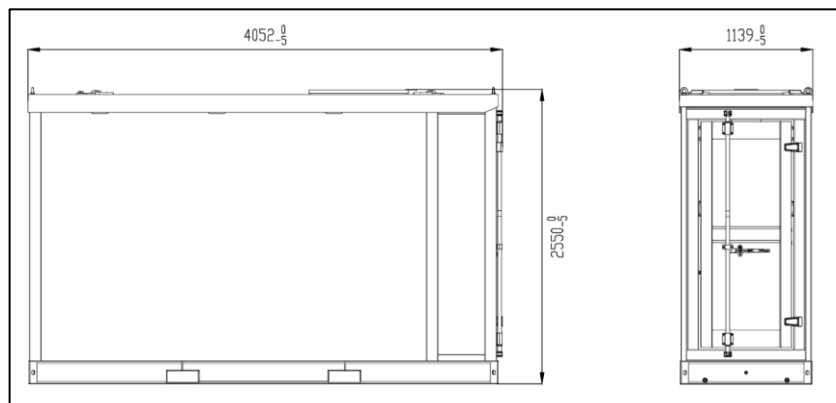




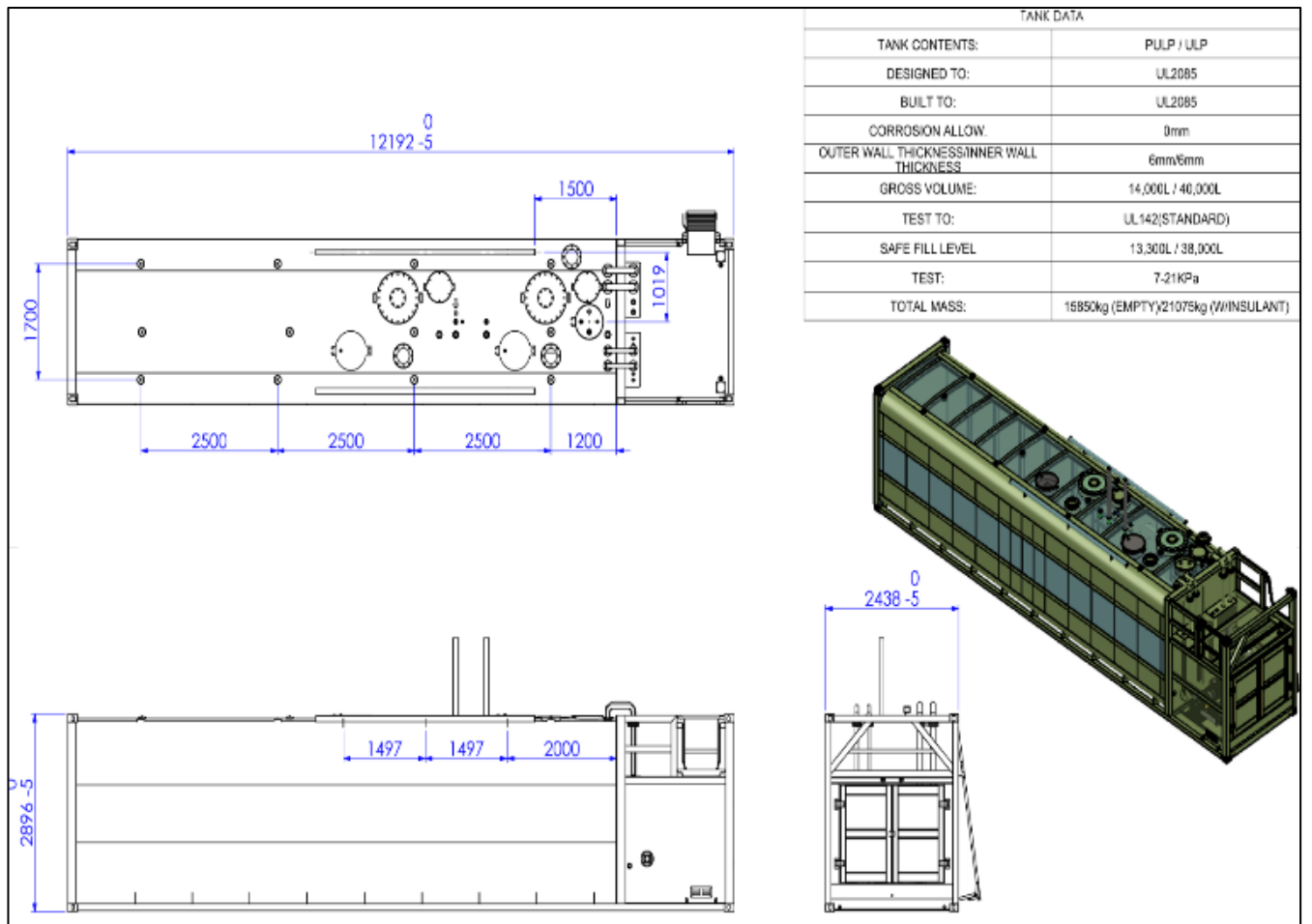
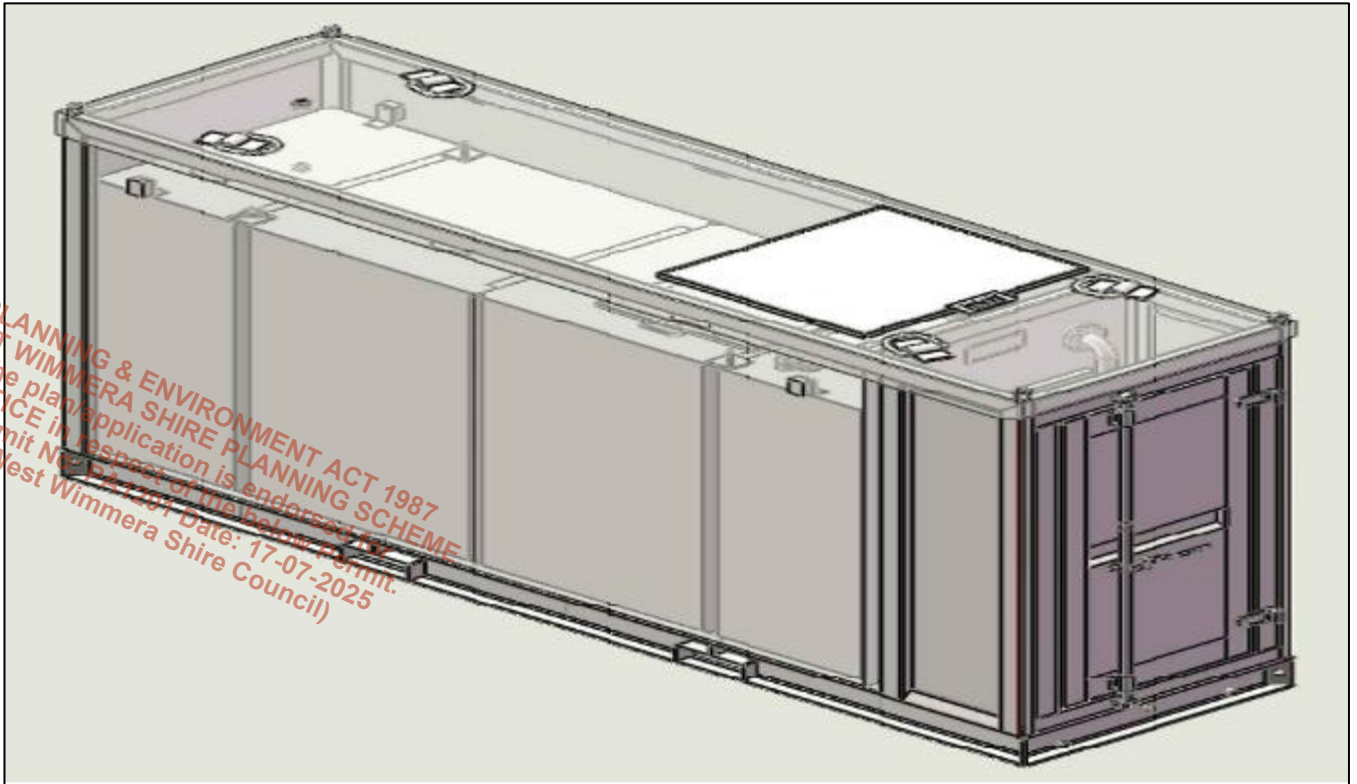
Sample images of self-bunded aboveground fuel storage tanks



