Our ref: 251362

30 April 25

SHIRE OF ASHBURTON
PO BOX 567
TOM PRICE, WA 7651

EPIC PROJECTS AND CONSULTING

Civil, Structural, Environmental,
Traffic, Project Management

Suite 9, 118 Halifax Street
Adelaide SA 5000

(08) 8223 3009
admin@epicprojects.com.au
www.epicprojects.com.au

Lot 68 Nameless Valley Drive, Tom Price WA 6751

Project Description and Background

Proposed Motor Vehicle Service Station at Lot 68 Nameless Valley Drive Tom Price with the intent to provide only a diesel offer in support of local and regional customers. The site is somewhat remote from population densities where the expenditure for a control building could be warranted.

The facility is expected service 10-25 customers per day. The tank is expected to be replenished with diesel 1-2 times a month. The facility is opened for any vehicle that can take diesel.

The site will be un-manned and largely monitored remotely with some local oversight. As required by SA DG Regulations the Outdoor Payment Terminal (OPT) has a built-in emergency response call button that alerts a service provider to respond as necessary to a fault or incident as identified by the user.

Electricity for the facility will be supplied via a generator in accordance with government requirements and standards. The proposed development does not require a water supply for operation.

Storm Water Management in Fuel Storage and Handling Areas

High Risk areas of Contamination

The refuelling area where rainwater could possibly be impacted by hydrocarbons is contained and drained to separator. Fuel spills will be contained in a 10,000-litre tank. When the holding tank is full it will be emptied by a licenced waste disposal contractor. A high-level alarm on the holding tank will alert the site caretaker that the tank must be emptied.

The refuelling area will have 2 containment slabs approximately 25m^2 each that will be shaped and drain to the proposed central sumps. There are 2 central sumps on the proposed plan, approximately 400mm x 400mm x 1200mm deep each, draining to a containment sump where any effluent will be processed through contaminate separator, and then to a small detention area for soakage.

The soakage area is approximately 3m x 3m x 0.3m with 100mm rock base to stop erosion and overflow to natural land. The contaminate separator is class 1 separator with 10,000 Litre holding tank for spillage.

All hydrocarbons will be safely stored in a purpose-built fuel tank compliant with Australian Standard AS1940, (The storage and handling of flammable and combustible liquids), as well as Australian Standard AS1692, (Steel tanks for flammable and combustible liquids) and South Australian Dangerous Goods Regulations.

The fuel tank system will be above ground, consisting of a T100-self bunded diesel storage combined with ADBLUE tank that pumps fuel to the refuelling area. The storage tanks are largely sealed to prevent storm water or rainfall from entering the tank. Fill points, dip points and vent openings have appropriate safeguards to prevent the entry of water or foreign objects into the tank. Additionally, a concrete slab with drainage is proposed to captured and managed potential spills during filling of the diesel tank.

Potential Site Contamination/ Leak Detection

Fuel will be supplied to the dispensing bowsers via underground fuel lines. The fuel lines will be non-corrosive, fuel approved, double walled HDPE pipes having an interstitial space between the pipe layers to allow periodic testing. There will also be a containment sump under each bowser to collect any fuel spills that may occur when servicing the bowser.

The actual fuel pump is submerged in the fuel inside the tank. There will be a line leak detector in the pump housing on top of the tank. A failure in the fuel system results in a leak/loss of static pressure, the line leak detector will not open, preventing fuel from being pumped. The leak detection system is rated as capable of detecting a leak of 0.76 L per hour, with a probability of detection of at least 95% and a probability of false detection of 5%, or less in accordance with SA Dangerous Goods Regulations.

The storage tank also has an overfill audible alarm, with a mechanical overfill stop valve, access ladder and platform in the event of emergency. In the event of the emergency stop being activated, the fuel pumping and dispensing system will shut down and immediately transmit and alarm to an organization that is contracted to respond and attend to the issue.

The tank will meet or exceed the requirements of AS1940 Clause 5.9. It will be self-bunded, have an overfill audible alarm, have a mechanical overfill stop valve, access ladder and platform. It will not exceed 110kL of capacity.

In accordance with AS1940 Clause 5.12 the underground section of the installation will be compliant with AS4897 which will include double wall, non-corrosive fuel pipe, an under-dispenser containment sump and a transitions sump at the tank where pipe work changes from above ground steel pipe to underground non-corrosive double walled pipe.

We confirm that the USTs (including tanks and piping) are proposed to be designed and installed in accordance with clause 4.5 of Australian Standard 4897-2008. This includes double walled USTs with leak detection systems (i.e. Automatic Tank Gauging) and fuel lines between the tanks and dispensers are double contained with leak detection systems and alarms.

System Maintenance

The site will be un-manned and largely monitored remotely with some local oversight. As required by SA DG Regulations the Outdoor Payment Terminal (OPT) has a built-in emergency response call button that alerts a service provider to respond as necessary to a fault or incident as identified by the user. For the system to work properly and effectively a program will be set up with a local contactor to provide facility maintenance on an as needs basis. The site will be monitored by our area business manager and our fuel tanker delivery driver will also have a responsibility to check that the facility is functioning properly at each visit.

Alarms

The alarm system meets the requirements of South Australia Dangerous Goods Regulations, and that all the proposed alarms will be connected via telemetry to a local contractor and the area manager of responsibility. In the event of the emergency stop being activated, the fuel pumping and dispensing system will shut down and immediately transmit and alarm to a local contractor who will provide the maintenance, and the area manager.

Signage will be provided on what actions to take in the event of an emergency. The signage will have contact phone numbers that will allow the customer to contact the emergency responder if the situation does require contact. Both the emergency responder and the customer will have access to an emergency action plan which is housed on the onsite manifest box.

Oily Water Contaminate Separator

The Contaminate separator will be Protector HYD 40. DCR6-1 Class 1 separator:

- Has no bypass function.
- Has a spill capture capacity to accept the spill of at least one compartment of the largest fuel tanker to service the site, plus stormwater runoff.
- Reduces oil content to be less than 5mg/l at all times.
- Operates in the event of a power failure.
- Comprises high level and maintenance alarms.

Basic Construction Management Plan

The site will be naturally drained to ground, towards the front boundary as shown in drawing 'C-251362- 01-RevB-Sitework and drainage'.

Traffic Management

The site has been checked, and that vehicles can enter and exit to site from both directions using Northwest and Southeast crossover. Refers to drawing 'RAV-WTP-8901- Site Layout Proposed' drawing for reference.

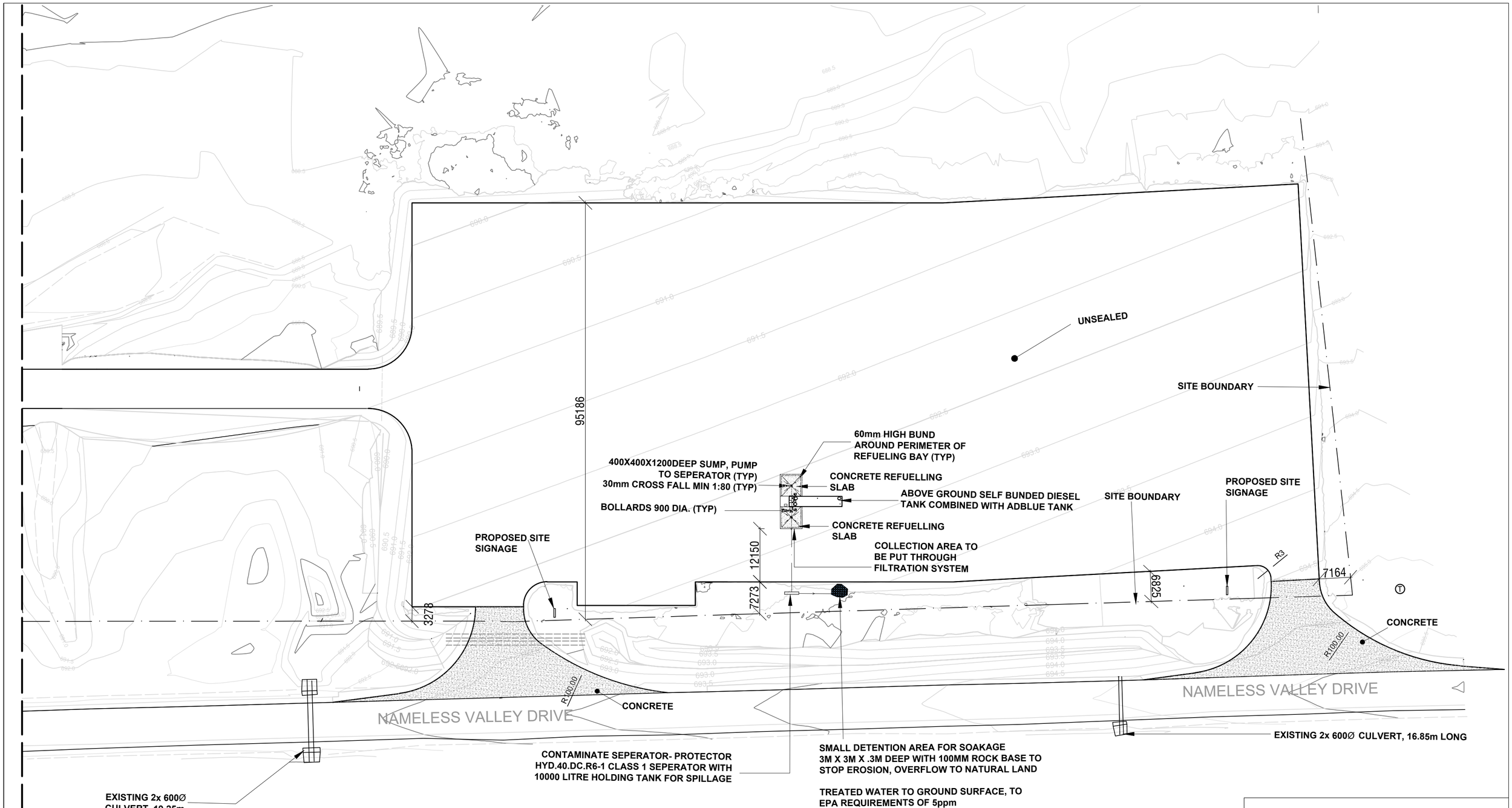
External driveway will be concrete paving, and internal driveway will be unsealed.

Bushfire Attack Level Assessment

Not applicable for this development.

