

**LEGAL, COMMERCIAL &
ASSURANCE SERVICES**50 Flinders Street
Adelaide SA 5000GPO Box 1533
ADELAIDE SA 5001Telephone: 08 8343 2222
Facsimile: 08 8204 8740

ABN 92 366 288 135

[REDACTED]

District Council of Ceduna
44 O'Loughlin Terrace
CEDUNA SA 5690

Via email address: [REDACTED]

Dear [REDACTED]

**NOTICE OF DETERMINATION - REQUEST FOR ACCESS TO DOCUMENTS
UNDER THE *FREEDOM OF INFORMATION ACT 1991***

I refer to your application made under the *Freedom of Information Act 1991* (the Act) which was received by the Department for Infrastructure and Transport (the department) on 17 November 2021.

You have requested access to the following:

"Seeking all documentation of assessment undertaken by the Commissioner of Highway in regards to assessment of mandatory referral for Development Application 21026227 referred by the Eyre Peninsula Regional Assessment Panel on 22 October 2021

Date range 22 October 2021."

The 30 day period for processing your application has now passed. A determination was due on 17 December 2021. This means that the department is deemed by section 19(2)(b) of the Act to have refused access to the documents requested.

However, the department has continued to process your application outside this timeframe.

There are six (6) documents which have been located that are within the scope of your request. I have determined to release these six documents in full.

In accordance with 'Premier and Cabinet Circular PC045', if you are given access to documents as a result of this FOI application then details of your application, and the documents to which access is given, may be published in the agency's disclosure log within 90 days from the date of this determination.

Any private information will be removed. If you have any objection to this publication, please contact us within 30 days of receiving this determination. A copy of PC045 can be found at <https://www.dpc.sa.gov.au/resources-and-publications/premier-and-cabinet-circulars>.

OFFICIAL

Should you have any enquiries concerning your application please contact [redacted] Freedom of Information Officer, on telephone [redacted].

Yours sincerely



Accredited Freedom of Information Officer

4 February 2022

Released under the FOI Act 1997

FREEDOM OF INFORMATION ACT 1991
YOUR RIGHTS TO REVIEW

INTERNAL REVIEW

If you are dissatisfied or concerned with the decision of this Agency regarding access to documents or the request for amendment to your personal records, you can apply for an Internal Review of that decision.

To apply for an Internal Review you must write a letter addressed to the Principal Officer or lodge an Internal Review application form with the Principal Officer of this Agency. The legislated application fee must accompany all applications, unless the fee was waived in the original Freedom of Information application, in which case there would be no fee payable for the application. The application must be lodged within 30 days after being notified of the decision.

The Agency will undertake the Internal Review and advise you of its decision within 14 days of receipt of the application.

Where the decision was made by the Minister or Principal Officer of the Agency, you are unable to request an Internal Review but you can apply for an External Review by the Ombudsman, or SACAT.

You are unable to apply for an Internal Review regarding a decision to extend the time limit for dealing with an application but you can apply for an External Review.

EXTERNAL REVIEW BY THE OMBUDSMAN

If the Agency does not deal with your Internal Review application within 14 calendar days (or you remain unhappy with the outcome of the Internal Review) you are entitled to an External Review by the Ombudsman SA.

You may also request an External Review by the Ombudsman if you have no right to an Internal Review.

The application for review by the Ombudsman should be lodged within 30 days after the date of a determination. The Ombudsman's Office, at their discretion, may extend this time limit.

Investigations by the Ombudsman are free. Further information is available from the Office of the Ombudsman by telephone on 8226 8699 or toll free 1800 182 150 (within SA).

REVIEW BY THE SOUTH AUSTRALIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (SACAT)

If you are still dissatisfied with the decision made by this Agency after an Internal Review or after a review by the Ombudsman, you can request a review from SACAT.

You must exercise your right of review to SACAT within 30 calendar days after being advised of the determination or the results of any other Internal or Ombudsman Review. Any costs will be determined by SACAT, where applicable. For more information, contact;

South Australian Civil and Administrative Tribunal (SACAT)
Phone: 1800 723 767
Email: sacat@sacat.sa.gov.au

SCHEDULE OF DOCUMENTS - FREEDOM OF INFORMATION APPLICATION NUMBER					2021/18357/01	
Document Number	Description of Document	Date of Document	Author	Determination Release / Partial Release / Refuse Access	Schedule Clause Applied	
001	Letter	18/10/2021	URPS	Release	N/A	
002	Email 10.06am	22/10/2021	Plan SA	Release	N/A	
003	Email 6.17pm	3/11/2021	DIT	Release	N/A	
004	Email 4.50pm	4/11/2021	DIT	Release	N/A	
005	Letter	4/11/2021	Cirqa	Release	N/A	
006	Email 11.57am	9/11/2021	DIT	Release	N/A	

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Ref: 21ADL-0789



URPS

18 October 2021

[REDACTED]
District Council of Ceduna

By Email: [REDACTED]

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067

08 8333 7999

Melbourne
29-31 Rathdowne St
Carlton, VIC 3053

03 8593 9650

urps.com.au

Dear [REDACTED]

Response to Council Information Request Application ID 21026227 – 28 McKenzie Street, Ceduna

URPS has been engaged by Perry's Fuel Distributors to respond to the letter dated 9 September 2021.

Each matter is addressed in corresponding order below.

Access Points

You have stated:

"The location and dimensions of access points. This appears to have changed from the previous application".

This is correct, the proposal includes modification of vehicle access points along Murat Terrace.

The proposed vehicle access arrangements are presented on the attached Site Layout Plan by CIRQA Traffic Engineers (Sheet # 01_SH01 – Revision O).

Vehicle Movements

You have stated:

"Confirm expected number of vehicles movements (both truck and car) proposed compared to existing – it would appear that this proposal will increase the number of trucks which will access the site".

Based upon data received from other unstaffed fuel outlets operated by Perry's Fuel Distributors, it is expected that the proposal will generate approximately 10 vehicle movements per day (both truck and car).

Considering the average existing usage of the site (i.e., 31.4 vehicle movements per day inclusive of light and commercial vehicles), it is forecast that approximately 42 vehicle movements will be generated across the entire property. This means 84 combined

ingress and egress movements over a 24-hour period, spread across Murat Terrace and McKenzie Street.

On this basis, the likelihood of two vehicles using one of the access points simultaneously is very low.

Car Parking

You have stated:

"The previous application included car parking spaces on the southern boundary – it appears these no longer work as a result of the refueling station proposed. Could you please confirm".

This matter has been reviewed further by CIRQA Traffic Engineers. Some car parking spaces previously authorised along the southern boundary will now be removed, while others will be retained as informal. Notwithstanding this, we believe the sufficient on-site car parking remains.

Queuing

You have stated:

"Please provide some clarity around the queuing of the largest vehicles at the Murat Terrace entrance/exit".

Given the number of anticipated vehicle movements throughout a 24-hour period across the entire site and all access points, we believe that the proposal is unlikely to result in queuing within the surrounding road network.

Lighting

You have stated:

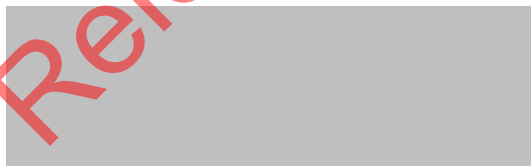
"Is any lighting proposed".

We hereby confirm that no new lighting is proposed.

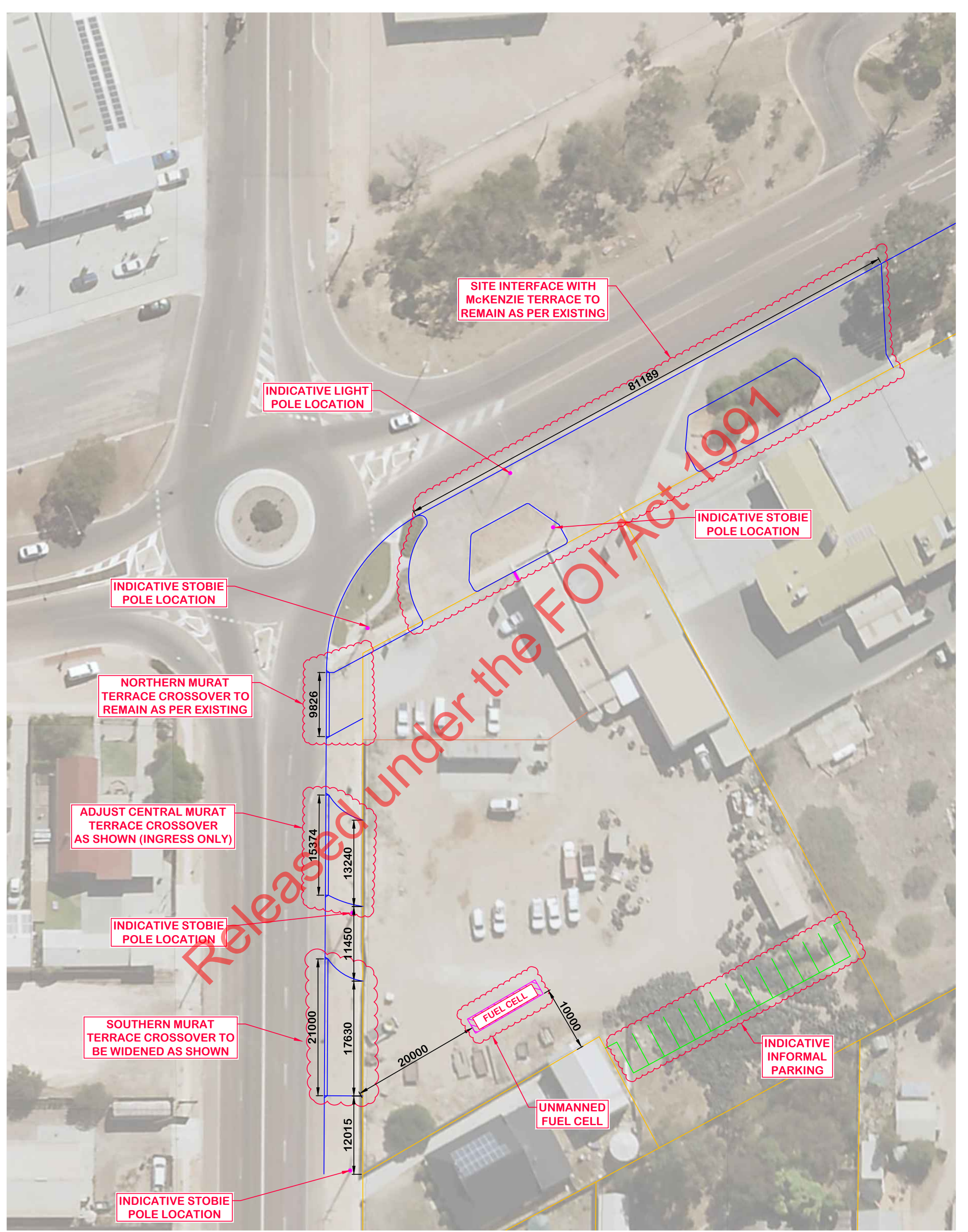
I understand that this now provides the information requested.