Containerised AdBlue fuel tank dimensions



## Above ground fuel tank dimensions/specifications



The truck parking area is to be used to park the K&S rigid fuel trucks in a secure area.

Vehicles will enter from the existing access from Elizabeth Street (TRZ 2) which will be unaltered and will exit onto Scrubby Lake Road egress onto Scrubby Lake Road.

There is an anticipated up to 15 – 20 additional truck movements per week over and above the vehicle movements associated with the existing service station. The new fuel depot is unmanned and available for refuelling 24 hours per day, 7 days per week.

As the fuel depot is fully automated and unmanned, there are no new toilet, staff or domestic facilities required and no staff or customer car parking required. An electricity supply will be installed. The fuel container and bowser units will be constructed and installed to AS 1692 and AS 1940-2017.

No advertising signage is proposed as part of the application.

PLANNING & ENVIRONMENT ACT 1987  
WEST WIMMERA SHIRE PLANNING SCHEME  
The plan/application is endorsed for  
NOTICE in respect of the below Permit.  
Permit No: PA1201 Date: 17-07-2025  
(West Wimmera Shire Council)



## 2. SITE ANALYSIS

The site is an L shaped parcel of land held on 2 titles on the corner of Elizabeth Street which is a TRZ2 road ((B240) and Scrubby Lake Road Edenhope just east of the town centre.

The combined site has an area of 4,621 m<sup>2</sup>.

Location image



Aerial plan



Lot 1 contains the existing Ampol service station, shop, forecourt, above and below ground fuel storage tanks, workshop and storage sheds and has an area of 1819 sqm. Lot 1 is accessed via Elizabeth Street and also Scrubby Lake Road. The site has been used as a petrol filling station for many years (at least from the 1960's) with the use well established. There are no easements shown on title. The site is generally flat.



## Lot 1 – existing Ampol service station



## Lot 3 - proposed new fuel depot and truck parking site

Lot 3 is a largely vacant site of 2,802sqm situated abutting the Ampol garage site to the east accessed via Scrubby Lake Road.

The image is taken looking towards Scrubby Lake Road and shows the shed and above ground fuel storage tank for removal. There are no easements shown on title.





### Access point to Lot 3 from Scrubby Lake Road



### Rear of Lot 3

There is an existing open table drain and planted vegetation which will be removed.



### 3. PLANNING CONTROLS

## Zone

The site is located in the Township Zone (TZ)



## Overlays

## Environmental Audit Overlay (EAO)



## Other

The site is within a designated bushfire prone area.

## Permit requirements

- A permit is required for buildings and works associated with a Section 2 Use in the Township Zone at **Clause 32.05-11**.
- No permit is required under the Environmental Audit Overlay as the proposed use is not a “sensitive use” and is associated with an existing use of land for a fuel depot.
- No permit is required under **Clause 52.29-2** as the access onto Elizabeth Street is unaffected.
- It is considered that the vegetation removal is exempt from a permit under **Clause 52.16**.



## 4. RESTRICTIONS ON TITLE

None.

## PLANNING ASSESSMENT

### Clause 32.05

#### TOWNSHIP ZONE

##### Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for residential development and a range of commercial, industrial and other uses in small towns.

To encourage development that is responsive to the neighbourhood character of the area.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

## ASSESSMENT

The proposed facility will be accessed via dedicated truck routes which are well known and established in the area. The access to the site from Elizabeth Street is unaffected with the egress point onto Scrubby Lake Road a local Council road.

The site has sufficient capacity to accommodate the proposed use for the parking and refuelling of vehicles. The facility is low scale, of minimal footprint with the actual above ground fuel container and lines to the bowsters able to be easily removed or relocated in future. The site used for the proposed fuel depot and parking area is 2,802 sqm with the site coverage of the proposed works approximately 50% of the site area of lot 3.

The built form aspect is minimal with the works aspects confined largely to civil works which have almost no impact on the built form character of the area. Vehicle movements will be slightly increased by an anticipated 15-20 vehicle movements per week

There is no outdoor storage required or unsightly or prominent visual aspects associated with the development.

There will be minimal additional stormwater runoff given the small area of additional hard surface required which will be largely crushed rock and permeable. This will be directed to the existing stormwater facilities on site.

A stormwater management plan can be provided if required, ideally via a planning permit condition, which is the applicants preferred approach given the low impact nature of the facility and the fact that there are no buildings to collect rainwater.

There is no additional car parking generated as the new facility is unmanned and used entirely by heavy goods vehicles which are catered for in the dedicated parking areas.

The proposal meets the purpose and objectives of the zone as the buildings with works low impact which do not adversely affect the neighbourhood character of the area.

## Clause 45.03

### ENVIRONMENTAL AUDIT OVERLAY

#### Purpose

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.*

#### Application

*This provision applies to land in an Environmental Audit Overlay and applies whether or not a permit is required.*

#### Clause 45.03-1

#### Requirement

*Before a sensitive use (residential use, child care centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school commences or before the construction or carrying out of buildings and works in association with these uses commences:*

- A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use; or*
- An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use; or*
- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or*
- A statement of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970 stating that the environmental conditions of the land are suitable for the use or proposed use.*

#### Exemption from requirement

*The requirement for a preliminary risk screen assessment statement, an environmental audit statement, a certificate of environmental audit or a statement of environmental audit in this provision does not apply to the construction or carrying out of buildings and works if:*

- The buildings and works are associated with an existing sensitive use, secondary school or children's playground, included in Clause 62.02-1 or 62.02-2, and the soil is not disturbed;*
- The buildings and works are required by the Environment Protection Authority or an environmental auditor appointed under the Environment Protection Act 2017 to make the site suitable for use; or*
- The buildings and works are reasonably required by environmental auditor appointed under the Environment Protection Act 2017 or the Environment Protection Act 1970 to undertake a preliminary risk screen assessment or environmental audit.*

### ASSESSMENT

The proposed use is not associated with a sensitive land use and is not considered to trigger a permit under the overlay are warrant a risk screen assessment.