Joe Rossi

Joe Rossi BE MBA MIE Aust CPEng
Principal Engineer



PROPOSED SITE DRAINAGE

SCALE: 1:600 @A2

SITE DRAINAGE LEGEND

- P XXX — NEW SPOT LEVEL eg PAVING.
- INSITU CONCRETE PAVING.
- 89.95 — EXISTING SPOT LEVEL.
- EMBANKMENT/BATTER.
- CONTOUR LINES.
- 90mm DIA. PVC STORMWATER DRAIN (SEALED). DIRECT AS SHOWN. GRADE 1:100 MIN.
- 90mm DIA. PVC STORMWATER DRAIN. DIRECT AS SHOWN. GRADE 1:100 MIN.
- 150mm DIA. PVC STORMWATER DRAIN. DIRECT AS SHOWN. GRADE 1:100 MIN.
- INTERLOCKING 60mm BLOCK PAVING
- 300 x 100 GALV. STEEL BOX DRAIN
- RT — RAINWATER DETENTION TANK
- GRATED TRENCH DRAIN (MIN FALL 1:200)
- 400 — RETAINING WALL - WITH HEIGHT
- GRATED SUMP 400 x 400
- GRATED SUMP 600 x 600
- 90mm GRATED INLET PIT
- DP — DOWNPIPE
- APPROX. LOCATIONS OF BOREOLOGS

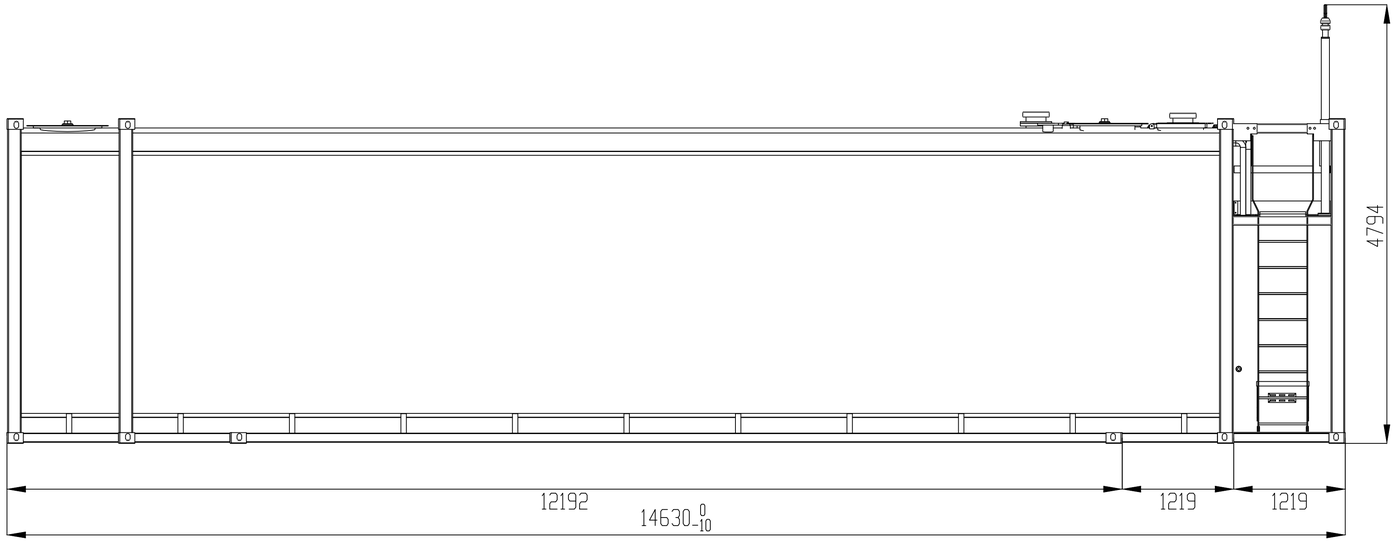
PRELIMINARY
Not For Construction

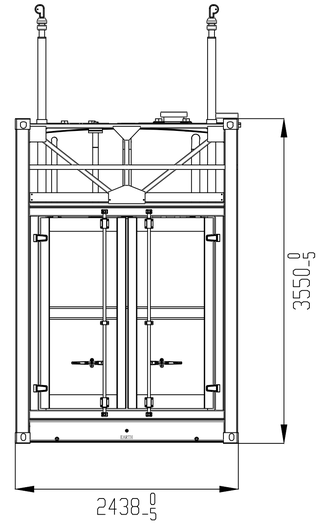
EPIC PROJECTS AND CONSULTING
PO Box 29, Marden SA 5070
Ph 8223 3009 No Fax
ACN: 120 884 040

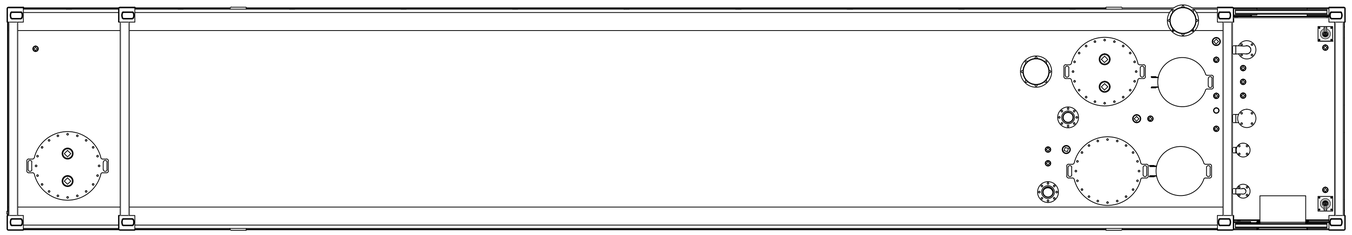
Civil, Structural, Environmental, Transport, Project Management, Management Consulting

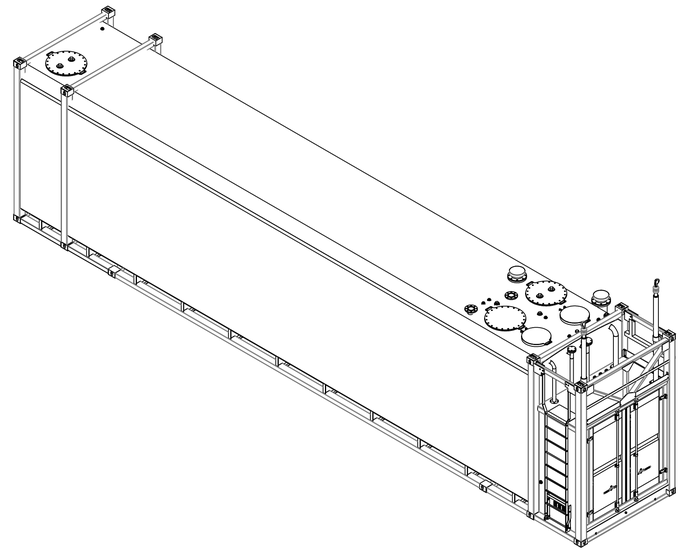
PROJECT:	SITE WORK & DRAINAGE LOT 68 NAMELESS VALLEY DR, TOM PRICE WA 6751		
DRAWN:	V.N.	DATE: 14/03/2025	
DESIGN:	J.R	SCALE: 1:600	A2
ENGINEER:	J.R.	DRAWING No: C-251362-01	
SHEET No:	1 of 1	AMENDMENTS: 30/04/2025	REV: B

TANK DATA		
DESIGNED TO	AS 1940	
BUILT TO	AS 1692, CAT . 3	
EMPTY WEIGHT	20,450 kgs	
EXTERNAL SIZE	14,630 x 2,438 x 3,550 mm(LxWxH)	
CONTENTS	DIESEL	DEF
INTERNAL SIZE	13,345 x 2,374 x 3,344	3,660 x 900 x 3,288
GROSS VOLUME	90,700 litres	10,550 litres
SAFEFILL LEVEL	86,100 litres	10,000 litres









TOLERANCES :
ALL DIMENSIONS IN MM
UNLESS STATED OTHERWISE, ALL TOLERANCES TO BE AS FOLLOWS:
0 .
0.0 .
0.00 .
ANG .

FES TANKS
FUELEQUIPMENTSPECIALISTS

	SIGN	DATE
DESIGN		
CHECKED	CHEN KAI	2024.4.11
VERIFIED		
APPROVED		

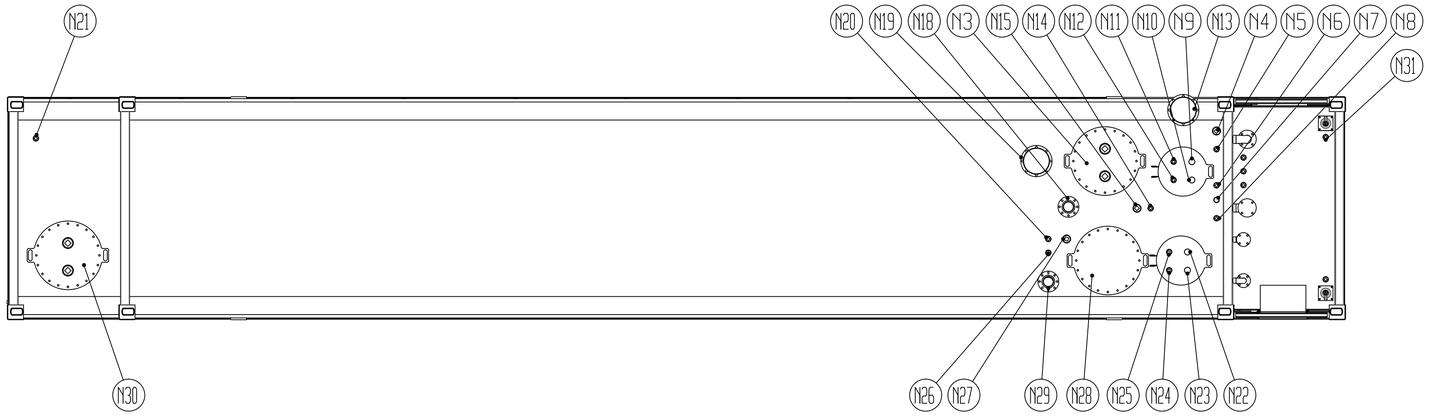
MATERIAL	WEIGHT
Q235B	20,450 kgs
	REVISION 01

