

**TOOWOOMBA REGIONAL COUNCIL**

**APPROVED PLAN**

referred to in Council's Decision Notice dated  
**12 April 2022**

This plan is subject to conditions of Approval Number  
**MCUI/2021/1282 & OWS/2021/1287**

*Sophi Spaw*  
Assessment Manager

**PROPERTY DESCRIPTION**

LOT LOTS 1 & 2 ON RP68011  
LOT 2 ON RP40472  
ADDRESS 25 TOOMEY STREET  
SITE AREA 1925m<sup>2</sup>  
CLIMATE ZONE 5  
TOOWOOMBA REGIONAL COUNCIL

**BUILDING DESCRIPTION**

**BUILDING AREAS**  
SERVICE STATION SHOP AREA 326m<sup>2</sup>  
SERVICES YARD AREA 16m<sup>2</sup>  
COVERED VERANDAH AREA 126m<sup>2</sup>  
REFUELLING COURT AREA 224m<sup>2</sup>  
SERVICE STATION SHOP ROOF AREA 453m<sup>2</sup>  
REFUELLING COURT ROOF AREA 278m<sup>2</sup>

**CONCRETE AREAS**

CROSSOVERS 98m<sup>2</sup>  
DRIVEWAY 930m<sup>2</sup>  
TOTAL 1028m<sup>2</sup>

**LANDSCAPE AREAS**

GARDENS 257m<sup>2</sup>

**NCC DETAILS**

MAXIMUM BUILDING HEIGHT 6.4m  
MAXIMUM SIGN HEIGHT 8.75m  
BUILDING CLASSIFICATION 6  
CONSTRUCTION TYPE C

**SEWER DRAINAGE**

ALL SEWERAGE TO BE DISCHARGED TO EXISTING SEWER MAIN. REFER ENGINEERING.

**STORMWATER MANAGEMENT**

REFER ENGINEERING FOR STORMWATER MANAGEMENT

**LEGEND**

- AF 1.8m TIMBER ACOUSTIC FENCE. FENCE TO BE DOUBLE LAPPED PAILINGS WITH NO GAPS. REFER ACOUSTIC REPORT FOR DETAILS.
- BOL-1 Ø100 CHS BOLLARD, 1300m HIGH CORE FILLED. REFER ENGINEERING.
- BOL-2 Ø100 CHS BOLLARD, 1200m HIGH CORE FILLED. REFER ENGINEERING. SIGNAGE TO BE FIXED TO BOLLARD, REFER OTHERS FOR SIGN TO BOLLARD DETAIL.
- BOL-3 Ø200 CHS BOLLARD, 1200m HIGH CORE FILLED. REFER ENGINEERING.
- CCTV CCTV MOUNTED ON POLE
- EP ELECTRICAL PIT, REFER OTHERS
- FH FIRE HYDRANT IN STREET
- GP GRATED PIT, REFER ENGINEERING
- GT GREASE TRAP, REFER ENGINEERING.
- PP POWER POLE
- RW CONCRETE SLEEPER RETAINING WALL REFER ENGINEERING
- RWT 2KL RAINWATER TANK
- SM SEWER MANHOLE
- SP SIGN POST
- TF 1.8m TIMBER FENCE. FENCE TO BE BUTT JOINTED PAILINGS.
- WM WATER METER
- WS WHEEL STOP

**CONSTRUCTION ISSUE**

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CIVIL ENGINEERING  
STRUCTURAL ENGINEERING  
HYDRAULIC ENGINEERING  
BUILDING DESIGN