As previously discussed, the built form of the facility is very low scale and low height which will be barely visible from the public realm as the majority of works are civil works (on ground) or underground.

Much of the physical infrastructure is already in place for the proposal such as constructed road access, mains water, electricity and sewerage are available. The egress will be altered as shown for safe traffic management and will be in accordance with Council requirements.

The site has been an established fuel depot for over 50 years with the use of land well established. The new fuel depot is an extension to the prevailing use. There is an existing dwelling abutting to the east otherwise no dwellings close by, with the existing dwelling not considered to adversely affect over and above any amenity impacts already associated with the existing Ampol service station.

#### **Clause 52.06**

#### **CAR PARKING**

##### **Purpose**

*To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*

*To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*

*To support sustainable transport alternatives to the motor car.*

*To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*

*To ensure that car parking does not adversely affect the amenity of the locality.*

*To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

#### **ASSESSMENT**

The use of land for a Fuel Depot requires 10% of the site area dedicated for car parking. The site for the fuel depot has an area of 2,800 sqm of which approximately 50% will be used for the fuel depot and truck parking area which therefore requires 140 sqm to be set aside for car parking.

The nature of the use is such that there is no requirement for staff parking as the new fuel depot facility is unmanned, and the only parking requirement is for a vehicles when being refuelled with off street rest stop parking provided of well in excess of 140 sqm of parking provided as shown on the site plan provided.

There is therefore considered no waiver of car parking required.

#### **Clause 52.17**

#### **NATIVE VEGETATION**

##### **Purpose**

*To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):*

- 1. Avoid the removal, destruction or lopping of native vegetation.*
- 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
- 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*

*To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

#### **ASSESSMENT**

The modified egress for the fuel depot requires a small amount of non-significant planted vegetation to be removed, as shown below.



It is considered that the proposal meets the exemption requirements of **Clause 52.17-7** as set out below.

*Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road.*

*This exemption only applies to properties which share a common boundary with the road reserve, and the total width of clearing must not exceed 6 metres.*

*Note: Under the Road Management Act 2004 the written consent of the coordinating road authority is required to conduct any works, including removing a tree or other vegetation, in, on, under or over a road.*

Additionally the native vegetation is considered to meet the following exemption as the area of veg removal is less than 0.4ha.

Site area	Native vegetation that is to be removed, destroyed or lopped on land, together with all contiguous land in one ownership, which has an area of less than 0.4 hectares.
	This exemption does not apply to native vegetation on a roadside or rail reservation.

## Clause 52.29

### LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK

#### Purpose

*To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.*

*To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.*

#### 52.29-6

#### Decision guidelines

*Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider:*

- The Municipal Planning Strategy and the Planning Policy Framework.*
- The views of the relevant road authority.*
- The effect of the proposal on the operation of the road and on public safety.*
- Any policy made by the relevant road authority pursuant to schedule 2, clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.*

## ASSESSMENT

No permit is triggered as the access onto the TRZ2 is unaffected.

## Clause 53.10

### USES AND ACTIVITIES WITH POTENTIAL ADVERSE IMPACTS

#### Purpose

*To identify those types of uses and activities, which if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood.*

### 53.10-1

#### Threshold distance

The threshold distance referred to in the table to this clause is the shortest distance from any part of the land to:

- land (not a road) in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone; or
- land used for a hospital, an education centre or a corrective institution; or
- land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.

An application to use land for an industry, utility installation or warehouse for a purpose listed in the table to this clause must be referred to the Environment Protection Authority under section 55 of the Act if the threshold distance is not to be met or no threshold distance is specified.

Transport and storage	
Bus depot	200
Depot for refuse collection vehicles	100
Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes	1,000
Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity:	
• with fixed roofs	300
• with floating roofs	100
Storage of wet-salted or unprocessed hides	250

## ASSESSMENT

The proposed fuel depot storage is considerably less than 2,000 tonnes capacity therefore has no specified buffer distance. Fuel is stored in a sealed containerised above ground containers and underground which has been designed and will be constructed to meet Australian standards.

### Clause 53.18

#### STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

##### Purpose

To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

### Clause 53.18-7

#### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any relevant water and stormwater management objective, policy or statement set out in this planning scheme.
- The capacity of the site to incorporate stormwater retention and reuse and other water sensitive urban design features.
- Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.
- Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.
- The capacity of the drainage network to accommodate additional stormwater.
- Whether the stormwater treatment areas can be effectively maintained.
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.

## ASSESSMENT

There are minimal structures associated with the proposed development that are capable of collecting or generating stormwater. The surfacing of the truck parking areas will be crushed rock and therefore permeable.

A stormwater management plan can be provided ideally in response to a permit condition if required.

## MUNICIPAL PLANNING STRATEGY ASSESSMENT

### Clause 02.03-7

#### Economic development

##### General

*While the traditional agricultural pursuits such as cropping, grazing, wool and beef have formed the basis of the economy of West Wimmera, diversity in production is being pursued. Taking advantage of the Shire's natural resource attributes has enabled new investment in production as diverse as legumes, oilseeds, flowers, potatoes and other emerging horticultural products. Further diversity in the economic base, employment and business opportunities is also occurring through the establishment of new agriculturally linked value-added industries together with the continuing expansion of tourism, recreation and leisure opportunities provided in the Shire.*

##### Commercial

*The role and function of commercial areas need to adapt as population and work practices change. The commercial centres throughout the municipality provide the day to day needs of the local community as well as acting as a social gathering point. Some businesses are home based which also provide an economic benefit to the municipality.*

*Commercial development in the Shire is largely limited to small-scale activities related to the servicing of the rural and agricultural sector.*

##### Industry

*Industrial activity provides significant economic benefits for the Shire and is a significant employer of people. Smaller industrial estates can provide a local service industry function.*

##### Strategic directions

- *Facilitate opportunities for increased employment within and adjacent to the towns.*
- *Capitalise on economic development opportunities by building on the region's assets, particularly agriculture, energy, mining and tourism.*
- *Support the development of attractive, functional and viable business clusters.*
- *Facilitate the establishment and further development of industry within existing and planned industrial estates.*

## ASSESSMENT

The proposed fuel depot builds on an existing and established land use associated with the Ampol fuel service station site to expand the capacity for heavy goods vehicles which currently under pins the freight transport network with resultant economic development.