TITLE :
FES ABOVE GROUND TANKS

PART NO :
G100WPB-DEF LAYOUT

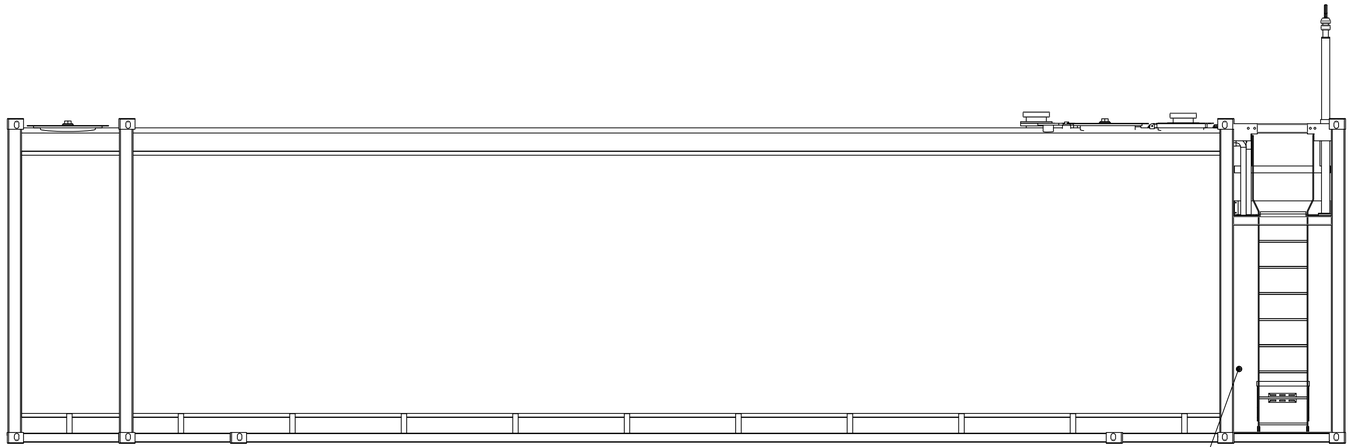
DWG. NO. FES-G100WPB-DEF-DR001

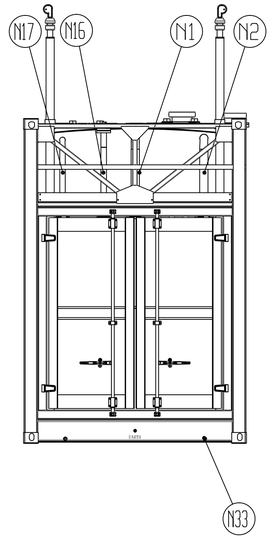
SHEET : 1 TOTAL SHEET : 3 SCALE : NTS



NOZZLE NO.	SIZE	CONNECTION TYPE	DESCRIPTION
N1	DN80	ANSI CLASS 150 FLANGE	SUCTION C/W DN80 PIPE 110mm FROM FLOOR & ANTI-SYPHON VALVE
N2	DN80	ANSI CLASS 150 FLANGE	FILL PIPE C/W DN80 PIPE W/ ELBOW 44mm FROM FLOOR & OVERFILL PROTECTION VALVE AND SPOOL
N3	600	MANWAY	600mm MANWAY C/W DN100 x 75 BSP-F SOCKET FOR SUB PUMP
N4	DN80	BSP-F x 75 LONG	SPARE / GAUGE / VENT
N5	DN50	BSP-F x 50 LONG	OVERFILL WARNING ALARM
N6	DN50	BSP-F x 50 LONG	INTERSTITIAL SPACE EMERGENCY VENT
N7	DN50	BSP-F x 50 LONG	SPARE / GAUGE / VENT
N8	DN50	BSP-F x 50 LONG	SPARE / GAUGE / VENT
N9	DN50	BSP-M x 35 LONG	PRIMARY TANK DIP C/W DN50 PIPE 25mm HIGH OPENING FROM DIP STRIKE
N10	DN50	BSP-M x 35 LONG	INTERSTITIAL SPACE DIP
N11	DN50	BSP-F x 50 LONG	SPARE / GAUGE / VENT
N12	DN50	BSP-F x 50 LONG	SPARE / GAUGE / VENT
N13	DN200	ANSI CLASS 150 FLANGE	DN200 INTERSTITIAL SPACE EMERGENCY VENT
N14	DN80	BSP-F x 75 LONG	FREE VENT
N15	DN50	BSP-F x 50 LONG	SPARE / GAUGE
N16	DN50	ANSI CLASS 150 FLANGE	SUCTION C/W DN50 PIPE 80mm FROM FLOOR & ANTI-SYPHON VALVE
N17	DN50	ANSI CLASS 150 FLANGE	FILL PIPE C/W DN50 PIPE W/ ELBOW 44mm FROM FLOOR & OVERFILL PROTECTION VALVE AND SPOOL
N18	DN100	BSP-F x 100 LONG	SPARE / GAUGE / VENT
N19	DN200	ANSI CLASS 150 FLANGE	DN200 PRIMARY TANK EMERGENCY VENT
N20	DN50	BSP-F x 50 LONG	SPARE / GAUGE / VENT
N21	DN50	BSP-F x 50 LONG	SPARE / GAUGE / VENT
N22	DN50	BSP-M x 35 LONG	PRIMARY TANK DIP C/W DN50 PIPE 25mm HIGH OPENING FROM DIP STRIKE
N23	DN50	BSP-M x 35 LONG	INTERSTITIAL SPACE DIP
N24	DN50	BSP-F x 50 LONG	SPARE / GAUGE / VENT
N25	DN50	BSP-F x 50 LONG	SPARE / GAUGE / VENT
N26	DN50	BSP-F x 50 LONG	SPARE / GAUGE / VENT
N27	DN80	BSP-F x 75 LONG	FREE VENT
N28	600	MANWAY	600mm MANWAY
N29	DN100	ANSI CLASS 150 FLANGE	SPARE / GAUGE / VENT
N30	600	MANWAY	600mm MANWAY C/W DN100 x 75 BSP-F SOCKET FOR SUB PUMP
N31	DN50	BSP-F x 50 LONG	SPARE (INTO PUMP BAY) / EXTERNAL ELECTRICALS
N32	DN50	BSP-F x 50 LONG	SPARE (INTO PUMP BAY) / EXTERNAL ELECTRICALS
N33	DN25	BSP-F x 45 LONG	PUMP BUND DRAIN

BSP-F: BSP FEMALE THREAD
BSP-M: BSP MALE THREAD





TOLERANCES :
ALL DIMENSIONS IN MM
UNLESS STATED OTHERWISE, ALL TOLERANCES TO BE AS FOLLOWS: 0 ; 0.0 ; 0.00 ; ANG :

FES TANKS
FUELEQUIPMENTSPECIALISTS

	SIGN	DATE
DESIGN		
CHECKED	CHEN KAI	2024.4.11
VERIFIED		
APPROVED		

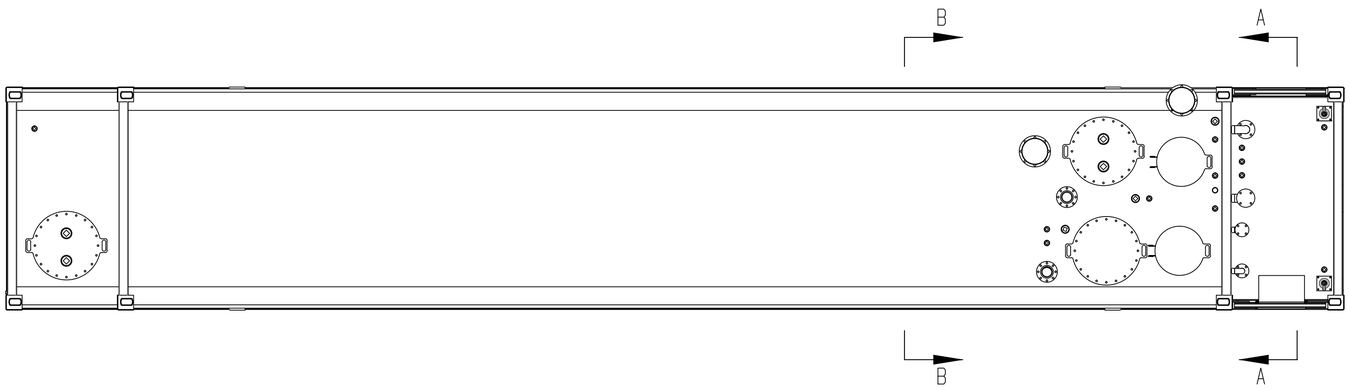
MATERIAL	WEIGHT
Q235B	20,450 kgs
	REVISION 01