Please contact me on (08) 8333 7999 if you have any queries.

Yours sincerely



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ABN: 12 681 029 983 | PO Box 144, Glenside SA 5065 | E: info@cirqa.com.au

DRAWING AMENDMENTS

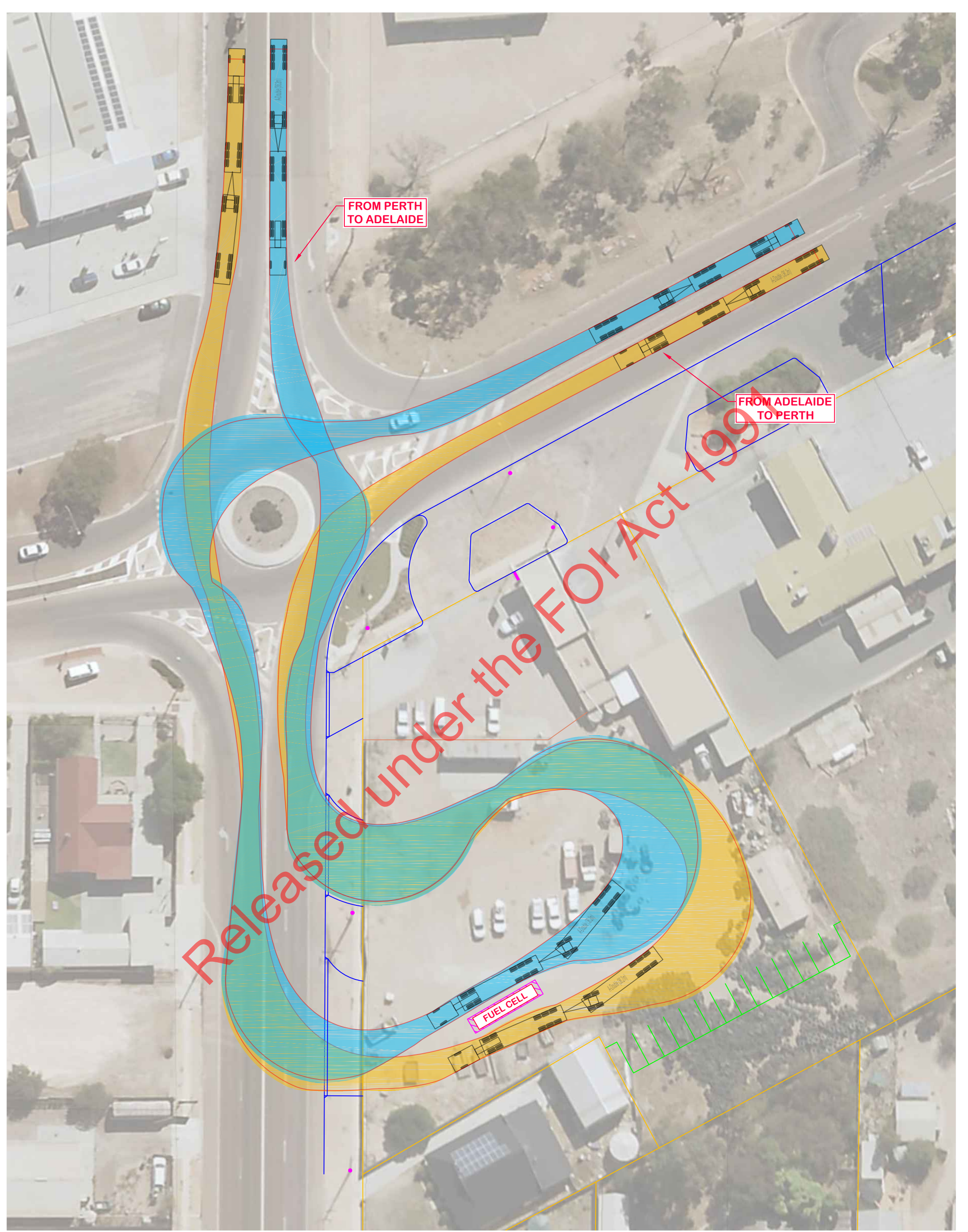
REV	DATE	DESCRIPTION	DWN	CHK
I	1/03/2021	MINOR ADJUSTMENT	TAW	BNW
J	9/03/2021	MINOR ADJUSTMENT	TAW	BNW
K	25/08/2021	REVISED PROPOSAL	TAW	BNW
L	10/09/2021	ADDITIONAL INFO	TAW	BNW
M	17/09/2021	REVISED PROPOSAL	TAW	BNW
N	14/10/2021	REVISED PROPOSAL	TAW	BNW
O	18/10/2021	MINOR ADJUSTMENT	TAW	BNW



PERRY'S FUEL
 28 MCKENZIE STREET, CEDUNA
 SITE LAYOUT
 PROJECT # 20205 SHEET # 01_SH01

C20205_010.DWG 18/10/2021 10:34 AM

This drawing is a concept plan only and subject to the provision of detailed survey information (by others) and the preparation of detailed design. The drawing is not suitable for construction purposes. The information and data identified within this drawing are the property of CIRQA Pty Ltd and copyright. This drawing and the information contained therein is for the use of the authorised Client noted below. The drawing may not be used, copied, reproduced or modified in whole or in part for any purpose other than for which it was supplied by CIRQA Pty Ltd. CIRQA Pty Ltd accepts no responsibility or liability to any other party who may use or rely upon this drawing or the information contained therein.



ABN: 12 681 029 983 | PO Box 144, Glenside SA 5065 | E: info@cirqa.com.au

DRAWING AMENDMENTS

REV	DATE	DESCRIPTION	DWN	CHK
F	30/11/2020	MINOR ADJUSTMENT	TAW	BNW
G	14/12/2020	MINOR ADJUSTMENT	TAW	BNW
H	1/02/2021	ADDITIONAL INFO	TAW	BNW
I	1/03/2021	MINOR ADJUSTMENT	TAW	BNW
K	25/08/2021	REVISED PROPOSAL	TAW	BNW
M	17/09/2021	REVISED PROPOSAL	TAW	BNW
N	14/10/2021	REVISED PROPOSAL	TAW	BNW



PERRY'S FUEL
 28 MCKENZIE STREET, CEDUNA
 FUEL CELL ACCESS (36.5 m R. TRAIN)
 PROJECT # 20205 SHEET # 01_SH05

C20205_01N.DWG 14/10/2021 5:30 PM

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DIT:Development Applications

From: Plan SA Admin <dap@plan.sa.gov.au>
Sent: Friday, 22 October 2021 10:06 AM
To: DIT:Development Applications; [REDACTED]
Subject: Referral Body Notified - Application ID 21026227



Referral Body Notified - Application ID 21026227



Application ID 21026227 has been sent to Commissioner of Highways for referral.

Please use the following links to go to the application.

View the [Development Application](#).

View the [Application Dashboard](#).

Regards,

[REDACTED]
District Council of Ceduna

Please do not reply to this email as it is automatically generated. If this email is in relation to a development application, please contact your Relevant Authority or Assessing officer.

We acknowledge and respect Aboriginal peoples as South Australia's first peoples and nations, we recognise Aboriginal peoples as traditional owners and occupants of land and waters in South Australia and that their spiritual, social, cultural and economic practices come from their traditional lands and waters; and they maintain their cultural and heritage beliefs, languages and laws which are of ongoing importance; We pay our respects to their ancestors and to their Elders.