## Clause 02.03-8

### Transport

*The primary transport mode for residents, workers and visitors within the Shire is the private vehicle, making the ongoing maintenance of the road network a key transport priority. The Edenhope Aerodrome is important to the Shire's transport system, providing access for commercial flights and emergency services.*

*The Western Highway is a designated National Highway that links Melbourne and Adelaide and traverses the northern area of the Shire. Land use and development planning should take full account of this National Highway when development occurs in its vicinity, including controlling noise effects on sensitive land uses.*

#### Strategic directions

- *Facilitate an effective and efficient road network.*
- *Ensure that use and development does not prejudice the levels of service, safety and amenity of the Edenhope Aerodrome.*
- *Ensure that use and development does not prejudice the levels of service, safety and amenity of the Western Highway.*
- *Minimise adverse effects of noise from traffic using the Western Highway on adjacent sensitive land uses.*

## ASSESSMENT

There is a clear nexus between transportation and fuel supply needs which are associated with the need for the proposed facility in this location.

## Clause 02.03-9

### Infrastructure

#### Development infrastructure

*Infrastructure services are important in providing transport and protecting environmental and community health and should be provided in a cost-effective manner. There is increasing pressure on the existing infrastructure services and on Council for the provision and maintenance of these infrastructure services, particularly on funding for increased road maintenance. However, Council is unable to fund the level of infrastructure service which the community expects, owing to the competing demands for other services.*

#### Strategic directions

- *Provide infrastructure and services that meet the needs of the community in a cost effective and sustainable manner.*
- *Encourage a range of accessible educational, medical and community services for all sectors of the community.*
- *Encourage a range of passive and active recreational facilities that cater for the needs of the local population and visitors.*
- *Facilitate a variety of tracks for pedestrians and cyclists for both transport and recreational purposes.*
- *Encourage use and development that supports the use of waterways, lakes and reserves for recreational purposes.*
- *Provide open spaces that cater for a range of users and age groups and encourage physical activity.*
- *Promote development that facilitates safe places for social interaction.*
- *Encourage uses that complement or provide youth services.*
- *Ensure community facilities are designed to promote natural surveillance.*

# ASSESSMENT

The proposed facility takes advantage of existing infrastructure making for an efficient use of land and infrastructure combined.

The location of the proposed refuelling facility is within a designated B double route and on land established for the proposed use. The freight industry is critical to the economy of the region providing employment as supported by the above Clause. The site is well situated to cater for the associated heavy vehicle movements which have been operating in this area for many years.

## PLANNING POLICY FRAMEWORK ASSESSMENT

### Clause 18.01-1S

#### Land use and transport integration

##### Objective

*To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.*

##### Strategies

*Plan and develop a transport system that facilitates:*

- *Social and economic inclusion for all people and builds community wellbeing.*
- *The best use of existing social and economic infrastructure.*
- *A reduction in the distances people have to travel to access jobs and services.*
- *Better access to, and greater mobility within, local communities.*
- *Network-wide efficiency and coordinated operation.*

*Plan land use and development to:*

- *Protect existing transport infrastructure from encroachment or detriment that would impact on the current or future function of the asset.*
- *Protect transport infrastructure that is in delivery from encroachment or detriment that would impact on the construction or future function of the asset.*
- *Protect planned transport infrastructure from encroachment or detriment that would impact deliverability or future operation.*
- *Protect identified potential transport infrastructure from being precluded by land use and development.*

*Plan land use and development to allow for the ongoing improvement and development of the State Transport System in the short and long term.*

*Plan movement networks and adjoining land uses to minimise disruption to residential communities and their amenity.*

*Plan the timely delivery of transport infrastructure and services to support changing land use and associated transport demands.*

*Plan improvements to public transport, walking and cycling networks to coordinate with the ongoing development and redevelopment of urban areas.*

*Plan the use of land adjacent to the transport system having regard to the current and future development and operation of the transport system.*

*Reserve land for strategic transport infrastructure to ensure the transport system can be developed efficiently to meet changing transport demands.*

*Support urban development that makes jobs and services more accessible:*

- *In accordance with forecast demand.*
- *By taking advantage of all available modes of transport.*

*Protect existing and facilitate new walking and cycling access to public transport.*

*Locate major government and private sector investments in regional cities and centres on major transport corridors to maximise the access and mobility of communities.*



*Design neighbourhoods to:*

- *Better support active living.*
- *Increase the share of trips made using sustainable transport modes.*
- *Respond to the safety needs of all users.*

*Design the transport system and adjacent areas to achieve visual outcomes that are responsible to local context with particular reference to:*

- *Landscaping.*
- *The placement of signs.*
- *Providing buffer zones and resting places.*

## **ASSESSMENT**

The proposed facility will provide an important service to support the local heavy haulage industry and for other industrial and freight transport requirements in the area. The proposed location is well established for transport uses with the site having sufficient capacity to accommodate vehicular traffic to maintain the ongoing amenity of the area.

### **Clause 65.01**

#### **APPROVAL OF AN APPLICATION OR PLAN**

*Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:*

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

*This clause does not apply to a VicSmart application.*

## **ASSESSMENT**

The proposal is considered to meet the purpose and decision guidelines of the Township Zone, MPS, PPF and Clause 65 has been designed to suit its location. There are no foreseeable adverse environmental or amenity impacts and is considered to represent orderly planning.

## 5. CONCLUSION

As discussed in this report, the fuel depot is considered a low impact facility, proposed to be sited in a suitable and well established heavy goods vehicle accessible area. The prefabricated nature of the fuel containers are above ground (unbunded) and able to be readily relocated having minimal environmental footprint. Vehicle movements are considered to be similar to existing heavy vehicle movements through the area.

The refuelling facility is an important aspect of road freight infrastructure which has a significant economic value to the region, therefore it is hoped that the proposal is supported by Council.

PLANNING & ENVIRONMENT ACT 1987  
WEST WIMMERA SHIRE PLANNING SCHEME  
The plan/application is endorsed for  
NOTICE in respect of the below Permit.  
Permit No: PA1201 Date: 17-07-2025  
(West Wimmera Shire Council)

## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 03440 FOLIO 990

Security no : 124124325658T  
Produced 09/05/2025 02:44 PM

CROWN GRANT

### LAND DESCRIPTION

Crown Allotment 3 Section 17 Township of Edenhope Parish of Edenhope.

### REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

[REDACTED] of 327 ELIZABETH STREET EDENHOPE VIC 3318  
AG694836U 17/08/2009

### ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AY233305W 23/07/2024

Caveator

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

24/04/2024

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

LANDMARK LEGAL AND MIGRATION

Notices to

LANDMARK LEGAL & MIGRATION of SUITE 2 337 PROSPECT ROAD BLAIR ATHOL SA 5084

Any crown grant reservations exceptions conditions limitations and powers  
noted on the plan or imaged folio set out under DIAGRAM LOCATION below.