TITLE :
FES ABOVE GROUND TANKS

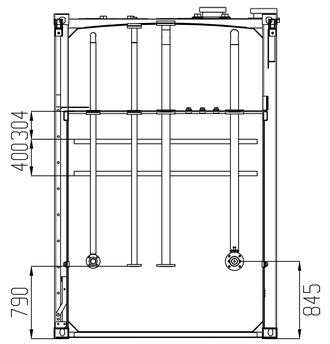
PART NO :
G100WPB-DEF LAYOUT

DWG. NO. FES-G100WPB-DEF-DR002

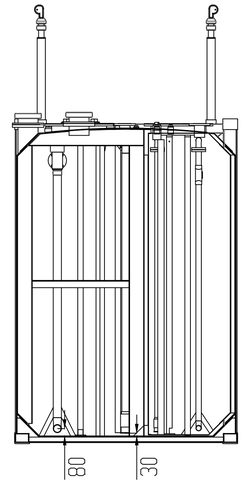
SHEET : 2 TOTAL SHEET : 3 SCALE : NTS

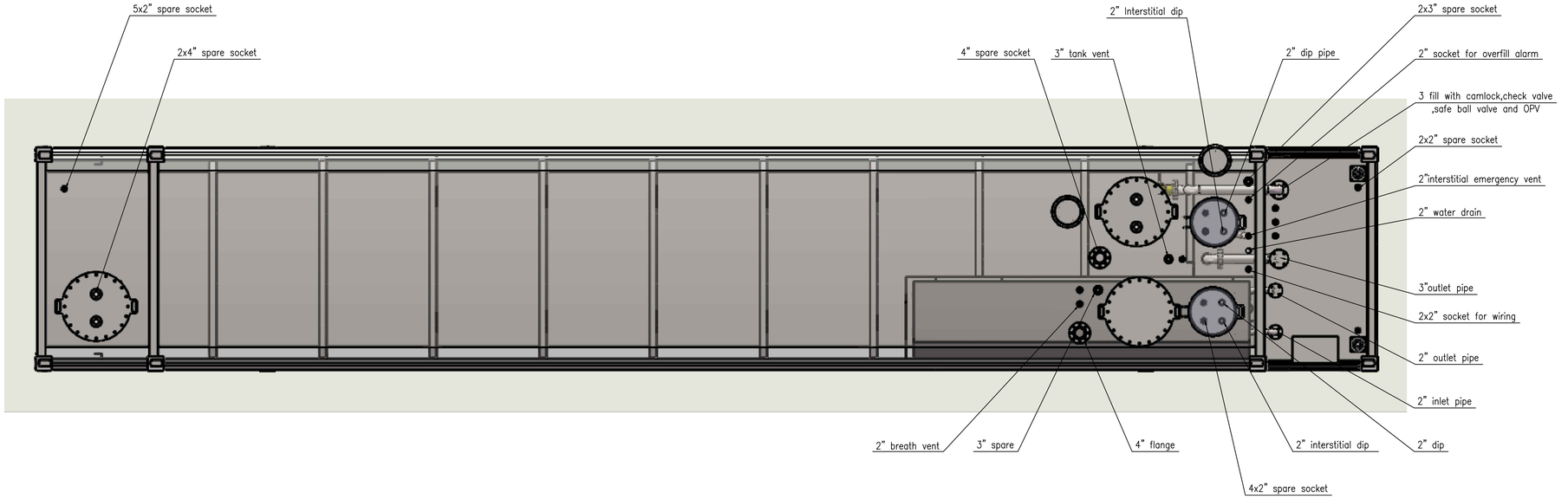


A-A



B-B





TOLERANCES :
ALL DIMENSIONS IN MM
UNLESS STATED OTHERWISE,
ALL TOLERANCES TO BE AS FOLLOWS:
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	SIGN	DATE
DESIGN		
CHECKED	CHEN KAI	2024.4.11
VERIFIED		
APPROVED		

FES TANKS
FUELEQUIPMENTSPECIALISTS

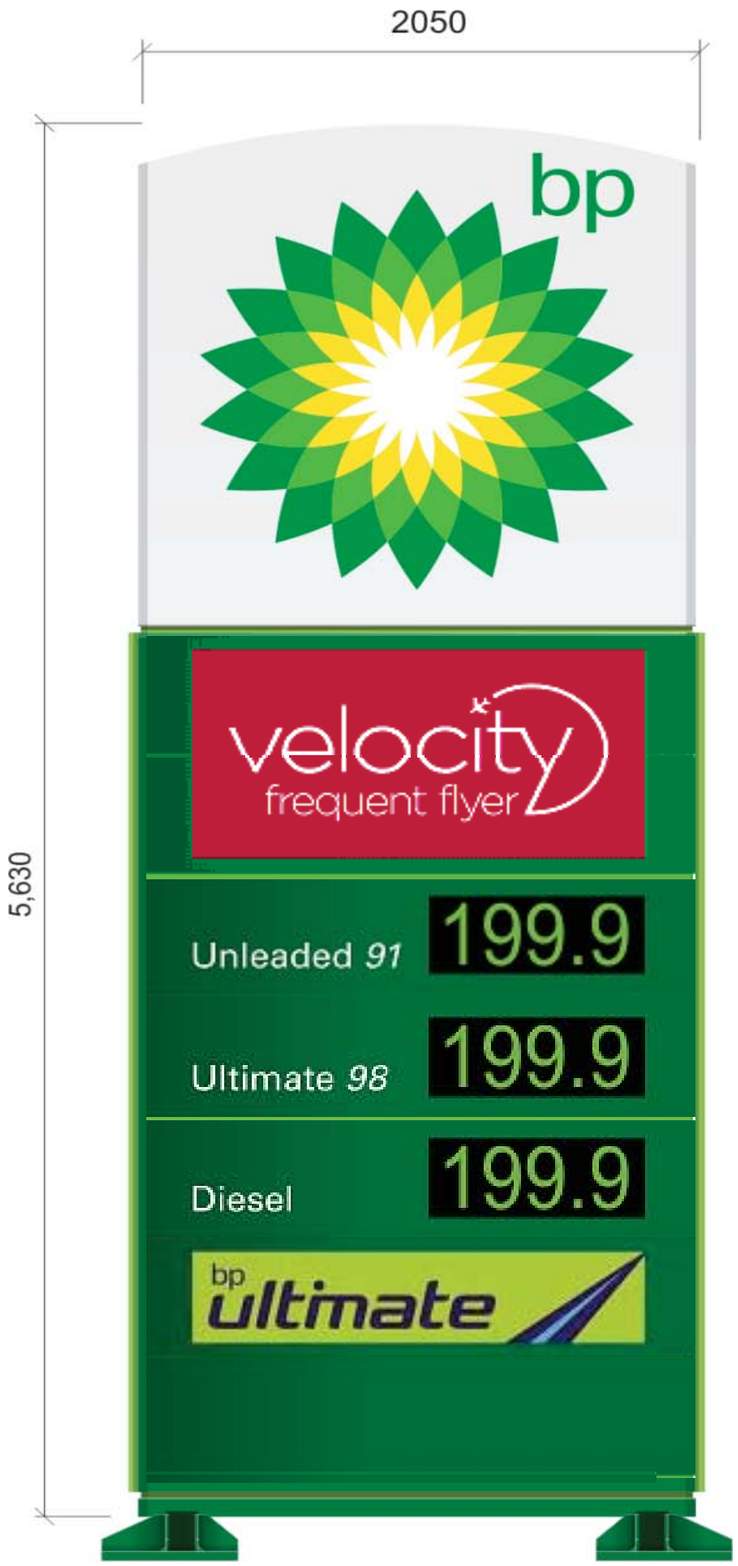
MATERIAL	WEIGHT
Q235B	20,450 kgs
	REVISION 01

TITLE :
FES ABOVE GROUND TANKS

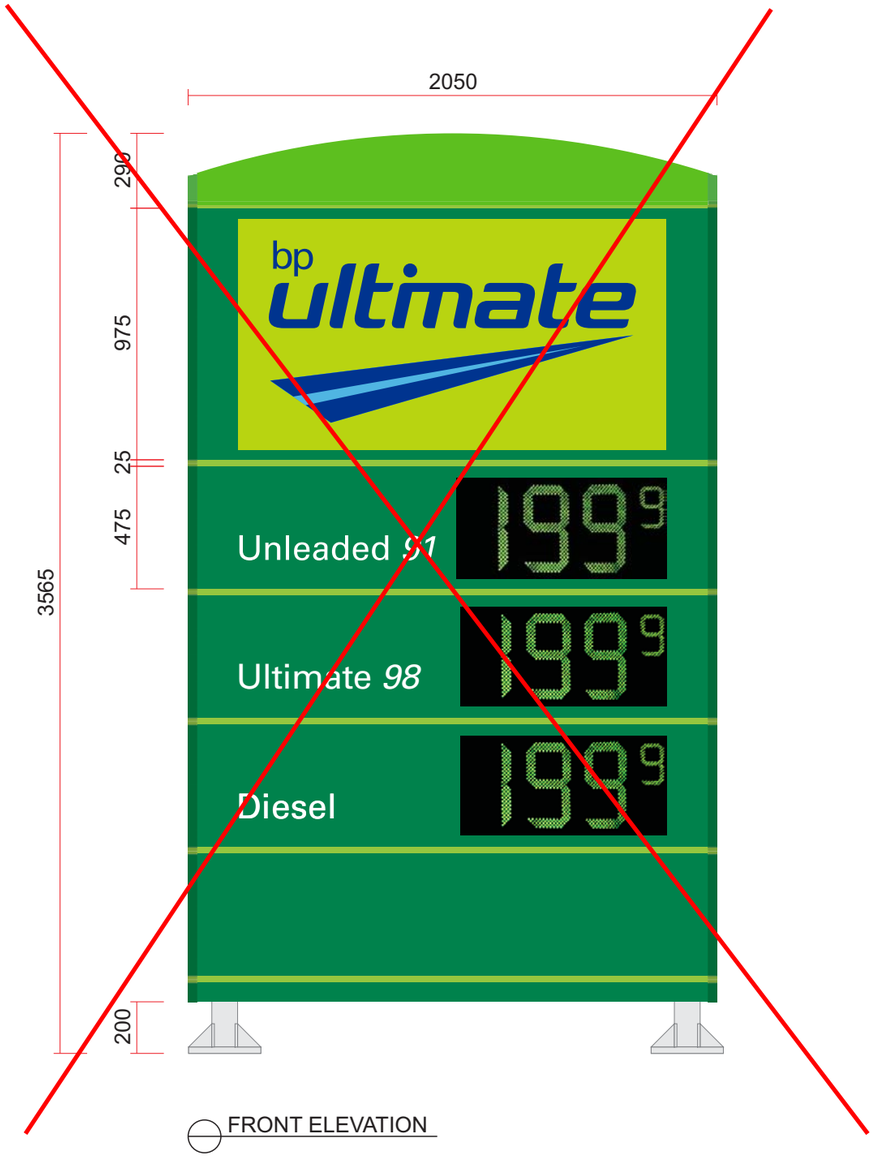
PART NO :
G100WPB-DEF LAYOUT

DWG. NO. FES-G100WPB-DEF-DR003

SHEET : 3 TOTAL SHEET : 3 SCALE : NTS



FRONT ELEVATION



FRONT ELEVATION

SIGNSPEC
ALL ABOUT DESIGN
A division of the ALBERT SMITH GROUP
Ph:07 3395 9888 Fax:07 3891 0713 signspec@asgroup.com.au

DESCRIPTION
BP Baldivis West
Site Signage, Flag & Price Sign

JOB NO. 129785

A3 | DO NOT SCALE

CONSTRUCTION DRAWING REFERENCES
NO CONST. DWG REF.

DRAWING TYPE PRELIMINARY

CLIENT SPECIFIC SPECS
- BP RETAIL GREEN - PMS 348C
- BP LIGHT GREEN - PMS 368C
- BP YELLOW - PMS 109C
- BP WHITE - PMS PROCESS WHITE C

Please note that original source file colour shifts may occur through software and printer setting interference. The colour Representation shown in this artwork may not visually represent the nominated colour. It is the customer's responsibility to check and nominated colour reference for accuracy.