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Development application: 21026227

Summary Documents Event History Related Actions



Click the property location image above to open the South Australian Property and Planning Atlas (SAPPA) in a new tab, and view zoning and other layers for this location

This application currently requires 1 action from you

Respond to Referral 🕒 20

Development location(s)

28 MCKENZIE ST CEDUNA SA 5690

Title ref CT 6093/409 **Plan parcel** D87922 AL302 **Council** The Dc Of Ceduna

Nature of development

Addition of an unstaffed above ground fuel tank to the existing retail fuel outlet

Elements selected

- Retail fuel outlet

[Submission details](#)

[Zoning information](#)

[Applicant's view](#)

[Help for this section](#)

Assessment status

	Consent / Stage / Dev. Approval	Relevant Authority	Status	Days
▶	Planning Consent	Regional Assessment Panel at Eyre Peninsula Regional Assessment Panel	Under Assessment	🕒 20
	Building Consent		Initialised	
	Development Approval for: Planning Consent Building Consent	District Council of Ceduna	Awaiting Precursor Consent	

Application contacts

Applicant

Name: Perry's Fuel Distributors
Type: Business
Address: 68 EYRE ROAD CRYSTAL BROOK

Preferred Contact Method: Email
Email: [REDACTED]

Primary Contact

[REDACTED]

Preferred Contact Method: Email
Phone: [REDACTED]
Email: [REDACTED]

Land Owner

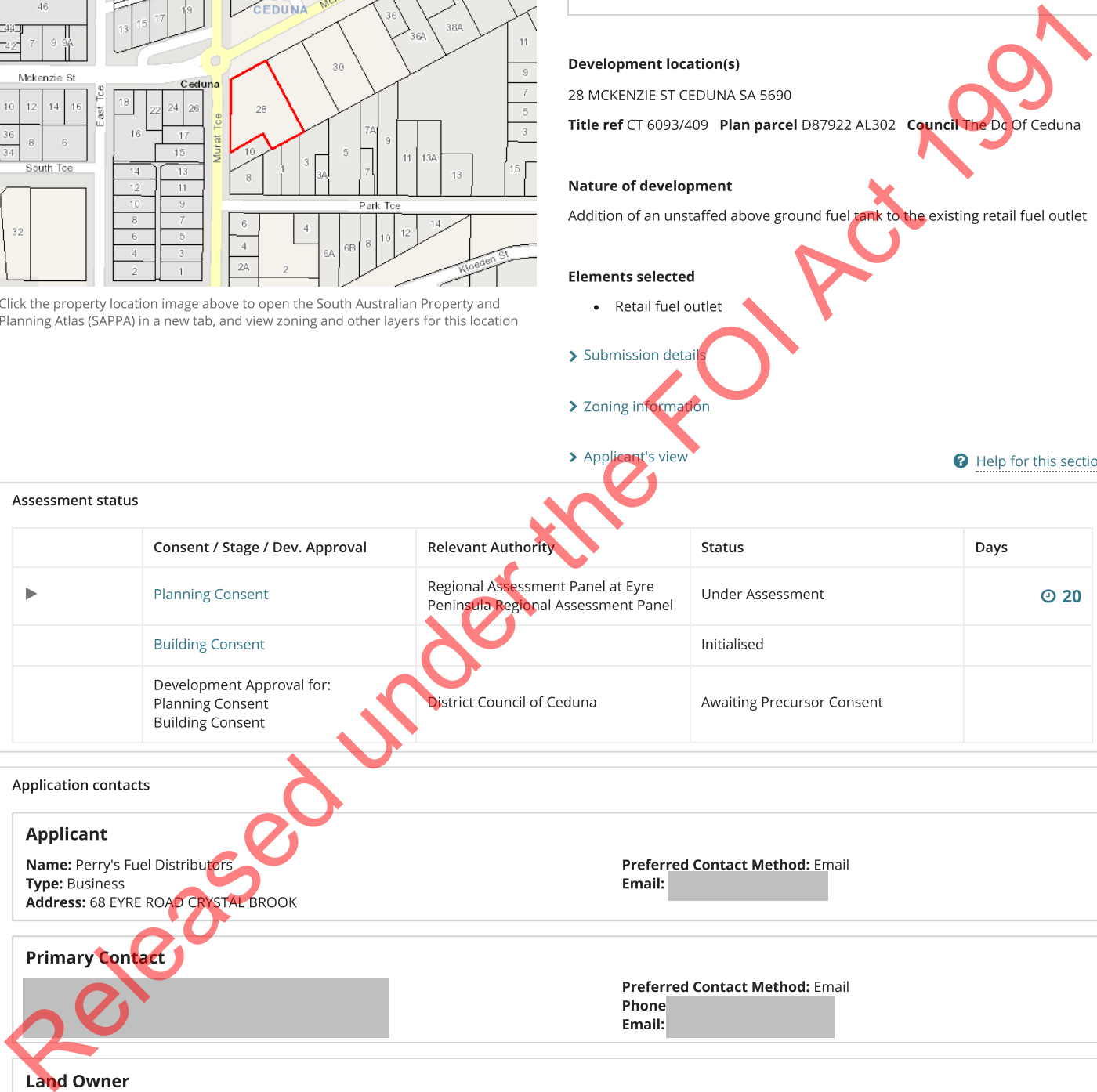
Name: Perry's Fuel Distributors
Type: Business
Address: 68 EYRE ROAD CRYSTAL BROOK

Preferred Contact Method: Email
Email: [REDACTED]

Invoice Contact

Name: [REDACTED]
Type: Individual

Preferred Contact Method: Email
Phone: [REDACTED]
Email: [REDACTED]



Development Locations

Location 1

Location reference

28 MCKENZIE ST CEDUNA SA 5690

Title Ref

CT 6093/409

Plan Parcel

D87922 AL302

Council

THE DC OF CEDUNA

Zone Overlays

Zones

- Employment

Sub-zones

(None)

Overlays

- Airport Building Heights (Regulated)
- Building Near Airfields
- Hazards (Flooding - Evidence Required)
- Key Outback and Rural Routes
- Native Vegetation

Variations

- Minimum Site Area (Minimum site area is 1 ha)

Application Contacts

Applicant(s)

Stakeholder info

Perry's Fuel Distributors
68 EYRE ROAD
CRYSTAL BROOK
SA
5523

Contact

Stakeholder info

Invoice Contact

Stakeholder info

Invoice sector type

Land owners

Stakeholder info

Perry's Fuel Distributors
68 EYRE ROAD
CRYSTAL BROOK
SA
5523

Submitted For

Nature Of Development

Nature of development

Unstaffed, above ground, refuelling tank.

The proposed tank will only be used for the re-fuelling of motor vehicles and will be available for use 24 hours per day, 7 days a week as per the existing "retail fuel outlet" land use. Customers will be able to pay for their fuel by using the self-service console integrated into the proposed fuel-tank. As such, no additional staff will be present on the land.

The above-ground fuel-tank will have a total area of 35.5 square metres and a total height of 3.5 metres.

Development Details

Current Use

Retail fuel outlet

Proposed Use

Retail fuel outlet

Development Cost

\$200,000.00

Proposed Development Details

Unstaffed, above ground, refuelling tank.

The proposed tank will only be used for the re-fuelling of motor vehicles and will be available for use 24 hours per day, 7 days a week as per the existing "retail fuel outlet" land use. Customers will be able to pay for their fuel by using the self-service console integrated into the proposed fuel-tank. As such, no additional staff will be present on the land.

The above-ground fuel-tank will have a total area of 35.5 square metres and a total height of 3.5 metres.

Element Details

You have selected the following elements

Petrol filling station

Commercial & Industrial Elements

Does the application include signage?

No

Petrol filling station

How many litres is the fuel tank storage?

95,610

Septic/Sewer information submitted by applicant

Does this development require a septic system, i.e. septic tank and/or waste water disposal area?

No

Consent Details

Consent list:

- Planning Consent
- Building Consent

Have any of the required consents for this development already been granted using a different system?

No

Planning Consent

Apply Now?

Yes

Who should assess your planning consent?

Regional assessment panel/Assessment manager at Eyre Peninsula Regional Assessment Panel

If public notification is required for your planning consent, who would you like to erect the public notification sign on the land?

Relevant Authority

Building Consent

Do you wish to have your building consent assessed in multiple stages?

No

Apply Now?

No

Consent Order

Recommended order of consent assessments

1. Planning Consent

Do you have a pre-lodgement agreement?

No

Declarations

Electricity Declaration

In accordance with the requirements under Clause 6(1) of Schedule 8 of the Planning, Development and Infrastructure (General) Regulations 2017, the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996.

Native Vegetation Declaration

The proposed development will not or would not, involve the clearance of Native Vegetation under the Native Vegetation Act 1991, including any clearance that may occur in connection with a relevant access point and/or driveway, and/or within 10m of a building (other than a residential building or tourist accommodation), and/or within 20m of a dwelling or

addition to an existing dwelling for fire prevention and control, and/or within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area.

Submission Declaration

All documents attached to this application have been uploaded with the permission of the relevant rights holders. It has been acknowledged that copies of this application and supporting documentation may be provided to interested persons in accordance with the Act and Regulations.

Documents

Document	Document Type	Date Created
Application Documents Combined.pdf	All application documentation	1 Sep 2021 8:04 AM

Application Created User and Date/Time

Created User

[REDACTED]

Created Date/Time

1 Sep 2021 8:03 AM

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URPS

1 September 2021

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067
08 8333 7999

Melbourne
29-31 Rathdowne St
Carlton, VIC 3053
03 8593 9650
urps.com.au

[REDACTED]
District Council of Ceduna
44 O'Loughlin Terrace, Ceduna
PO Box 175 SA 5690

Dear [REDACTED]

Planning Statement 28 McKenzie Street, Ceduna

Introduction

URPS has been engaged by Perry's Fuel Distributors to provide this letter in support of the proposed development.