For details of any other encumbrances see the plan or imaged folio set out  
under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP524688W FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1 ELIZABETH STREET EDENHOPE VIC 3318

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
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Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>09/05/2025 14:44</b>

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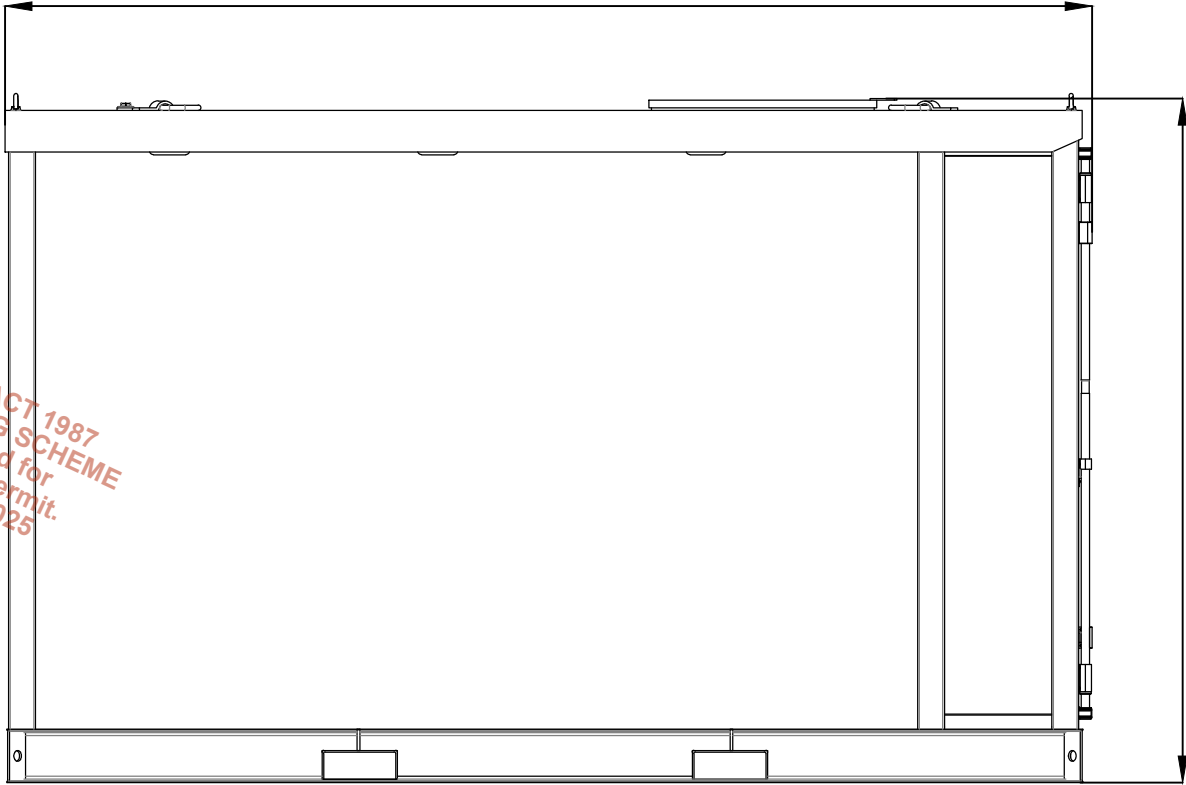


TITLE PLAN		EDITION 1	TP 524688W
<b>Location of Land</b>  Parish: EDENHOPE Township: EDENHOPE Section: 17 Crown Allotment: 3 Crown Portion:  Last Plan Reference: Derived From: VOL 3440 FOL 990 Depth Limitation: 50 FEET		<b>Notations</b> SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 3440 FOL. 990 AND NOTED ON SHEET 2 OF THIS PLAN  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
<b>Description of Land / Easement Information</b>			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 31/05/2000 VERIFIED: B.H.
<div> <div> <div>PLANNING &amp; ENVIRONMENT ACT 1987</div> <div>WEST WIMMERA SHIRE PLANNING SCHEME</div> <div>The plan/application is endorsed for</div> <div>NOTICE in respect of the below Permit.</div> <div>Permit No: PA1201 Date: 17-07-2025</div> <div>(West Wimmera Shire Council)</div> </div> </div>			<b>COLOUR CODE</b>  Y = YELLOW
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets

TITLE PLAN		TP 524688W	
LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT			
<div><div><p>containing <i>five rods and thirty one perches more or less being Allotment three of Section seventeen in the Town of Edenhope Parish of Edenhope County of Towan</i></p><p>delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any spring or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto us our heirs and successors all gold and silver and auriferous and argentiferous earth and stone and all mine seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work and dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores and the mines metals and minerals in the land lying in upon and under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary for usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mine seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted</p><p>the Land Act 1933 AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said GRANTEE</p><p>his heirs executors administrators assigns and transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided for the time being by law for the case of land resumed for mining purposes and the payment thereof to be a condition precedent to such right of entry.</p></div><div><p>WEST WIMBORNE DISTRICT COUNCIL NORTH DEVON SHIRE PLANNING ACT 1987 No. 1507-2025 Permit No: PA1201 Date Issued: 15-07-2025 (West Wimmera Shire Council)</p></div></div>			
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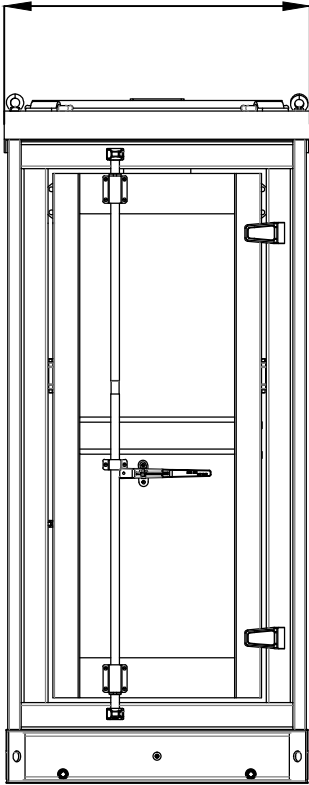
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BUILT TO	AS1692 , CAT.3
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INTERNAL SIZE	3,200 x 1,000 x 1,846 mm
GROSS VOLUME	5,270 litres
SAFEFIL LEVEL	5,000 litres
EMPTY WEIGHT	2,360 kgs