GENERAL NOTES

REV.	AMENDMENTS	DWN	CKD	DATE
B	ARTWORK UPDATED	DT	KR	21.03.19
A	ARTWORK UPDATED	DT	KR	15.03.19
Ø	ORIGINAL ISSUE	DT	TG	14.02.19

DRAWING NUMBER BP01991-00

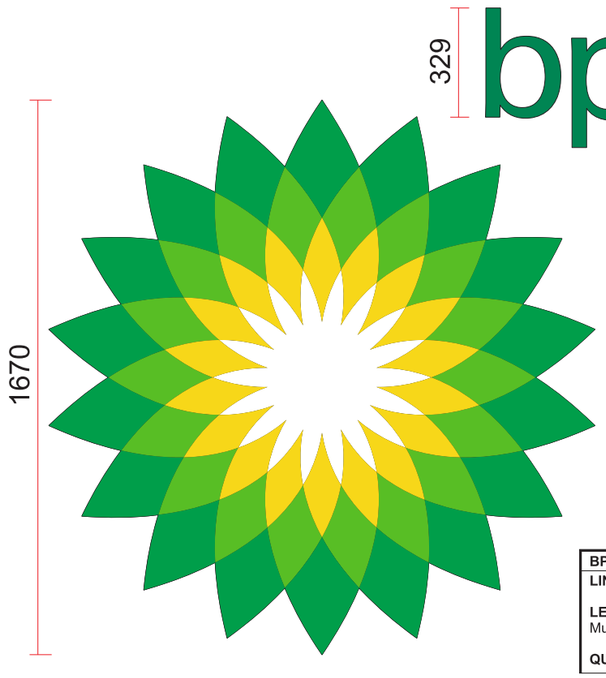
ISSUE B

BP ACRYLIC SITE NAME

LINE 12:
BP ACRYLIC SITE NAME LETTERSET
20mm thick Acrylic - White - non-illuminated letters with Pin Fixing.
TEXT: BP Baldivis West
SIZE: 450mm high 'B'
Template to be included

QUANTITY = 14 letters

REFER-QA-BP-2017 BP BGB - BP01603-00 [B]



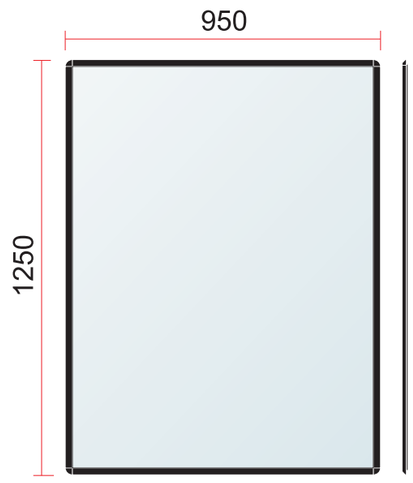
BP HELIOS & LETTER LED LIT1670mm DIA

LINE 13:

LED ILLUMINATED
Multi moulded 4mm opal high impact acrylic with face applied vinyl

QUANTITY = 1

REFER-QA-BP-BP BGB-HELIOS-
1370mm High & 1670mm High Helios Wall Signs



BP POSTER
1250mm x 950mm
Viewing area - 1185 x 885mm

BP WALL MOUNTED POSTERBOARDS

LINE 14:
TO SUIT BP POSTERS. NON-ILLUMINATED.
BLACK SMITHYGRIP FRAME WITH ACM BACKING.
ACRYLIC FACE
GRAPHICS: N/A
Poster Size: 950mmW x 1250mmH
Viewing Size: 885mmW x 1185mmH
Acrylic Size: 905mmW x 1205mmH

QUANTITY = 2

REFER- PARAGON- QA- BP-
2016 BRIGHT GREEN BEACON-BP01300-16 [C]

SIGNSPEC
ALL ABOUT DESIGN
A division of the ***ALBERT SMITH GROUP***
Ph:07 3395 9888 **Fax:**07 3891 0713 ***signspec@asgroup.com.au***

DESCRIPTION
BP Baldivis West
Site Signage, Flag & Price Sign

JOB NO. 129785

A3 | DO NOT SCALE

CONSTRUCTION DRAWING REFERENCES
NO CONST. DWG REF.

DRAWING TYPE PRELIMINARY

CLIENT SPECIFIC SPECS
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- BP LIGHT GREEN - PMS 368C
- BP YELLOW - PMS 109C
- BP WHITE - PMS PROCESS WHITE C

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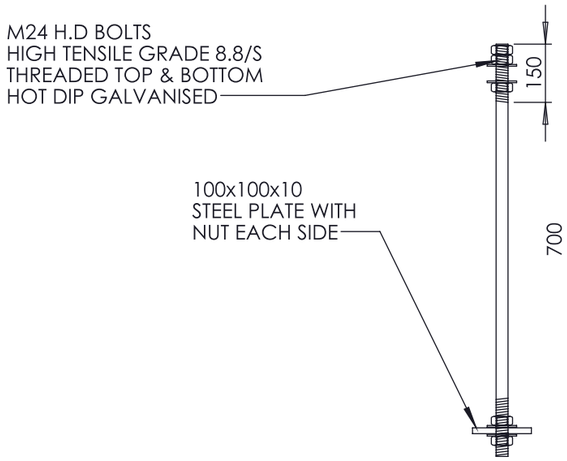
GENERAL NOTES

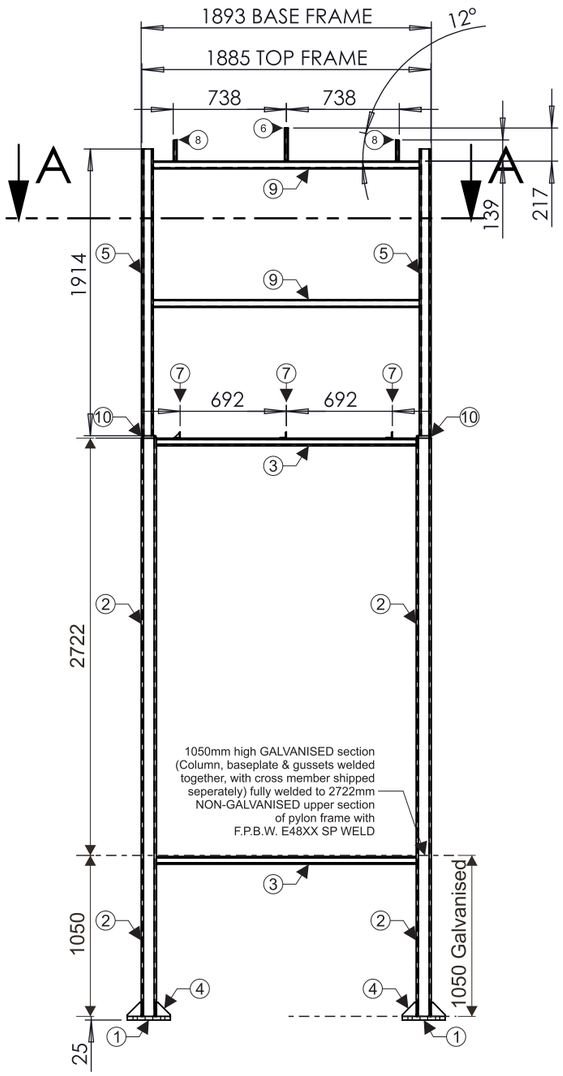
REV.	AMENDMENTS	DWN	CKD	DATE
A	ARTWORK UPDATED	DT	KR	15.03.19
Ø	ORIGINAL ISSUE	DT	KR	15.02.19

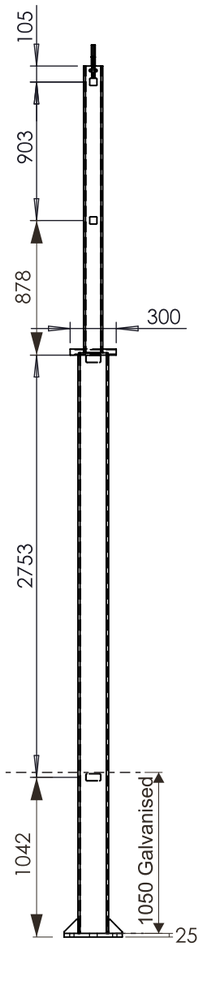
DRAWING NUMBER BP01991-01

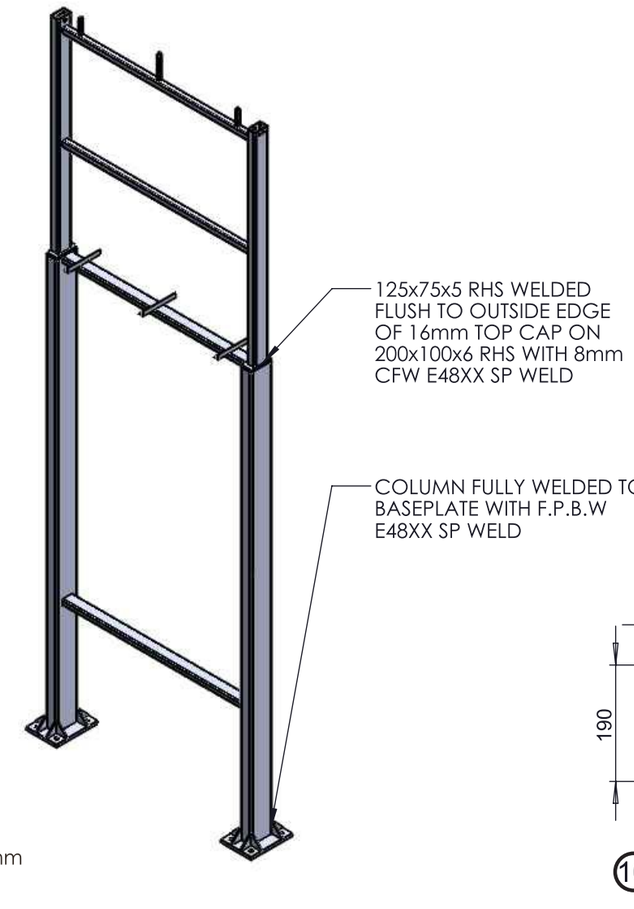
ISSUE A

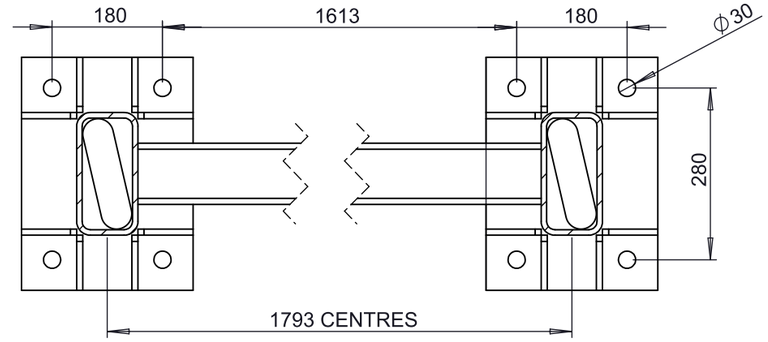
STEEL CUT LIST				
ITEM NO.	COMPONENT NAME	DESCRIPTION	QTY.	LENGTH
1	Baseplate	380x280x25mm MILD STEEL	2	
2	Upright	200x100x6 STEEL RHS	2 of each	2722 (stnd) 1050 (gal)
3	Horizontal	100x50x4 STEEL RHS	2	1693
4	Gusset	90x90x10mm MILD STEEL	16	
5	Helios Vertical	125x75x5 STEEL RHS	2	1914
6	Top Siggot Middle	25x25x3 STEEL SHS	1	217
7	Helios Angles Bottom	40x40x3 STEEL ANGLE	3	300
8	Top Siggot Sides	25x25x3 STEEL SHS	2	140.31
9	Helios Horizontal	50x50x3 STEEL SHS	2	1745
10	Top Cap	16mm MILD STEEL	2	