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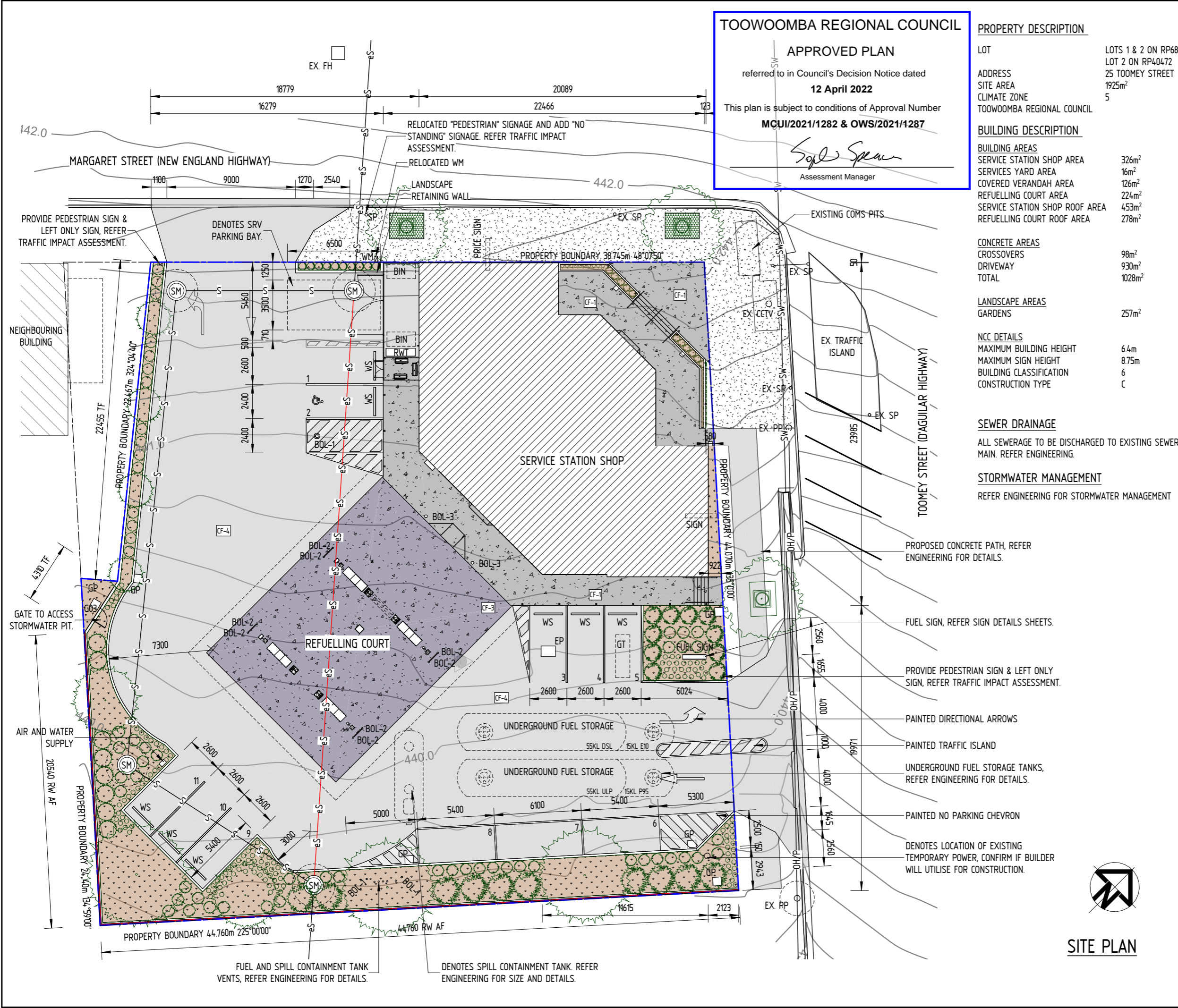
Amend	Date	Amendment Details	Issued by
A	17/04/25	CONSTRUCTION ISSUE	MRA
B	26/08/25	AMENDMENTS	IPB

**Client:**  
WATCON BUILDING GROUP

**Project:**  
PROPOSED SERVICE STATION  
25 TOOMEY STREET  
YARRAMAN, QLD

**Drawing Title:**  
SITE PLAN

Designed MRA	Certification <i>[Signature]</i>	Certification <i>[Signature]</i>
Drawn MRA	MATT ALLEN QBCC 15012462	LEROY PALMER RPEQ 5208
Scale 1:250 (A3)	Drawing Number 19295 - A01	Amend B



**SITE PLAN**