4052<sup>0</sup><sub>-5</sub>



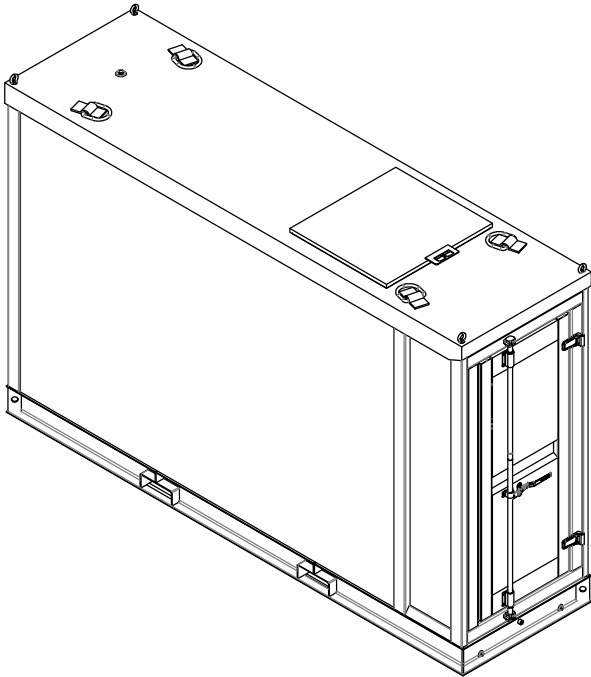
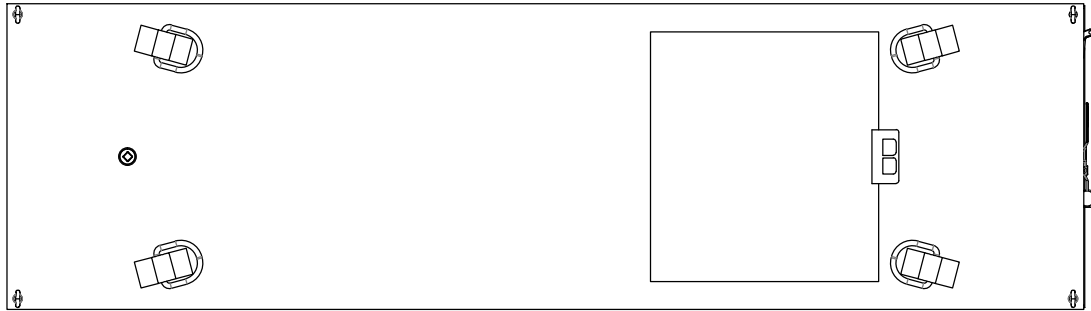
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1139<sup>0</sup><sub>-5</sub>





PLANNING & ENVIRONMENT ACT 1987  
WEST WIMMERA SHIRE PLANNING SCHEME  
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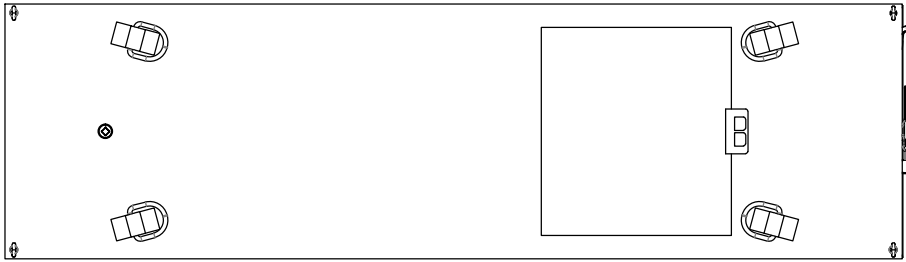
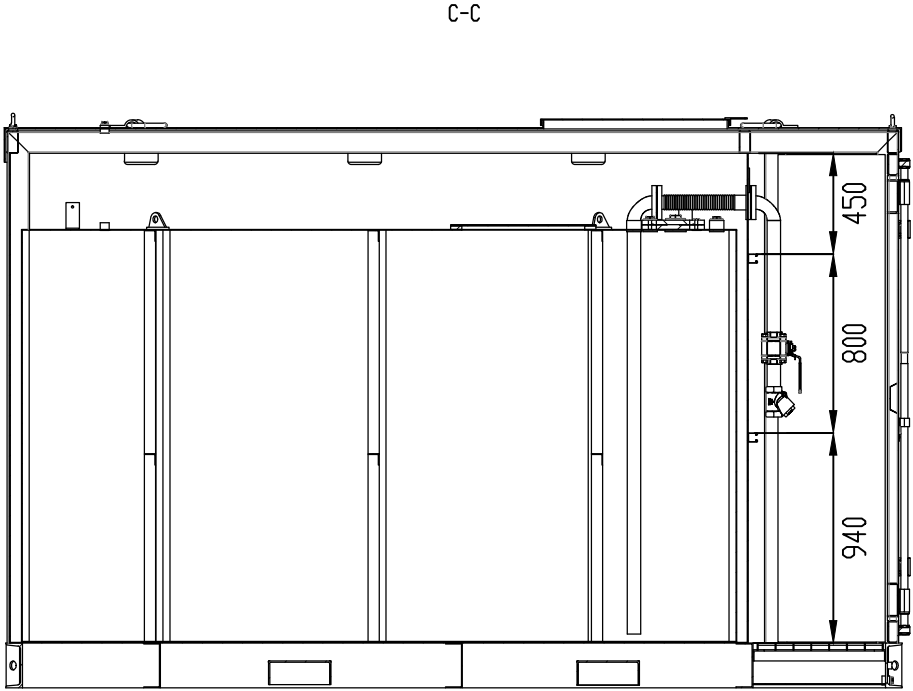
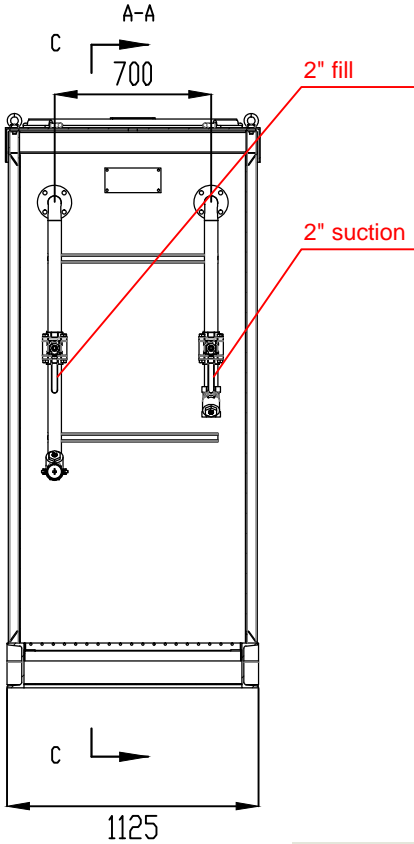
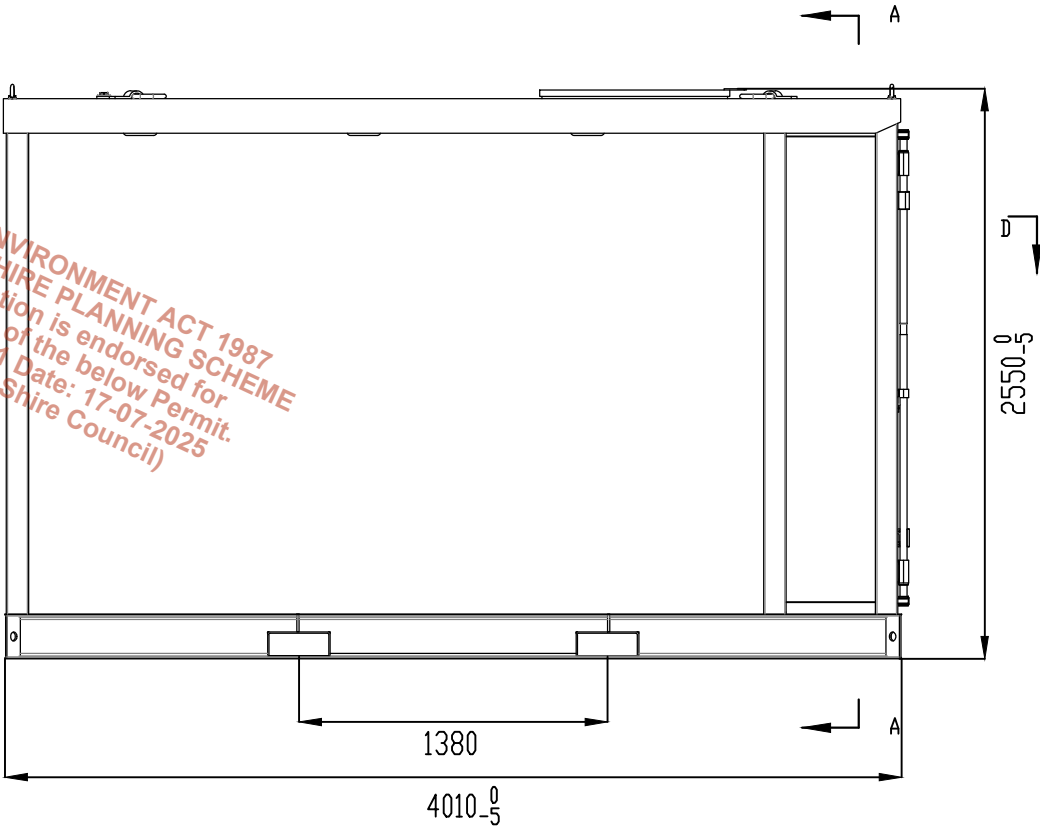
Autodesk