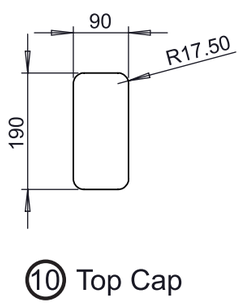




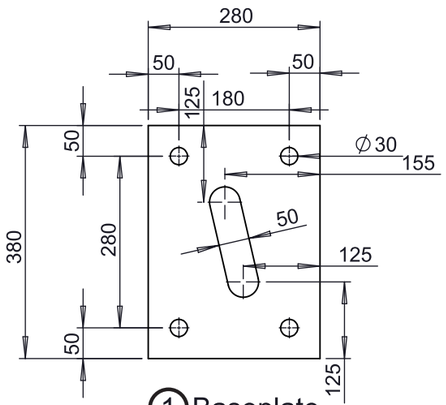




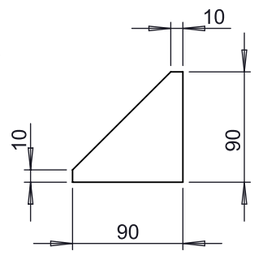
SECTION A-A



10 Top Cap



1 Baseplate



4 Gusset

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SIGNSPEC ALL ABOUT DESIGN
A division of the ALBERT SMITH GROUP
Ph:07 3395 9888 Fax:07 3891 0713 signspec@asgroup.com.au

PROJECT: BP - BGB PYLON - 6m GAL SPLIT LEG
BP Baldivis West

DESCRIPTION: FRAME DETAILS

JOB NO.

A3 DO NOT SCALE

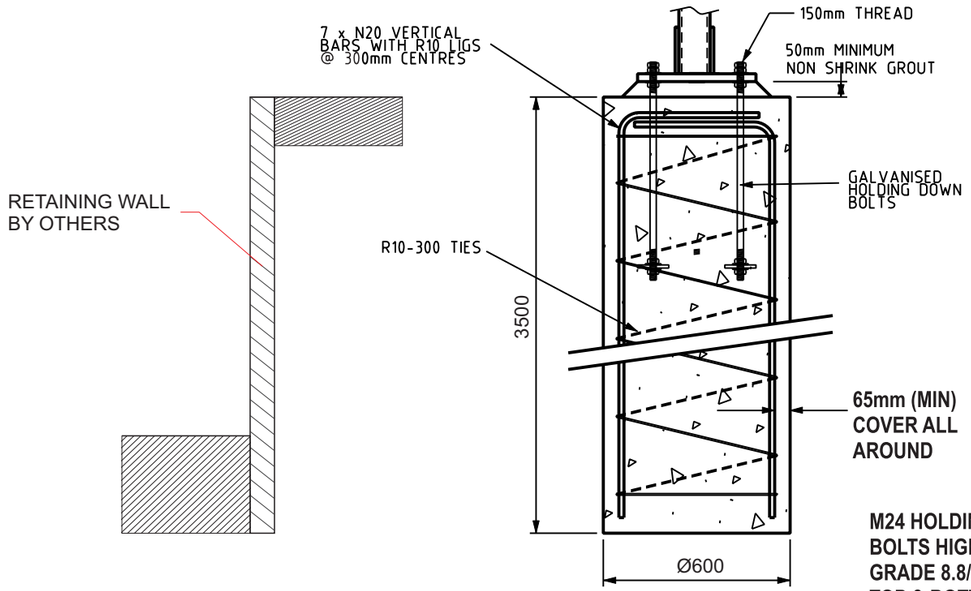
CONSTRUCTION DRAWING REFERENCES

LEVEL	AMENDMENTS	DWN	CKD	DATE
B	REVISED WELD SPEC NOTES	SEB	TG	11/07/18
A	SPLIT LEG FOR GALVANISING	SEB	TT	22/06/18
Ø	ORIGINAL ISSUE	SB		16/06/16