Together with this supporting statement I enclose:

- Site Plan.
- Tank Elevations.
- Vehicle Turn-Paths by CIRQA.

An appraisal of the proposal's performance against the most pertinent planning provisions of the Planning and Design Code is set out below.

Subject Land and Locality

The subject land is 28 (allotment 302) McKenzie Street, Ceduna (CT 6093/409) which is situated on the corner McKenzie Street and Murat Terrace.

The land has a total land area of approximately 5,376 square metres. The frontage to McKenzie Terrace is approximately 45.4 metres while the frontage to Murat Terrace is approximately 82 metres. The land has an irregular shape yet is generally flat with only subtle gradients throughout.

Two crossovers extend from McKenzie Street with at least 3 others extending from Murat Terrace. These crossovers provide safe and convenient access to the subject land from sealed bitumen roads.

The land currently comprises a “retail fuel outlet” and a tyre, battery sales and repair component used to service vehicles.

The locality has a low-scale, low density, rural township character.

Streets are generally wide and allotments are large. Buildings are predominantly single storey with spacious surrounds. Public roads in the locality are wide and sealed with bitumen.

McKenzie Street primarily comprises a broad range of commercial uses on rectangular shaped allotments generally ranging from 700 to 4,500 square metres or more.

The Township Activity Centre Zone is positioned further to the west, as well as the Ceduna Jetty and the coast. Land uses outside of these zones are primarily residential.

Proposed Development

The proposal is for an unstaffed fuel tank, to be used in connection with the existing use of the land as a “retail fuel outlet”.

The proposal follows the provision of Development Plan Consent for Development Application Number 20002276 which was for:

“Alterations and additions to retail fuel outlet incorporating the construction of two buildings, a free-standing illuminated sign and directional signage”.

Part 7 of the Planning and Design Code defines a “retail fuel outlet” as follows:

Retail fuel outlet means land used for:

- a) the fuelling of motor vehicles involving the sale by retail of petrol, oil, liquid petroleum gas, automotive distillate and any other fuels; and
- b) the sale by retail of food, drinks and other convenience goods for consumption on or off the land; and both are operated as and constitute one integrated facility where on-site facilities, systems and processes, car parking and access and egress are all shared.
- c) the washing and cleaning of motor vehicles;
- d) the washing of other equipment or things including dogs and other pets;
- e) the provision (on a paid or free basis) of facilities for charging electric vehicles;
- f) the hiring of trailers;
- g) selling of motor vehicle accessories and/or parts; and
- h) the installation of motor vehicle accessories and/or parts.

(my emphasis)

The proposed tank will only be used for the re-fuelling of motor vehicles and will be available for use 24 hours per day, 7 days a week as per the existing “retail fuel outlet” land use. Customers will be able to pay for their fuel by using the self-service console integrated into the proposed fuel-tank. As such, no additional staff will be present on the land.

The above-ground fuel-tank will have a total area of 35.5 square metres and a total height of 3.5 metres.

Procedural Matters

Zone and Overlays

The subject land is located within the Employment Zone (the Zone) of the Planning and Design Code.

The land is also subject to Overlays which are only discussed throughout this letter where/if necessary. The applicable Overlays include:

- Airport Building Heights (Regulated) – All Structures over 45 Metres Overlay.
- Building Near Airfields Overlay.
- Hazards (Flooding – Evidence Required) Overlay.
- Key Outback and Rural Routes Overlay.
- Native Vegetation Overlay.

Assessment Pathway

The proposal is not prescribed as “accepted”, “deemed-to satisfy” or “restricted” development in the Zone.

The proposal will therefore be “performance assessed” against the Planning and Design Code.

Public Notification Category

Table 5 of the Zone identifies when “performance assessed” development is excluded from public notification.

A “retail fuel outlet” is excluded from public notification except where it is situated adjacent a neighbourhood type zone.

The Neighbourhood Zone is adjacent the subject land to the south-west and therefore the proposal requires public notification.

Relevant Authority

The proposed form of development is not prescribed in Schedule 6 of the Planning, Development and Infrastructure (General) Regulations 2017. The relevant authority is therefore the District Council of Ceduna.

Development Assessment

Below is an assessment of the proposal against the most pertinent provisions of the Planning and Design Code:

Land Use

- DO (Desired Outcome) 1 explains that the Zone is intended to accommodate a range of low-impact light industrial, commercial, and business activities that complement the role of other Zones.
- PO (Performance Outcome) 1.1 in the Zone guides that development will include a range of employment generating light industrial, service trade, motor repair and other compatible businesses.
- DPF (Designated Performance Feature) 1.1 specifically guides that development will comprise “retail fuel outlets”.
- The proposal will be additional and ancillary to the existing use of the land as a “retail fuel outlet”. The proposed land use is therefore commercial and satisfies DO 1 and DPF 1.1 within the Zone.
- The proposal will provide fuel services to a range of land uses throughout the locality, including large trucks that are used by surrounding industries, warehouses and businesses. The proposed land use therefore provides a service that complements others also anticipated in the Zone.
- The proposal will provide employment for maintenance staff, truck drivers and office administration workers that manage the proposal.
- For these reasons, the proposed land use is appropriate on the subject land and within the Zone more generally.

Building Height and Setbacks

- PO 3.5 within the Zone guides that buildings not exceed 2 levels or 9 metres.
- The proposal is single level with a total height of 2.4 metres, well below the applicable height guideline and in accordance with PO 3.5.
- PO 3.3 within the Zone guides that buildings should be setback from the primary street boundary to contribute to a consistent/emerging setback pattern.
- The proposal is setback 20 metres from Murat Terrace and suitably from all other boundaries such that it will not impose unreasonable impacts upon the amenity or function of surrounding land uses. The proposed setback satisfies PO 3.3.

Built Form

- The proposed land use is reasonably anticipated in the Zone, meaning the proposed built-form is also reasonable and expected.
- The proposal is not higher than it needs to be and is 'fit for purpose'.
- The proposed fuel-tank is small-scale with a simple appearance that is discreet in the context of the wider locality.
- All components of the proposal will be finished in low-light reflective materials to prevent glare.

Interface between Land Uses

- Other than any emissions produced by refuelling, the proposal will not produce smoke, dust, fumes or other air-quality impacts.
- The proposal will not produce vibration or electrical interference.
- The proposal will not produce odour other than those produced by refuelling. This is reasonable given a "retail fuel outlet" is an envisaged land use within the Zone.
- The proposal will not be affected by surrounding land uses, noting it is an unstaffed facility and has no retail or accommodation. The proposal does not qualify as a "sensitive receiver" as defined by the Planning and Design Code.
- The proposal does not include any additional lighting.

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Vehicle Movements

Vehicle access and egress to the land is gained from McKenzie Street which is a 'state-maintained road'. The land is also situated in the Key Outback and Rural Routes Overlay within the Planning and Design Code.

The applicant has engaged CIRQA traffic consultants to ensure that all anticipated vehicles can safely and efficiently manoeuvre in accordance with applicable Australian Standards. This is shown on the attached turn-path plans which depict a 36.2-metre-long road-train.

It is relevant to note that these vehicle movements are no different to those previously authorised within Development Application Number 20002276. On this basis, the proposal will not:

- Alter an existing access.
- Change the nature of movement through an existing access.
- Create a new access.

With respect to the Key Outback and Rural Routes Overlay, I note the following:

- Driveway and vehicle crossovers will not be modified and can already accommodate the largest expected vehicle.
- All vehicles can enter and exit the land in a forward direction.
- By retaining the existing vehicle crossover positions, all motorists, pedestrians and cyclists will continue to have excellent sight lines.
- The proposed boundary setbacks will not cause queuing within the surrounding road network.
- All vehicle manoeuvring areas will be surfaced with a durable material that is free from mud and dust.

The proposal satisfies the Planning and Design Code with respect to safe and convenient vehicle movements.

Other Considerations

The following notes may also assist the assessment of the application.

- The proposal does not include any excavation, fill or retaining walls noting that the area of the proposed development is already levelled.
- The proposal will not modify any existing underground infrastructure within the land or the locality.

- The proposal will offer Diesel and AdBlue fuels.
- The proposed fuel cell will have a total capacity of 95,610 litres (i.e. 87,050 litres of Diesel and 8,560 litres of AdBlue).
- A fuel tanker will refill the proposed fuel-tank whilst parked on-site beside it. This will be similar to the truck shown parked on the plans prepared by CIRQA.
- All refuelling of the proposed fuel-tank will be undertaken in accordance with all safety requirements and using appropriate equipment to ensure minimum risk of spillage, leaks or damage.
- The system used to fill trucks with fuel will not allow the pump to start pumping if the hoses are not properly connected.

Magnets contained within the hoses must be physically connected to initiate operation of the pumps. Connection of these magnets confirms that the hoses are properly connected, and that a spill cannot occur. Therefore, it is almost impossible for fuel to spill.

- All new fuel lines between the fuel storage tank and dispensers will be double contained and fitted with a leak detection system. The leak detection system will achieve the requirements in Australian Standard 4897.
- To ensure a quick response in the case of a spill, the proposal will be fitted with high level audible tank alarms with alerts also sent to administration at Perry's Fuel Distributors. The applicant is happy to accept a condition to this effect.
- The proposal will be fitted with a separator system that will capture any spills and contaminated stormwater within the refueling area.
- Any waste collected within any treatment or containment device will be removed by drivers of Perry's Fuel Distributors (dangerous goods licenced vehicles and drivers) and disposed at a licensed waste depot.