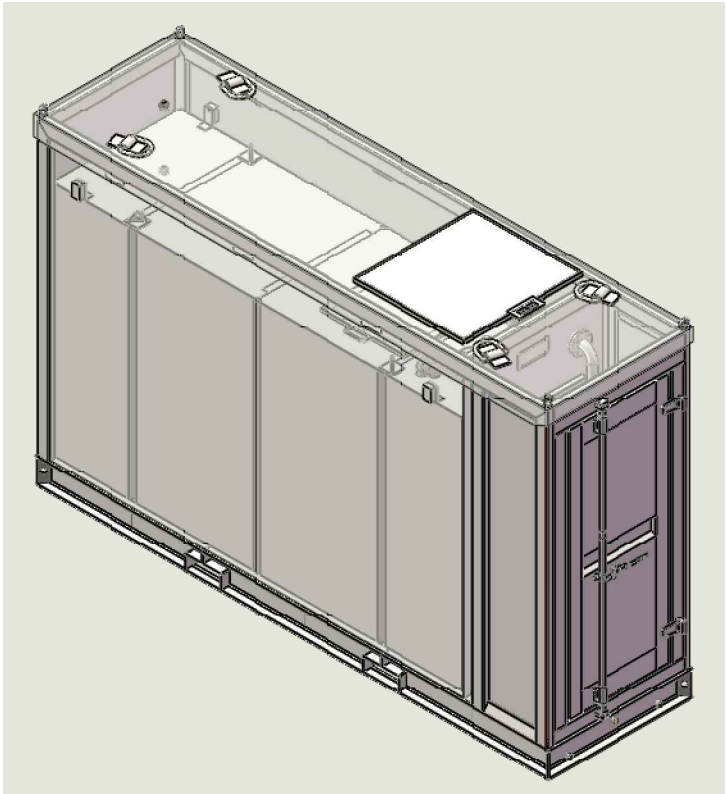
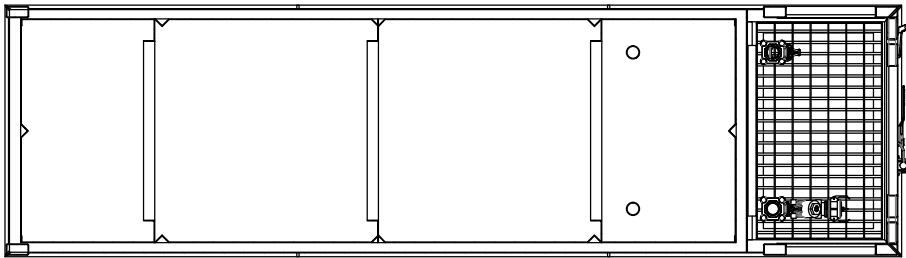
Autodesk

COPYRIGHT 2019		TOLERANCES : ALL DIMENSIONS IN MM UNLESS STATED OTHERWISE, ALL TOLERANCES TO BE AS FOLLOWS : 0 0.0 0.00 ANG				TITLE :	
						ABOVE GROUND TANKS	
		SIGN		DATE		PART NO :	
						5KL DEF TANK	
DESIGN				MATERIAL		WEIGHT	
CHECKED		2019.5.20		Q235B		2,360 kgs	
VERIFIED						REVISION 01	
APPROVED							
						DWS. NO. 5KL DEF-DR001	
						SHEET : 1 TOTAL SHEET : 2 SCALE : NTS	

PLANNING & ENVIRONMENT ACT 1987  
WEST WIMMERA SHIRE PLANNING SCHEME  
The plan/application is endorsed for  
NOTICE in respect of the below Permit.  
Permit No: PA1201 Date: 17-07-2025  
(West Wimmera Shire Council)