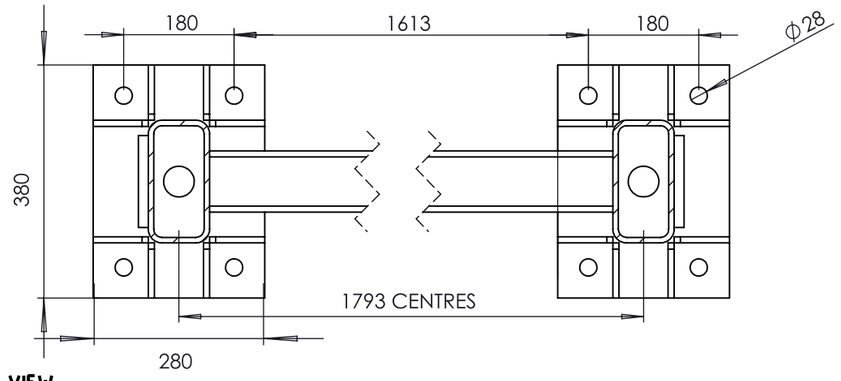
DRAWING TYPE: CONSTRUCTION

DRAWING NUMBER: BP01423-01

ISSUE: B



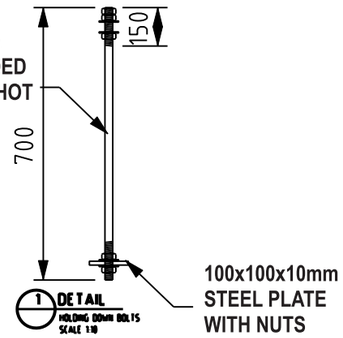
FRONT VIEW
PIER FOOTING
SCALE 1:1



TOP VIEW
BOLT PATTERN LAYOUT
SCALE 1:20

THIS FOOTING DESIGN TO SUIT

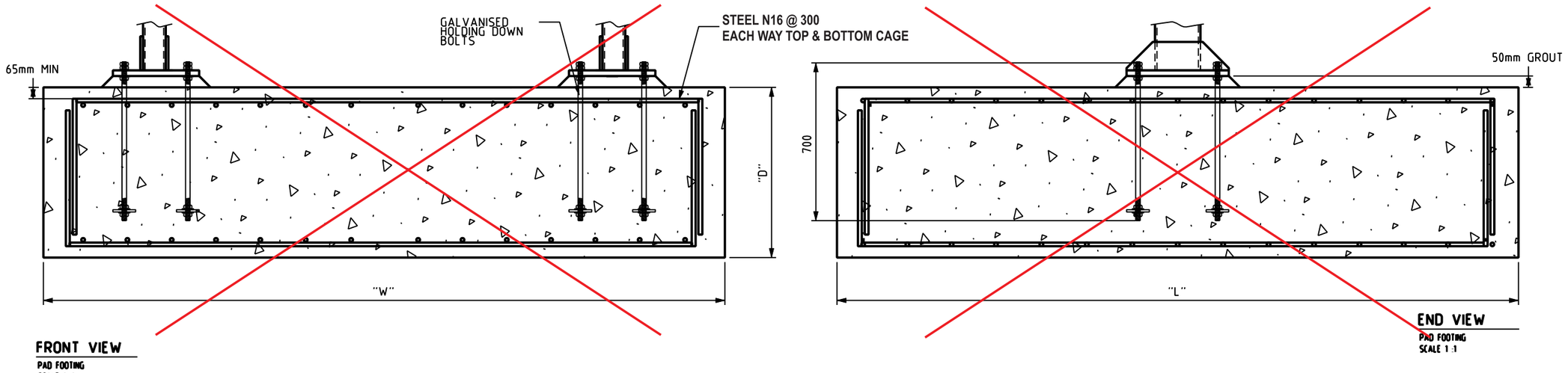
REG _A_ CAT _2_



1 DETAIL
HOLDING DOWN BOLTS
SCALE 1:10

GENERAL
G1 These drawings shall be read in conjunction with all architectural and other Consultant's drawings and specifications and with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to the Project Manager for decision before proceeding with the work.
G2 All dimensions relevant to setting out and off-site work shall be verified by the Contractor before construction and fabrication is commenced. The Engineers drawings shall not be scaled.
G3 During construction the Contractor shall be responsible for maintaining the structure in a stable condition and ensuring no part shall be over-stressed under construction activities.
G4 Workmanship and materials are to be in accordance with the relevant current S.A.A. codes including all amendments, and the local statutory authorities except where varied by the contract documents.
G5 All dimensions are in millimetres unless stated otherwise.
FOUNDATIONS
F1 All footing's are based on original undisturbed ground with a safe bearing capacity of 100kPa.
F2 All foundations must be inspected and approved by the relevant Building Authority before the concrete is poured.
F3 Bored Pier Footings
Bored pier footing's are to be founded in an original undisturbed sand stratum with the following properties:
(a) A minimum average undrained shear strength over the bottom 2 meters' of the pier of 50 kPa.
(b) A minimum bearing capacity of 100 kPa at base of pier.
(c) A minimum bearing capacity of 100 kPa to at least 1500 mm below ground level.
Before any concrete is placed these properties shall be verified by a qualified Engineer. Results reported and submitted to the project manager. Where the soil strata varies from the above requirements, bored pier footings shall not be constructed.
Bored piers shall be constructed to a positional tolerance of +- 75mm.
REINFORCED CONCRETE
C1 All reinforced concrete drawings shall be read in conjunction with Australian Standard AS 3600 and the reinforced concrete specification.
C2 Unless noted otherwise concrete shall be as stated below
Foundation F'c (28 days)= 25 MPa with a maximum water/cement ratio of 0.45 with type D cement (sulphate resisting).
Blinding concrete F'c (28 days)=15 MPa with type D cement (sulphate resisting).
C3 Grout for baseplates shall be Embeco 880A or an approved equivalent.
C4 Reinforcement to all structures shall comply with AS 1302,1303 and 1304, to the following grades.
N: Deformed bar to AS/NZS 4671 Grade D500N
R: Plain round bars of structural grade-250R
SL: Wire mesh grade D500L to AS/NZS 4671
C5 Minimum cover (mm) to all reinforcement unless otherwise shown shall be 60 mm.
C6 Reinforcement is shown diagrammatically and not necessarily in true projection. All hooks and bends shall comply with AS 3600.
C7 Welding or heating of reinforcement shal not be permitted unless shown on the structural drawings. Splices in mesh reinforcement shall be a minimum overlap between outermost transverse wire of not less than the spacing of those wires plus 25mm.
C8 Surfaces receiving grout shall be left rough and free from laitance.
C9 All anchor bolts to be cast into concrete shall be galvanised mild steel U.N.O.
STEELWORK
S1 All structural steelwork drawings shall be read in conjunction with Australian Standard AS 4100 and the structural steelwork specification.
S2 Unless noted otherwise
Welds to be 6.0mm continuous fillet laid down with an approved covered electrode.
S3 TYPICAL BOLT NOTATION
M24 4.6 denotes 24 diameter mild steel bolts (Strength Grade 4.6) tightened using a standard wrench to a "snug tight" condition.
The figures preceding bolt diameter indicate number of bolts to be provided.
S4 Unless otherwise specified, all exposed steelwork shall be HOT DIPPED GALVANIZED.
S5 The ends of all tubular members are to be sealed using nominal 5mm plate and continuous seal weld where capping plates are not specified on the drawings.

SITE CLASSIFICATION REPORT by UTS soiltec
Reference NUMBER - X760 S Dated 21.02.19



FRONT VIEW
PAD FOOTING
SCALE 1:1

END VIEW
PAD FOOTING
SCALE 1:1

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PROJECT
BP BGB 6m Pylon
BP Baldivis West - Site specific footing

DESCRIPTION

CONSTRUCTION DRAWING REFERENCES

JOB NO.

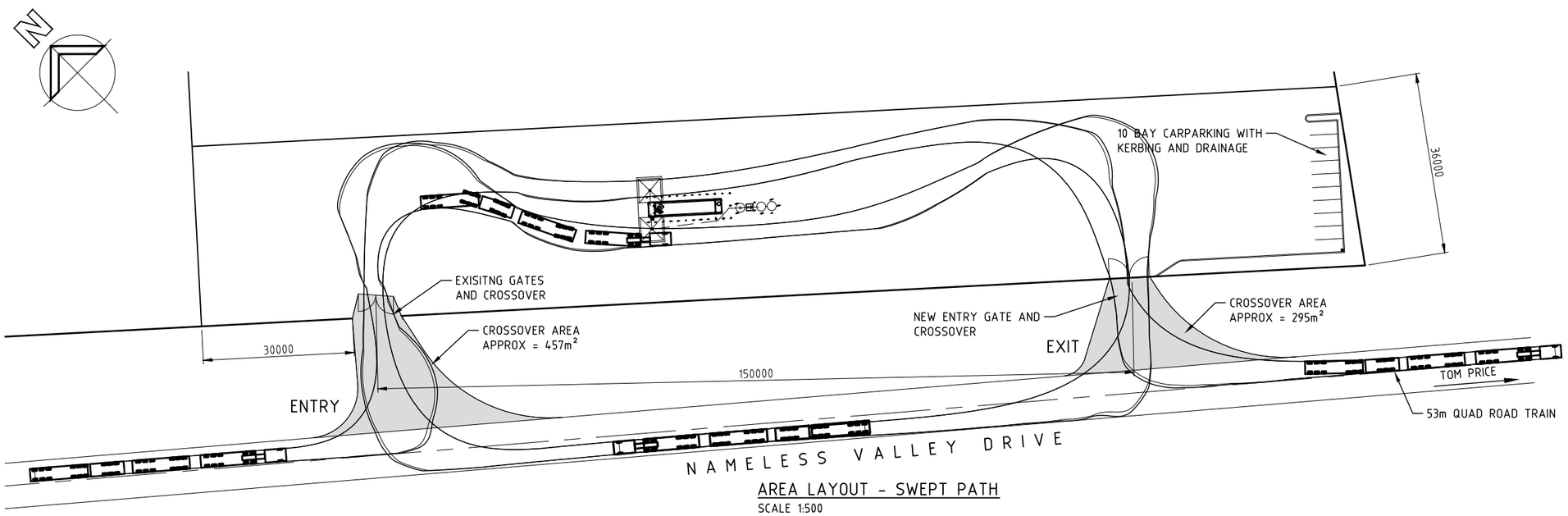
A3 DO NOT SCALE

LEVEL	AMENDMENTS	DWN	CKD	DATE
A	ENG MARKUPS	DT	SEB	21.03.19
Ø	ORIGINAL ISSUE BP01428-00	ICB		15.09.16

DRAWING TYPE
PRELIMINARY

DRAWING NUMBER
BP01991-02

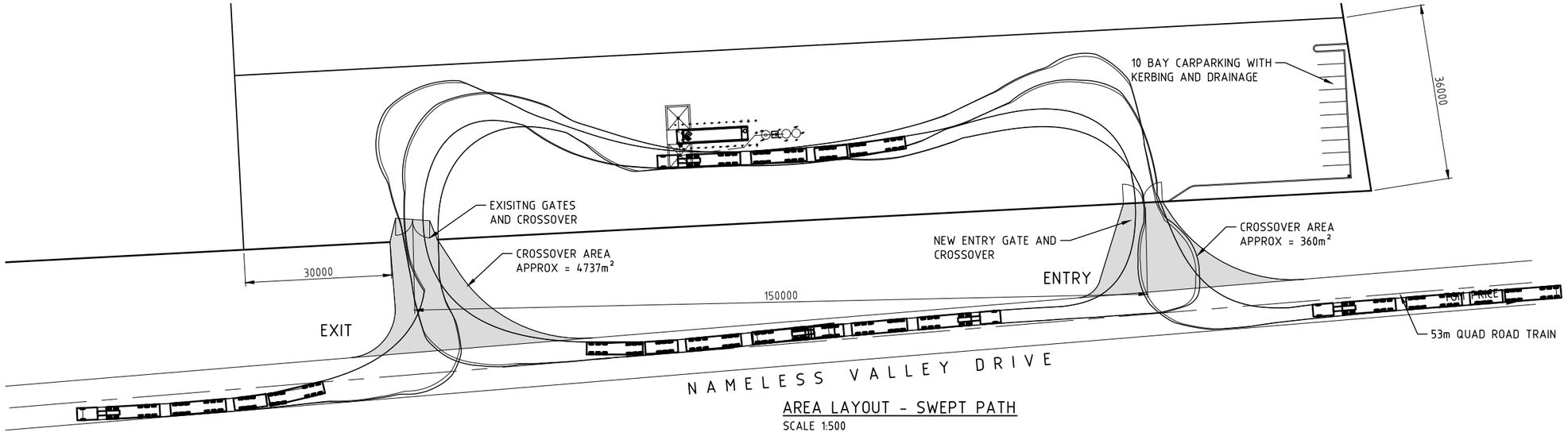
ISSUE
A



AREA LAYOUT - SWEPT PATH

SCALE 1:500

ENTRY TO SITE FROM BOTH DIRECTIONS USING NORTH WEST CROSSOVER



AREA LAYOUT - SWEPT PATH

SCALE 1:500

ENTRY TO SITE FROM BOTH DIRECTIONS USING SOUTH EAST CROSSOVER

10 0 10 20 30 40 50

SCALE 1:500 (m)

PRELIMINARY
NOT FOR CONSTRUCTION

DO NOT SCALE
DIMENSIONS IN MM
DRAWING PRACTICE
TO AS1100

NO.	DATE	BY	REVISION	APP'D	No.	REFERENCE DRAWINGS	DWG. No.
1	12.06.23	SAG	ISSUED FOR INFORMATION AND COMMENT				

RAV DG SERVICES Pty Ltd
MOB: 0417 872 973
EMAIL: ravissr@bigpond.com
PROJECT ENGINEERING AND MANAGEMENT

DRAWN DATE	DRAWN BY	SCALE	PLOTTED DATE
12.06.23	SAG	AS NOTED	12.06.23

CAD REF:

WA FUEL SUPPLIES TOM PRICE
NAMELESS VALLEY DRIVE
TOM PRICE WA 6751

SITE LAYOUT PROPOSED

DRAWING No.	SIZE	REVISION
RAV-WTP-8901	A1	1

Location

Label: Tom Price

Latitude: 22.697 [Nearest grid cell: 22.6875 (S)]

Longitude:-117.775 [Nearest grid cell: 117.7875 (E)]

IFD Design Rainfall Intensity (mm/h)

Issued: 28 April 2025

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	87.5	101	142	171	199	237	266
2 min	71.2	81.2	112	131	150	174	192
3 min	67.0	76.6	106	125	144	168	186
4 min	64.2	73.6	103	122	141	166	185
5 min	61.7	70.9	99.7	119	138	163	182
10 min	51.4	59.2	84.2	101	119	142	159
15 min	43.8	50.5	71.7	86.5	101	121	136
20 min	38.2	43.9	62.3	75.0	87.5	104	117
25 min	33.9	39.0	55.1	66.2	77.1	91.7	103
30 min	30.5	35.1	49.4	59.3	69.0	81.9	91.8
45 min	23.7	27.2	38.1	45.6	52.8	62.5	69.9
1 hour	19.5	22.4	31.3	37.4	43.3	51.2	57.2
1.5 hour	14.7	16.8	23.6	28.2	32.7	38.6	43.2
2 hour	11.9	13.7	19.3	23.1	26.9	31.9	35.8
3 hour	8.89	10.3	14.6	17.6	20.6	24.7	27.8
4.5 hour	6.65	7.72	11.2	13.6	16.1	19.5	22.2
6 hour	5.43	6.33	9.31	11.5	13.7	16.7	19.2
9 hour	4.10	4.82	7.27	9.08	11.0	13.7	15.8
12 hour	3.37	3.99	6.12	7.73	9.45	11.9	13.8
18 hour	2.56	3.06	4.80	6.16	7.63	9.68	11.4
24 hour	2.11	2.53	4.03	5.21	6.50	8.30	9.79
30 hour	1.81	2.18	3.49	4.54	5.70	7.29	8.60
36 hour	1.59	1.92	3.10	4.04	5.09	6.50	7.67
48 hour	1.30	1.56	2.53	3.31	4.19	5.33	6.28
72 hour	0.951	1.15	1.86	2.43	3.07	3.87	4.54