Summary

In summary, the proposal will:

- Provide a land use that is ancillary to the existing use of the land.
- Support, and be compatible with, other land use types in the Zone.
- Offer a refuelling service to a range of surrounding land uses / businesses while being ancillary to those already situated on the land.
- Support the efficient movement of goods and materials throughout the wider locality and South Australia more generally by providing an essential refuelling service.

- Not be susceptible to adverse impacts from other land uses. The proposal is unstaffed and not sensitive to other development anticipated in the Zone.
- Facilitate the better function of surrounding employment generating land uses while also supporting the ongoing operation of Perry's Fuel Distributors throughout South Australia more generally. The proposal will provide employment for maintenance staff, truck drivers and office administration workers that manage the proposal.

For these reasons, the proposal satisfies the Desired Outcomes of the Zone.

The proposed development is consistent with the pertinent policies of the Planning and Design Code such that it warrants Planning Approval.

Please contact the undersigned on [REDACTED] if you have any queries.

Yours sincerely

[REDACTED]

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SITE PLAN 28 McKenzie Street, Ceduna

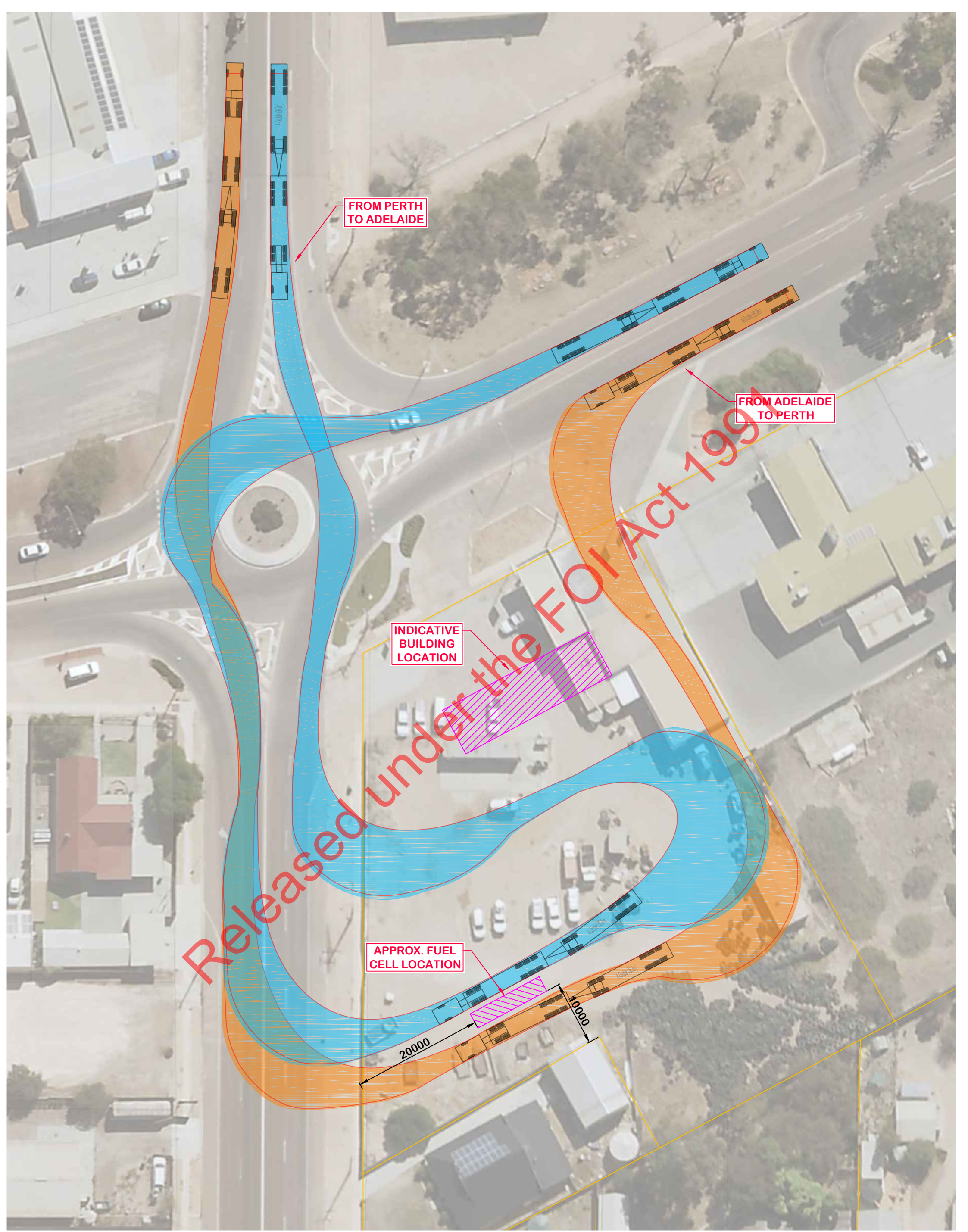
JOB REF. 21ADL-0789
 PREPARED BY. MP
 DATE. 31.08.21
 REVISION. 2
 SOURCE. MDS CadLite June 2021
 MetroMap (09.02.21)



0 5 10 20m

SCALE: 1:500 @ A3





ABN: 12 681 029 983 | PO Box 144, Glenside SA 5065 | E: info@cirqa.com.au

DRAWING AMENDMENTS

REV	DATE	DESCRIPTION	DWN	CHK
A	20/07/2020	FOR DISCUSSION	TAW	BNW

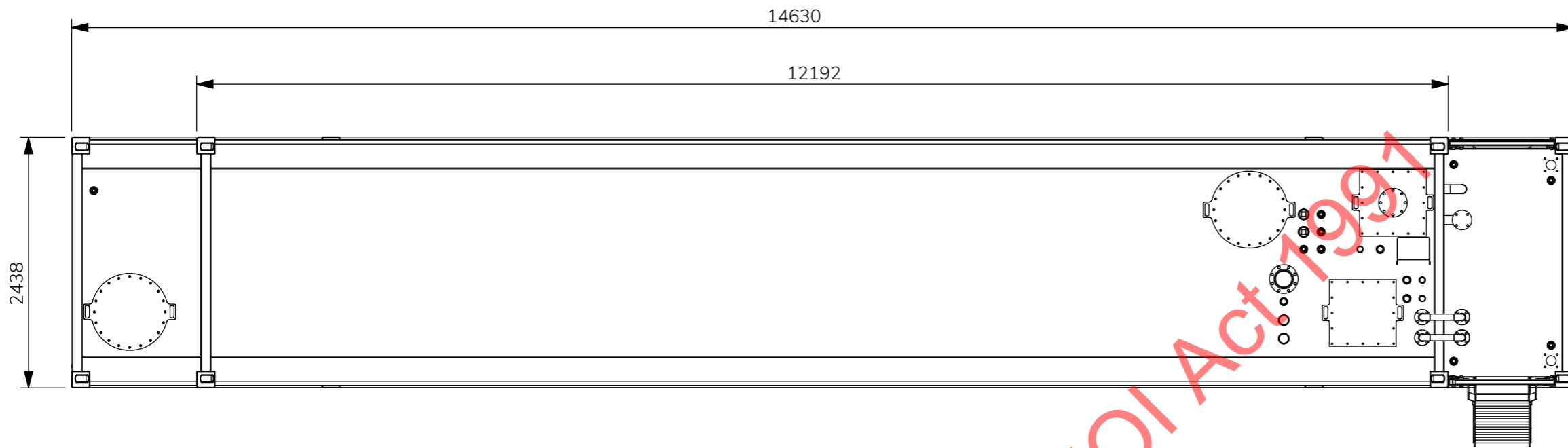
C20205_01.DWG 20/7/2020 5:16 PM



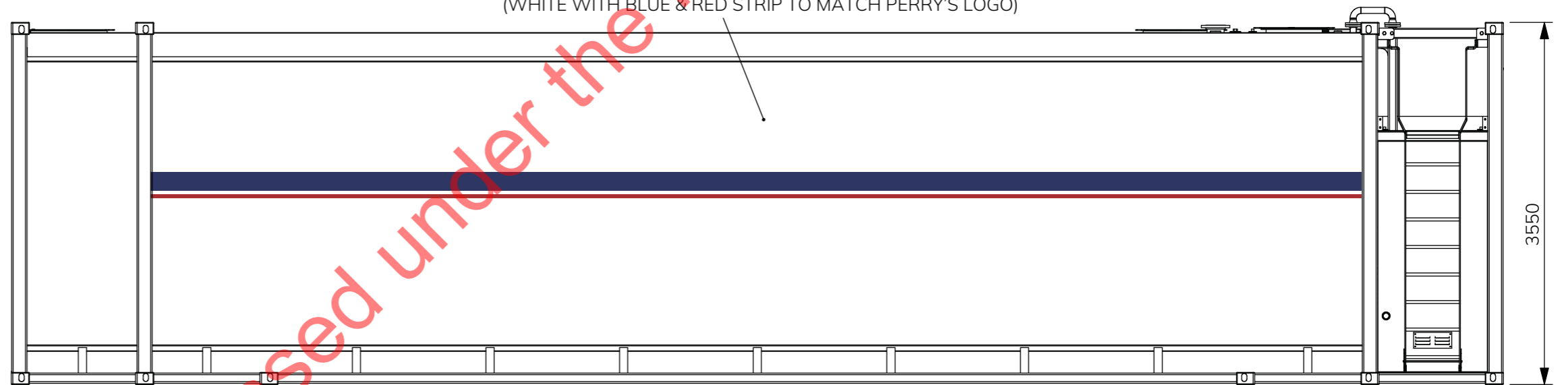
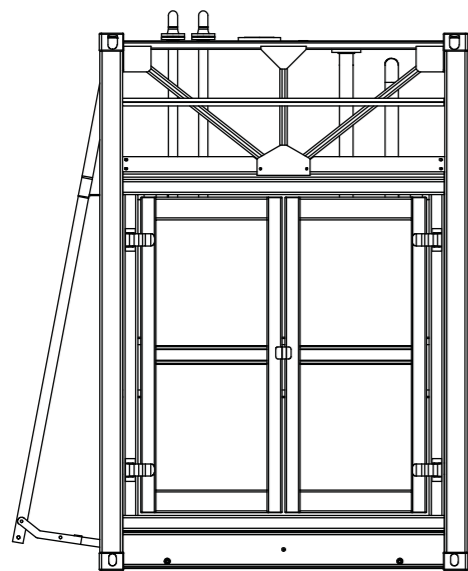
N
1:500
@ A3