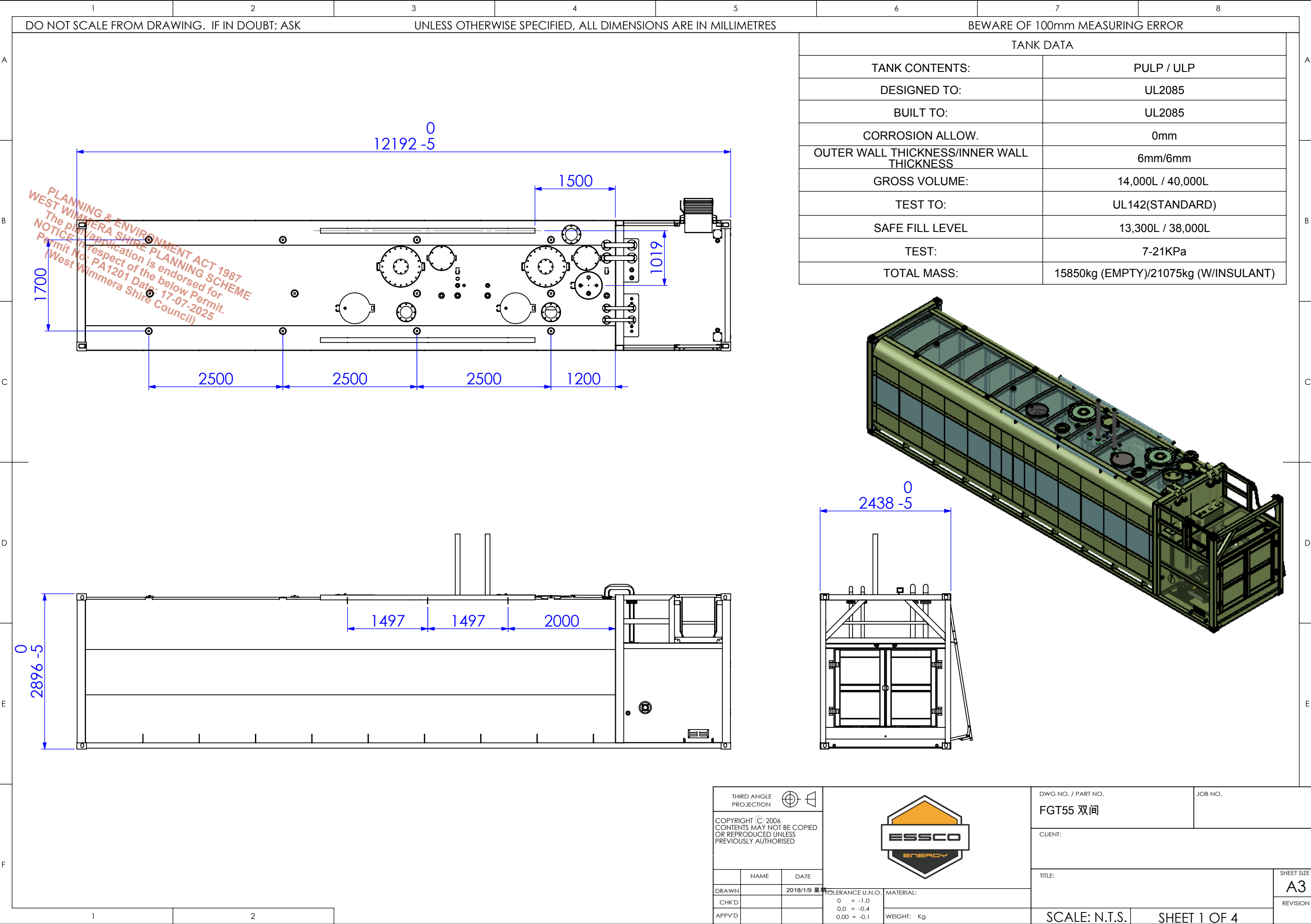


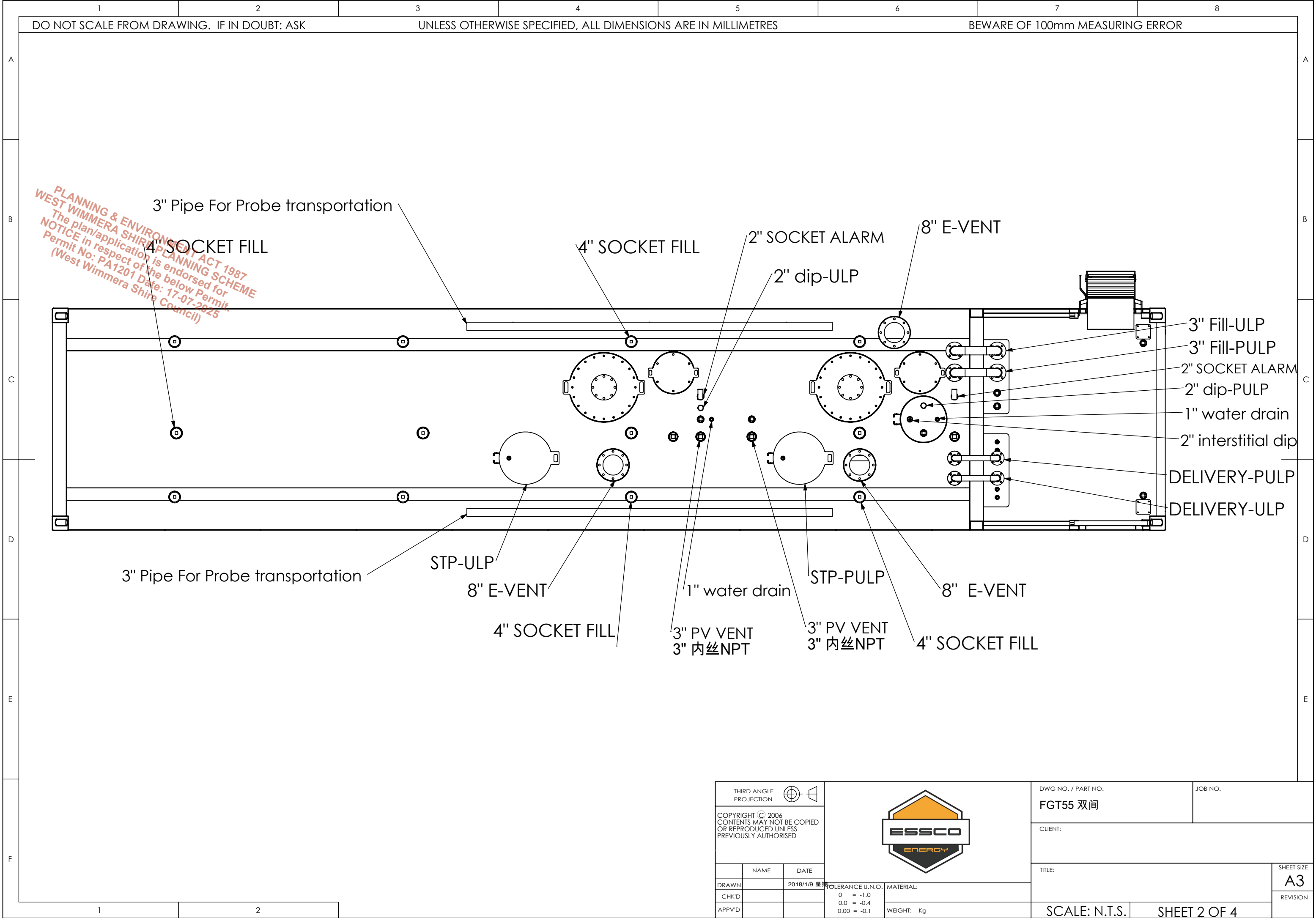
D-D




COPYRIGHT 2019		TOLERANCES : ALL DIMENSIONS IN MM UNLESS STATED OTHERWISE, ALL TOLERANCES TO BE AS FOLLOWS : 0.0 0.00 ANG		<b>ABLE</b> POWER		TITLE : ABOVE GROUND TANKS	
DESIGN		SIGN	DATE	MATERIAL	WEIGHT	PART NO : 5KL DEF TANK	
CHECKED			2019.5.20	Q235B	2,360 kgs	DWG. NO. : 5KL DEF-DR002	
VERIFIED						SHEET : 2	
APPROVED						TOTAL SHEET : 2	
						SCALE : NTS	







THIRD ANGLE PROJECTION					DWG NO. / PART NO.		JOB NO.		
COPYRIGHT © 2006 CONTENTS MAY NOT BE COPIED OR REPRODUCED UNLESS PREVIOUSLY AUTHORISED					FGT55 双间				
					CLIENT:				
					TITLE:				SHEET SIZE
					SCALE: N.T.S.				A3
									REVISION
									SHEET 2 OF 4
DRAWN	NAME	DATE	TOLERANCE U.N.O.	MATERIAL:					
CHK'D			0 = -1.0						
APP'V'D			0.0 = -0.4						
			0.00 = -0.1	WEIGHT: Kg					