96 hour	0.751	0.904	1.45	1.90	2.39	3.00	3.50
120 hour	0.619	0.743	1.19	1.54	1.95	2.43	2.82
144 hour	0.525	0.628	0.995	1.29	1.63	2.03	2.36
168 hour	0.454	0.541	0.853	1.11	1.40	1.75	2.02

Note:
The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.
* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

This page was created at **19:54 on Monday 28 April 2025 (ACST)**

Location

Label: Tom Price

Latitude: 22.697 [Nearest grid cell: 22.6875 (S)]

Longitude:-117.775 [Nearest grid cell: 117.7875 (E)]

IFD Design Rainfall Depth (mm)

Issued: 28 April 2025

Rainfall depth for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	1.46	1.68	2.37	2.85	3.32	3.94	4.43
2 min	2.37	2.71	3.72	4.38	4.99	5.78	6.39
3 min	3.35	3.83	5.31	6.27	7.20	8.40	9.32
4 min	4.28	4.91	6.86	8.15	9.41	11.1	12.3
5 min	5.14	5.91	8.31	9.93	11.5	13.6	15.2
10 min	8.56	9.87	14.0	16.9	19.8	23.6	26.6
15 min	10.9	12.6	17.9	21.6	25.3	30.2	33.9
20 min	12.7	14.6	20.8	25.0	29.2	34.8	39.1
25 min	14.1	16.2	23.0	27.6	32.1	38.2	42.9
30 min	15.2	17.5	24.7	29.6	34.5	40.9	45.9
45 min	17.7	20.4	28.6	34.2	39.6	46.9	52.4
1 hour	19.5	22.4	31.3	37.4	43.3	51.2	57.2
1.5 hour	22.0	25.3	35.4	42.3	49.0	58.0	64.9
2 hour	23.9	27.4	38.6	46.2	53.7	63.7	71.5
3 hour	26.7	30.8	43.8	52.9	61.8	74.0	83.5
4.5 hour	29.9	34.7	50.3	61.3	72.5	87.8	100
6 hour	32.6	38.0	55.9	68.8	82.0	100	115
9 hour	36.9	43.4	65.4	81.7	98.8	123	142
12 hour	40.5	47.9	73.4	92.7	113	142	166
18 hour	46.2	55.1	86.4	111	137	174	205
24 hour	50.7	60.8	96.6	125	156	199	235
30 hour	54.3	65.4	105	136	171	219	258
36 hour	57.4	69.2	112	145	183	234	276
48 hour	62.2	75.1	122	159	201	256	301
72 hour	68.5	82.6	134	175	221	279	327

96 hour	72.1	86.8	139	182	230	288	336
120 hour	74.3	89.1	142	185	234	292	339
144 hour	75.6	90.4	143	186	235	293	339
168 hour	76.2	90.9	143	186	235	294	340

Note:
The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.
* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

This page was created at **19:54 on Monday 28 April 2025 (ACST)**

Our ref: 251362

EPIC PROJECTS AND CONSULTING

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Traffic, Project Management

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30 April 2025

Jack Hunter
Coordinator Planning and Lands

Shire of Ashburton
PO Box 567
Tom Price, Western Australia 6751

Applicant: Joe Rossi
Subject Land: Lot 68 Nameless Valley Drive, Tom Price WA 6751

Dear Jack Hunter,

RE: Request for Information

Regarding to your email, our responses are as below:

1. The DA form needs to be signed by the landowner. Owner details need to match info on Certificate of Title (CT) (Also not submitted).

DA form has been updated with landowner's details and signature. Please refer to 'SOA_DRS_073_Application for Development Approval-30April25' for updates.

2. The details on the form to be completed:
    a. Deposited Plan and CT Volume,
    b. the lot area should be the total area of the lot,
    c. the street name is incorrect,
    d. provide nearest intersection,
    e. provide estimated time of completion,
    f. the Nature of the development is for both works and use; it should say laydown/storage area for existing land use.
    g. The description of the proposed development should be 'Unmanned Motor Vehicle Service Station'.

DA form has been updated with the above details. Please refer to 'SOA_DRS_073_Application for Development Approval-30April25' for updates.

3. Provide certificate of title and deposited plan.

Please refer to the attached 'Certificate of Title 4021- 362 Lot 68 On Deposited Plan 216899'.

4. This would be treated as a Motor Vehicle Service Station (land use), an 'A' use, so it will need to be advertised for public comment and requires the Shire to exercise its discretion to approve the land use. Please provide justification for the land use in its context, particularly having regard to the matters for consideration set out in clause 67 of the Deemed Provisions (*Planning and Development Regulations 2015*).

DA form has been updated with the above details. Please refer to 'SOA_DRS_073_Application for Development Approval-30April25' for updates.

5. There is limited explanation of the operations of the facility, how often it will be visited and how frequently it is expected to be replenished with diesel. I.e. the letter should say the facility is expected service X number of vehicles/week or month etc. and the tank is expected to be replenished with diesel every month, week etc. Can this be accessed by Trucks only? Or is it open to any vehicle that requires diesel?

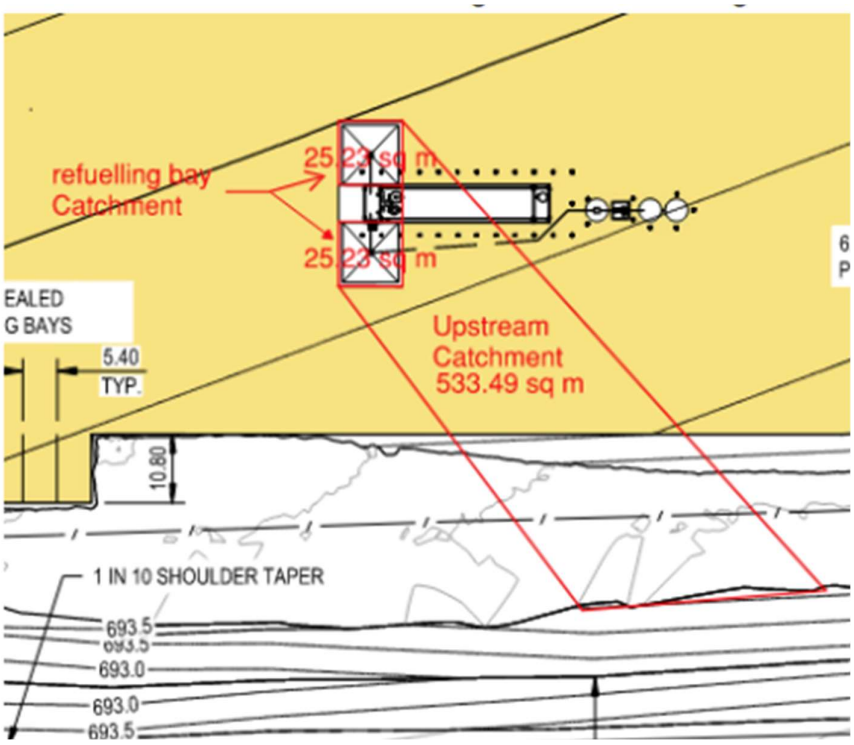
The facility is expected service 10-25 customers per day. The tank is expected to be replenished with diesel 1-2 times a month. The facility is opened for any vehicle that can take diesel. Please refers to letter '251362-Project Description-30April25' for updates.

6. There appears to be an issue with the scaling of the plans and/or the facility. It is shown as much smaller than on other plans, relative to the size of the laydown area. The plans also seem to be missing the lot boundaries, there should also be setback dimensions to each lot boundary.

Please refer to the drawing 'C-251362-01' for updates of scaling and setback dimensions.

7. The stormwater management plan and drawing No. C-251362-01 show two completely different approaches to the catchment, separation and disposal of oil and refers to two different holding tank sizes, 1,000l and 10,000l, respectively and refers to two different standards of water treatments, being 15ppm and 5ppm, respectively. One says it is only designed to accommodate a 5% AEP event? Is this correct? Is it designed for a short or long duration event? What if there is a more severe event? Or a 5% AEP event within a small duration than the design?

Please disregard the previous stormwater management report by VPE Consulting. We have changed the method of stormwater management to suit the separator.



The stormwater management methodology for the proposed site is as follows,

According to the attached 'Rainfall IFD Data System' report for Tom Price,

For a 534m^2 catchment,
Q= CIA/ 360 for t= 15min

- In a 1% AEP,
  Q1= 0.5 x 136 x 0.05/360
  = 0.009 m^3/s x 15min = 8.5 m^3 = 8500L < 10,000L

- In a 5% AEP
  Q5 = 0.5 x 101 x 0.05/360
  = 0.007 m^3/s x 15min = 6.3m^3 = 6300L < 10,000L

- In a 10% AEP,
  Q10 = 0.5 x 86.5 x 0.05/360
  = 0.006 m^3/s x 15min= 5.4m^3 = 5400L <10,000

8. The turn path plan appears to include 10 car bays that are not otherwise contemplated and potentially off-site? Do these form part of the application?

These 10 car bays are not part of the application.

9. The signage plans appear to have designs for two signs, whereas only one 6m high 'ID Sign' is included on the plan. Also, it is BP or not? The signage aspect of the development is confusing and needs clarification.

Only 6m high ID Sign will be used on this development. Please refer to the attached 'R75589-180439-081-001 SIMDACC BP MID Signs' for updates. The sign will be a PB sign.

10. The location of the sign or signs are not shown on the site plan.

Please refer to the drawing 'C-251362-01' for updates of signage location.

Yours faithfully

Joe Rossi

Joe Rossi BE MBA MIE Aust CPEng
Principal Engineer