PERRY'S FUEL
 28 MCKENZIE STREET, CEDUNA
 36.5 m ROAD TRAIN ACCESS
 PROJECT # 20205 SHEET # 01_SH01

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LOW-LIGHT REFLECTIVE, PAINTED EXTERNAL FINISH
(WHITE WITH BLUE & RED STRIP TO MATCH PERRY'S LOGO)



1:50

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TANK ELEVATIONS 28 McKenzie Street, Ceduna

JOB REF. 21ADL-0789
 PREPARED BY. MP
 DATE. 31.08.21
 REVISION. 2

Original drawing by Essco Energy
 Drawing title: FT102 AdBlue GA



From: [Redacted]
To: [Redacted]
Subject: signed & good to go: Authorise Response for Referral 0020 for (21026227)
Date: Wednesday, 3 November 2021 6:17:00 PM
Attachments: [image002.png](#)

OFFICIAL

From: DIT Appian Workflow [mailto:DIT.NoReply@sa.gov.au]
Sent: Wednesday, 3 November 2021 4:00 PM
To: [Redacted]
Subject: Authorise Response for Referral 0020 for (21026227)



This referral has been assessed and sent to you for authorisation.

Please select the link below to review.

Authorise Response for Referral 0020 for (21026227)



Referral Summary

Application Id: 21026227
Development Application Number:
Locations: 28 MCKENZIE ST CEDUNA SA 5690 (Parcel: D87922AL302, CT6093/409)
Council: District Council of Ceduna
Type: Land use
External Due Date: 19 Nov 2021 Clock: 13 day(s)

For queries about this process; please contact email
dit.landusecoordination@sa.gov.au

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This e-mail message has been automatically generated. Please do not reply as this is not monitored.

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From: [REDACTED]
Sent: Thursday, 4 November 2021 4:50 PM
To: [REDACTED]
Subject: Signed & good to go DA 21026227 - Unmanned fuel cell - Ceduna

Hi [REDACTED]
Signed & good to go
Was authorised via new ludrem appian portal too
Thx
[REDACTED]

From: [REDACTED]
Sent: Wednesday, 3 November 2021 3:59 PM
To: [REDACTED]
Subject: DA21026227 for endorsement - Unmanned fuel cell - Ceduna

OFFICIAL

Hi [REDACTED]
DA 21026227 recommended conditions for endorsement.

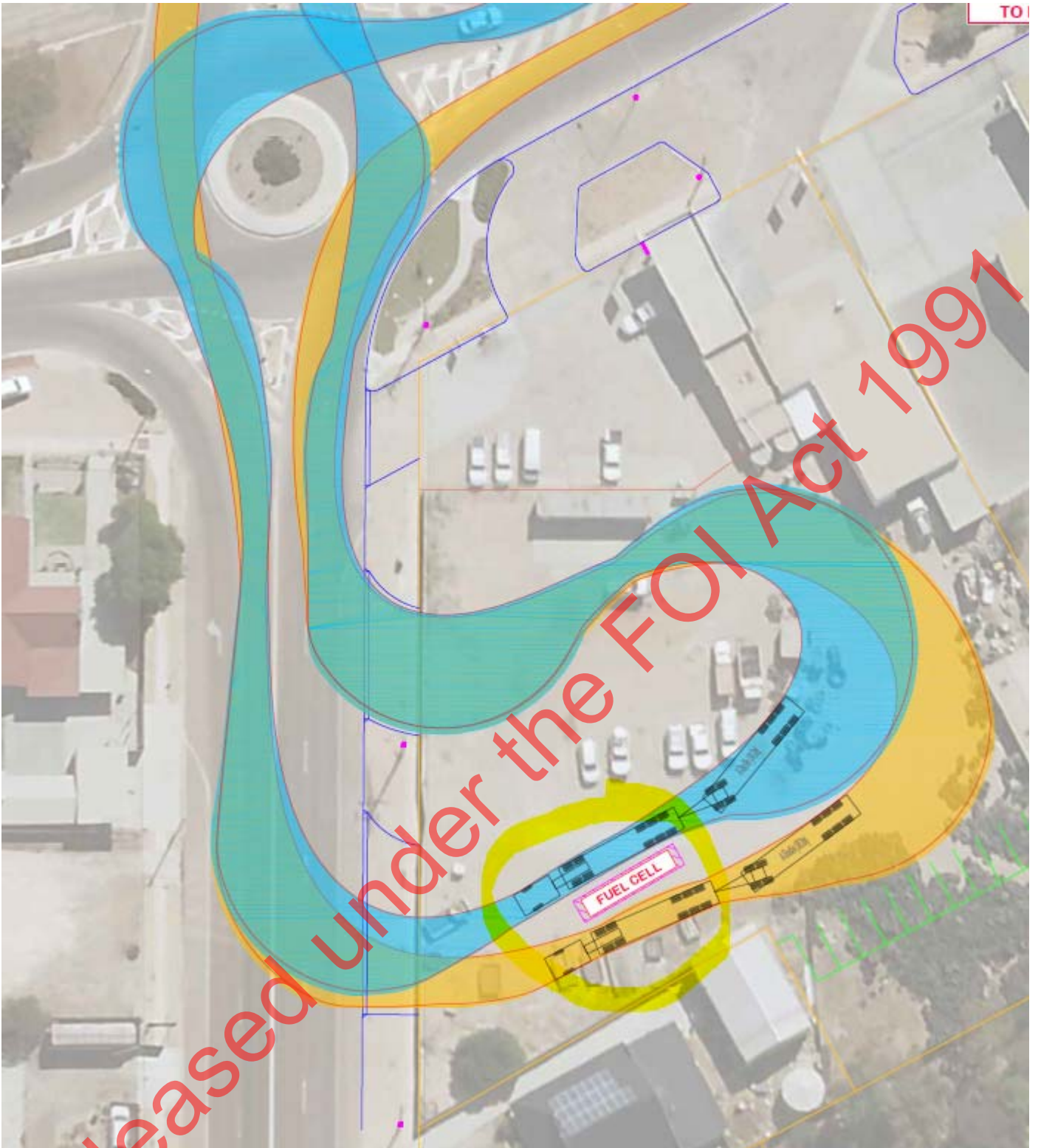
- Incoming attached (#17907444). Additional traffic info is provided in attached doc #17961529.
- Application involves constructing an unmanned fuel station (for heavy vehicles) within existing service station site. Located within Ceduna township.

Key points

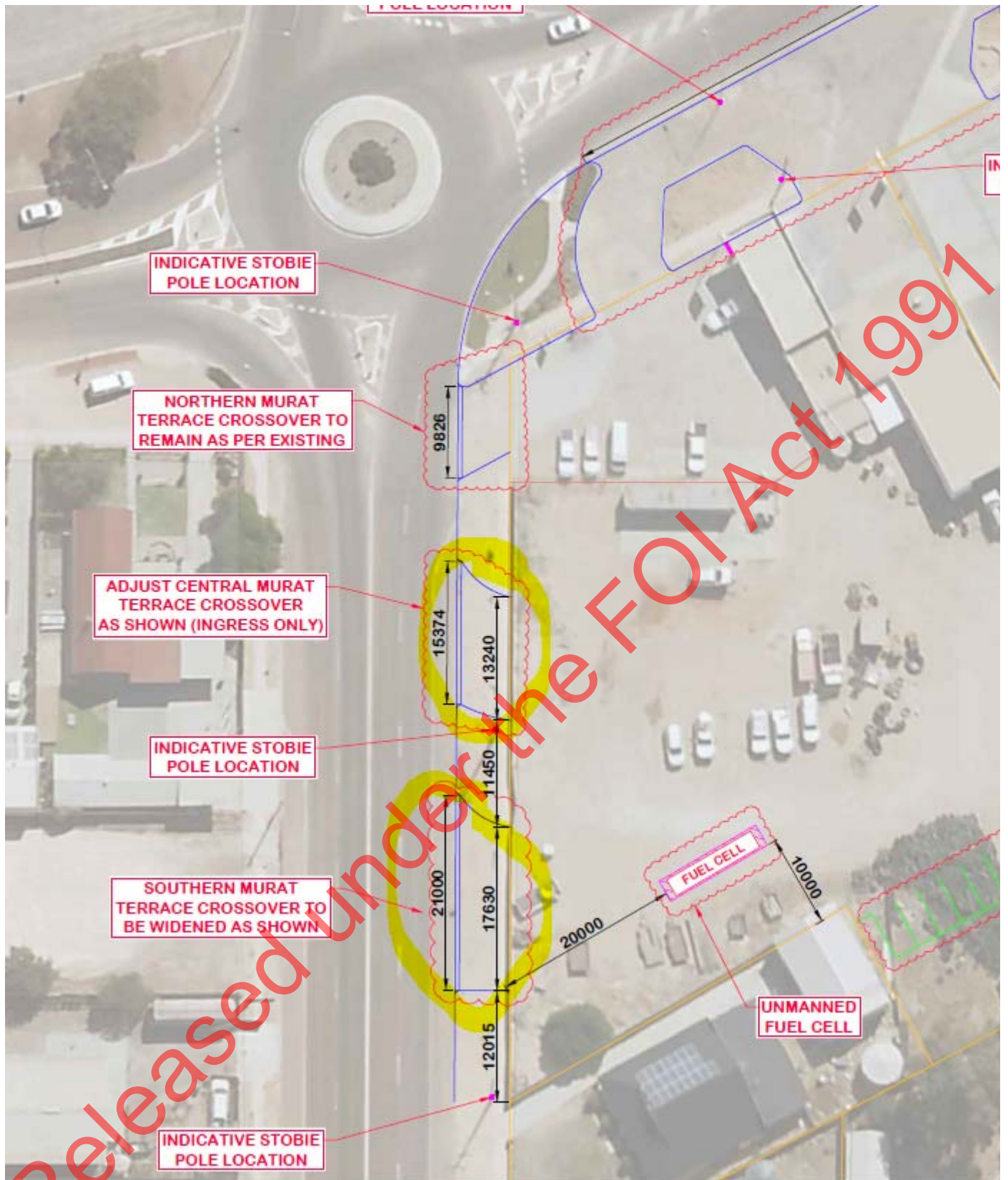
- DA proposes an additional access (heavy vehicle ingress only) on Murat Tce – egress movements via existing southern crossover (to be widened).
- CIRQA plan shows largest vehicle expected to use the site (36.5m Road Train) can manoeuvre within the site.
- Development is anticipated to generate 10 additional heavy vehicle movements per day. Adjacent section of Murat Tce AADT 1,900 – 60km/h).
- I spoke to [REDACTED] and agree with him that the additional vehicle movements are expected to be easily accommodated by the adjacent road network.

Recommended conditions to be uploaded:

- 1) Vehicular access locations and configuration to serve the site shall be in accordance with the Site Plans by CIRQA (Project No. 20205, Sheet 01_SH01, Rev. O, dated 18 October 2021 & Sheet 01_SH05, Rev. N, dated 14 October 2014).
- 2) All vehicles shall enter and exit the site in a forward direction.
- 3) The access and all on-site vehicle manoeuvring areas shall remain clear of any impediments.
- 4) The entry and exit points shall be suitably signed and line-marked to reinforce the desired traffic flow.
- 5) Stormwater run-off shall be collected on-site and discharged without impacting the integrity and safety of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.



36.5m swept paths



Regards,





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Ref: 20205|TAW

4 November 2021



Dear [REDACTED]

**PROPOSED UNMANNED FUEL CELL
28 MCKENZIE STREET, CEDUNA**

I refer to the proposed addition of an above-ground fuel tank to the existing retail fuel outlet located at 28 McKenzie Street, Ceduna. As requested, I have undertaken a review of the traffic matters raised within the Request for Information (RFI) received from the District Council of Ceduna. This letter summarises the matters raised (identified in italics), followed by my response.

"... queuing of the largest vehicle from the southern-most access point..."

The unmanned fuel cell has been positioned within the site to service commercial vehicles up to 36.5 m in length (such as A-Double Road Trains). Given its position within the site, such vehicles will be required to access the site via the central Murat Terrace crossover and exit the site via the southern Murat Terrace crossover. This will prevent vehicles refuelling (and/or queued to refuel) from protruding across the site's property boundary.

In order to reinforce the one-way circulation loop, 'No Entry' signage (conforming with the requirements of relevant Australian Standards) will be installed at the site's southern crossover. An updated site plan is attached to this letter illustrating the location of the aforementioned signage.

"... potential impact upon existing power pole and street infrastructure near access points..."

While street infrastructure has not been located via a detailed site survey, aerial and 'Street View' imagery has been used to locate the approximate location of infrastructure within the adjacent Murat Terrace verge. The proposed Murat

Terrace crossovers have therefore been located such that they (or the associated vehicle swept paths) will not impact upon street infrastructure.

"... detail around the increase in traffic movements to the site as a result of the fuel tank (it has been indicated to Council that a large number of users will come to the site because of the fuel tank)."

Data provided by the Client (obtained from other unmanned fuel cell locations on major interstate highways within South Australia) indicates an average of ten (10) fuel sales per day. As such, on average, the unmanned fuel cell is forecast to generate ten (10) ingress and ten (10) egress vehicle movements per day. Such additional traffic volumes generated by the proposed unmanned fuel cell are low and would readily be accommodated at the site's access points and on the adjacent road network.

"It is also understood that trucks primarily move through Ceduna on Wednesdays and Saturdays, so this should be taken into consideration..."

It is acknowledged that the above fuel sales are an 'average' and that fuel sales may differ on a daily basis. Based upon the above sales data, an average of 70 fuel sales per week are forecast to occur.

If it is assumed that 50% of fuel sales occur over two (2) days (with the remaining 50% occurring over five (5) days), in the order of 18 fuel sales (equivalent to 18 ingress and 18 egress movements over a 24-hour period) would be forecast to occur on such days. Again, such volumes are low and would be readily accommodated at the site's access points and on the adjacent road network with minimal impact upon its operation.

The increase in traffic on a 'peak' day would also be readily accommodated by the double-sided fuel cell, without queues extending beyond the site boundary. This is due to the fuel cell comprising fuel hoses on both sides (i.e. enabling two vehicles to refuel simultaneously). Accordingly, the proposed fuel cell will readily service traffic volumes forecast to be generated by its installation.

"... please confirm whether any direction signage is proposed (ie. [sic] in only/out only signage)."

As noted above, directional signage will be installed to reinforce the desired travel direction through the site.

"... the northern-most crossover via Murat Terrace is not utilised - is this being reinstated to kerb?"

The northernmost crossover on Murat Terrace will be retained as per its existing configuration (i.e. a crossover). This crossover will continue to provide access to the existing retail fuel outlet on the northern portion on the subject site

"Details around how many times per week the fuel tank will require refuelling and when this is likely to occur."

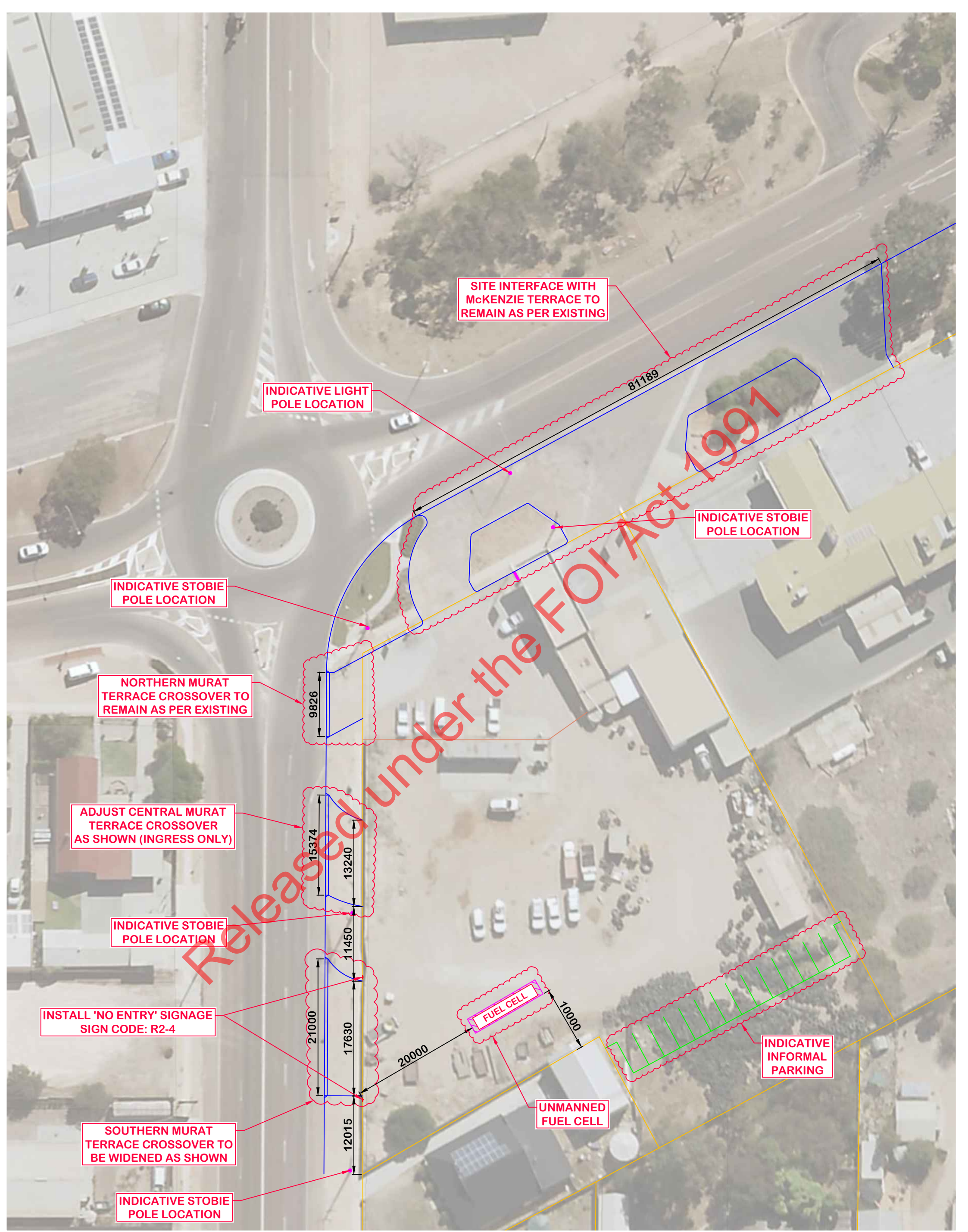
Information provided by the Client indicates that a fuel tanker will decant into the fuel cell approximately once every two weeks. The delivery of fuel to the site will occur during daylight (regular business) hours by commercial vehicles up to 36.5 m in length (such as Road Trains). As the fuel cell has been located to allow 36.5 m Road Trains to refuel, fuel tanker access will be readily accommodated.

Yours sincerely,



Encl. - Updated site plans illustrating proposed directional signage.

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DRAWING AMENDMENTS

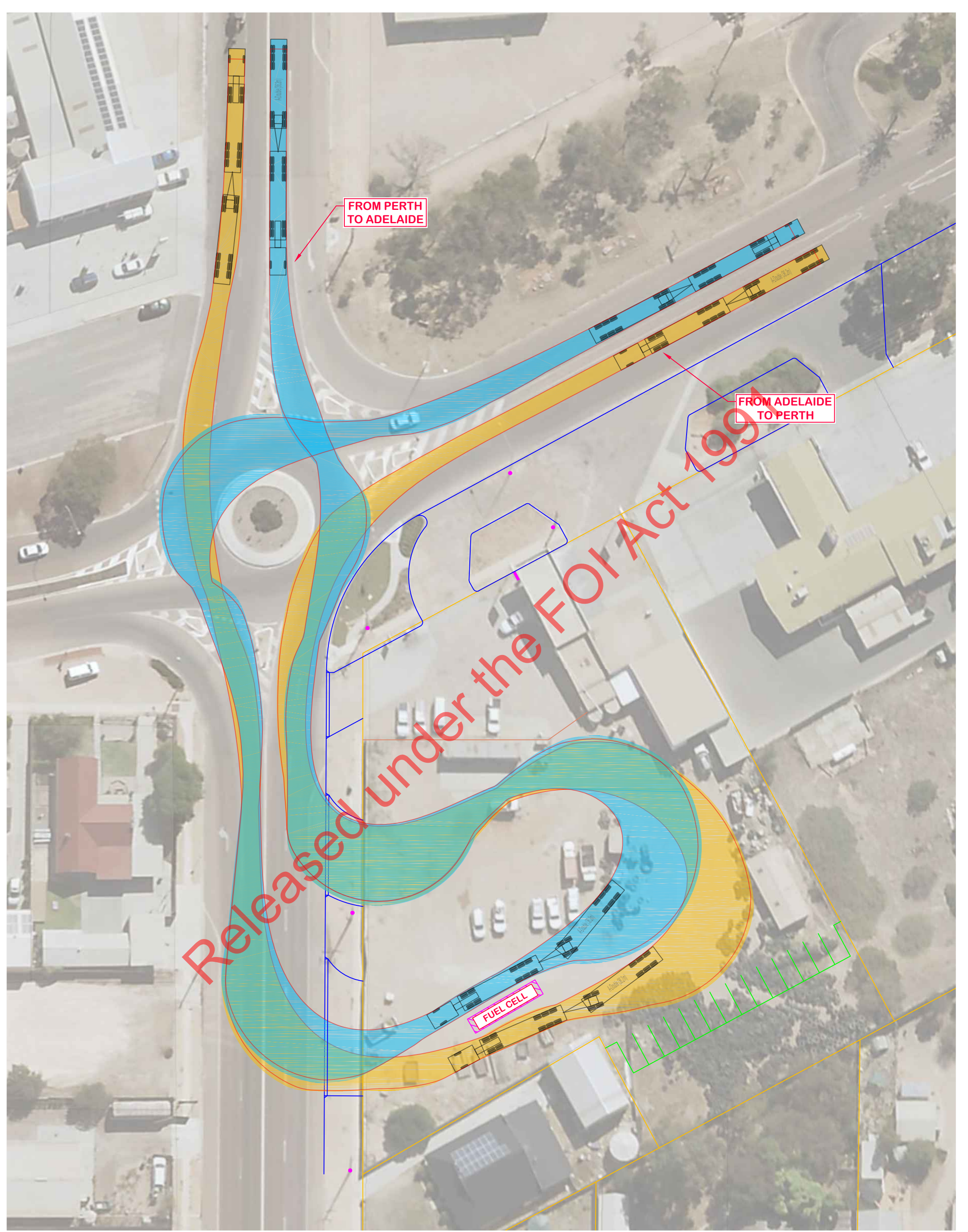
REV	DATE	DESCRIPTION	DWN	CHK
J	9/03/2021	MINOR ADJUSTMENT	TAW	BNW
K	25/08/2021	REVISED PROPOSAL	TAW	BNW
L	10/09/2021	ADDITIONAL INFO	TAW	BNW
M	17/09/2021	REVISED PROPOSAL	TAW	BNW
N	14/10/2021	REVISED PROPOSAL	TAW	BNW
O	18/10/2021	MINOR ADJUSTMENT	TAW	BNW
P	4/11/2021	DIRECTIONAL SIGNAGE	TAW	BNW



PERRY'S FUEL
 28 MCKENZIE STREET, CEDUNA
 SITE LAYOUT
 PROJECT # 20205 SHEET # 01_SH01

C20205_01P.DWG 4/11/2021 4:26 PM

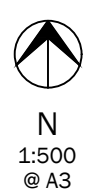
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DRAWING AMENDMENTS

REV	DATE	DESCRIPTION	DWN	CHK
F	30/11/2020	MINOR ADJUSTMENT	TAW	BNW
G	14/12/2020	MINOR ADJUSTMENT	TAW	BNW
H	1/02/2021	ADDITIONAL INFO	TAW	BNW
I	1/03/2021	MINOR ADJUSTMENT	TAW	BNW
K	25/08/2021	REVISED PROPOSAL	TAW	BNW
M	17/09/2021	REVISED PROPOSAL	TAW	BNW
N	14/10/2021	REVISED PROPOSAL	TAW	BNW



PERRY'S FUEL
 28 MCKENZIE STREET, CEDUNA
 FUEL CELL ACCESS (36.5 m R. TRAIN)
 PROJECT # 20205 SHEET # 01_SH05

C20205_01N.DWG 14/10/2021 5:30 PM

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[Redacted]

From: [Redacted]
Sent: Tuesday, 9 November 2021 11:57 AM
To: [Redacted]
Subject: RE: DA 21026227 - 28 McKenzie Street - Unmanned fuel cell - Ceduna

OFFICIAL

Yes, happy for you to if you can from your end.

If you are unable to for whatever reason, it may need a formal re-referral (no referral fee).

Happy to clarify further if required.

Regards,

[Redacted]

From: [Redacted]
Sent: Tuesday, 9 November 2021 11:54 AM
To: [Redacted]
Subject: RE: DA 21026227 - 28 McKenzie Street - Unmanned fuel cell - Ceduna

Thanks [Redacted]

What about condition 1 which references a previous plan – are you happy for me to manually update the condition to reflect the “new plan” date and revision?

[Redacted]

W. www.futureurban.com.au
A. Level 1, 74 Pirie Street, Adelaide, SA, 5000

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From: [Redacted]
Sent: Tuesday, 9 November 2021 11:53 AM
To: [Redacted]
Subject: RE: DA 21026227 - 28 McKenzie Street - Unmanned fuel cell - Ceduna

OFFICIAL

Hi [Redacted]

DIT raise no issue with the proposed amendment (no entry signage at the southern crossover).

Given the amended plan is minor and DIT previously directed a condition to include the signage, I don't think it warrants a formal re-referral back to DIT.

Regards,



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From: [Redacted]
Sent: Tuesday, 9 November 2021 11:40 AM
To: [Redacted]
Subject: RE: DA 21026227 - 28 McKenzie Street - Unmanned fuel cell - Ceduna

OFFICIAL

Hello [Redacted]

I can't assist directly with this one as it was assessed by my colleague [Redacted]. FYI, DIT has had similar situations on other referrals and a re-referral with no fees is accepted.



Can you assist [Redacted] with the below please.

Regards,



From: [Redacted]
Sent: Tuesday, 9 November 2021 10:18 AM
To: [Redacted]
Subject: DA 21026227 - 28 McKenzie Street

Hi [Redacted]

Let me know if I have to forward this enquiry elsewhere.

I received a referral response from DIT and condition 1 advises a particular plan number and date, however this plan has since changed (see attached appendices in report). Are you able to update the condition, or are you happy for me to update in conditions section of portal? Or does it need to be re-referred (if this is the case, then are you happy for no additional fees to be charged).

Kind regards,



A. Level 1, 74 Pirie Street, Adelaide, SA, 5000

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