



DEVELOPMENT APPLICATION

Development Consent

Retail Premises (Rural Supplies)

1-5 Railway Street, Croppa Creek

STATEMENT OF ENVIRONMENTAL EFFECTS

9 May 2025

TOOWOOMBA | IPSWICH

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Project Name: McGregor Gourlay –
Croppa Creek

Project Reference: 2025-031

Date: 28/05/2025

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Approved By:
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Director

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Document History

Version	Date	Description of Revision	Prepared By	Reviewed By
Draft	28/05/2025	Draft for Client Review	JW	SC
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EXECUTIVE SUMMARY

SITE DETAILS

Address of Site	1-5 Railway Street, Croppa Creek
Real Property Description	Lots 7-10 DP758309
Area of Site	8,092m ²
Road Frontage(s)	Primary: Railway Street Secondary: Buckie Road
Easements	Nil
Registered Owners	McGregor Gourlay Pty Ltd

PLANNING INSTRUMENTS

Regional Plan	New England North West Regional Plan 2041
Local Environmental Plan	Gwydir Local Environmental Plan 2013
Zone	RU5 – Village Zone
Principal Planning Layers	Lot Size Map – 550m ²
Applicable State Environmental Planning Policies (Refer to section 4.2)	<ul style="list-style-type: none"> State Environmental Planning Policy (Transport and Infrastructure) 2021
Local Provisions	Nil
Development Control Plans	Nil
Contribution Plans	Gwydir CP No. 1 2011 – Traffic Generating Development

APPLICATION OVERVIEW

Application	Development Application
Approval Sought	Development Consent
Development Type	Extension to Existing Premises
Land Use Definition	Retail Premises (Rural Supplies)
Level of Assessment	Permitted with Consent

Relevant Referrals	Nil
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PROPOSED DEVELOPMENT

Development Summary	Extension to an existing Retail Premises (Rural Supplies)
Proposed Gross Floor Area	384m ²
Proposed Building Footprint	480m ²
Proposed Building Site Cover	5.9%
Building Setbacks	Railway St: 7.1m Buckie Road: 78.8m South: 49m West: 22.8m
Building Height	6.225m
Impervious Area	As existing
Vehicular Access	Primary: Railway Street (as existing) Secondary: Buckie Street (as existing)
Carparking	As existing
Operating Hours	8am to 5pm – Monday to Friday 8am to 12pm - Saturday

APPLICANT DETAILS

Applicant	McGregor Gourlay Pty Ltd c/- Precinct Urban Planning PO Box 3038 TOOWOOMBA QLD 4350
Contact Person	James Williams Phone: (07) 4632 2535 Mobile: 0481 127 412 Email: james@precinctplan.com.au
Our Reference	2025-031

1.0 INTRODUCTION

This report has been prepared in support of a Development Application for Development Consent for an extension to an existing Retail Premises (Rural Supplies) on land at 1-5 Railway Street, Croppa Creek, described as Lots 7-10 DP758309 (**the site**).

This town planning report addresses the merits of the development having regard to the provisions of the *Environmental Planning and Assessment Act 1979* and the *Gwydir Local Environmental Plan 2013*. This planning report has been prepared on behalf of the applicant, McGregor Gourlay Pty Ltd.

The proposal involves local development permitted with consent. The following report demonstrates the suitability of the proposal within the locality and its compliance with the relevant provisions of the *Gwydir Local Environmental Plan 2013* and associated documents.

2.0 SITE AND LOCALITY

2.1 SITE

The site is located at 1-5 Railway Street, Croppa Creek, described as Lots 7-10 DP758309 (**the site**). The site is located within the township of Croppa Creek and approximately 58.5km north-east of the Moree Town Centre. The location of the site in respect of the surrounding locality is illustrated in **Figure 1**.

The site is of rectangular configuration comprising four (4) separate but contiguous titles with a total site area of 8,092m². The site has primary frontage to Railway Street and secondary frontage to Buckie Road. The configuration of the site is illustrated in **Figure 2**.

FIGURE 1 - LOCALITY PLAN



Improvements on the site include an office, storage buildings, silos, caretaker's residence and associated ancillary structures. The features of the site and surrounding land uses are illustrated in **Figure 3**.

FIGURE 3 - NSW AERIAL IMAGERY



2.2 SITE CHARACTERISTICS

The site is characterised by the following features:

- The site has primary frontage to Railway Street and secondary frontage to Buckie Road.
 - Railway Street consists of a two-lane unmarked bitumen sealed carriageway with grass drainage swales either side of the roadway. The eastern side of the roadway also consists of an access track to facilitate larger vehicles accessing the site.
 - Buckie Road consists of a two-lane marked bitumen sealed carriageway with grass drainage swales either side of the roadway.
- Lands in the locality drain in a northerly direction towards Croppa Creek. Croppa Creek is located approximately 1.2km north of the site and comprises the area's primary drainage feature.
- The site is clear of mature vegetation and does not contain mapped areas of remnant vegetation or ecological significance.
- The site is not burdened by, nor does it benefit from any existing easements.
- The site is serviced by on-site water supply and effluent disposal infrastructure. The site is also serviced by reticulated electricity and telecommunications supply networks.

The features of the site are illustrated in **Photographs 1-2**.



PHOTOGRAPH 1 - View of the site from Railway Street.



PHOTOGRAPH 2 - View of the caretaker's residence on the site from Buckie Road.

2.3 SURROUNDING LAND USE

2.3.1 SURROUNDING LOCALITY

The site is situated in a locality that is characterised by a mix of commercial and residential land uses. The scale and character of the built form in the locality is of a predominately low-scale commercial and residential character.

2.3.2 ADJOINING PROPERTIES

The nature and character of land use on surrounding properties may be summarised as follows:

- Land to the **north** of the site, located on the opposite side of Buckie Road, comprises vacant community land.



PHOTOGRAPH 3 - View of the community land to the north of the site from Buckie Road.

- Land to the **east** of the site, located on the opposite side of Railway Street, consists of the Inland Rail. Land further to the east consists of rural land utilised for cropping activities and comprises a Dwelling House and structures ancillary to the rural operations.



PHOTOGRAPH 4 - View of the Inland Rail and rural premises to the east of the site from Railway Street.

- Land to the **south** of the site, located at 7 Railway Street, comprises a residential premises containing a Dwelling House and ancillary structures.



PHOTOGRAPH 5 - View of the residential premises to the south of the site from Railway Street.

- Land to the **west** of the site, located along Belford Street, consists of two (2) residential premises, each comprising a Dwelling House and ancillary structures, and the Croppa Creek Store.



PHOTOGRAPH 6 - View of the Croppa Creek Store to the west of the site from Buckie Road.

3.0 PROPOSAL

This Development Application seeks approval for Development Consent for an extension to an existing Retail Premises (Rural Supplies) on the site. The site is currently utilised as the Croppa Creek Branch for McGregor Gourlay Agricultural Services, involving the storage and sale of agricultural products.

Due to operational requirements, the applicant has determined that they can better service the needs of their customers by providing fertiliser and other granular materials in bulk bags as opposed to selling unpackaged material stored within the existing silos. Accordingly, the proposed development involves the removal of the four (4) existing silos and associated weighbridge to facilitate the construction of a new storage shed.

Details regarding the proposed design and operation of the development are provided below.

3.1 SITE COMPOSITION AND LAYOUT

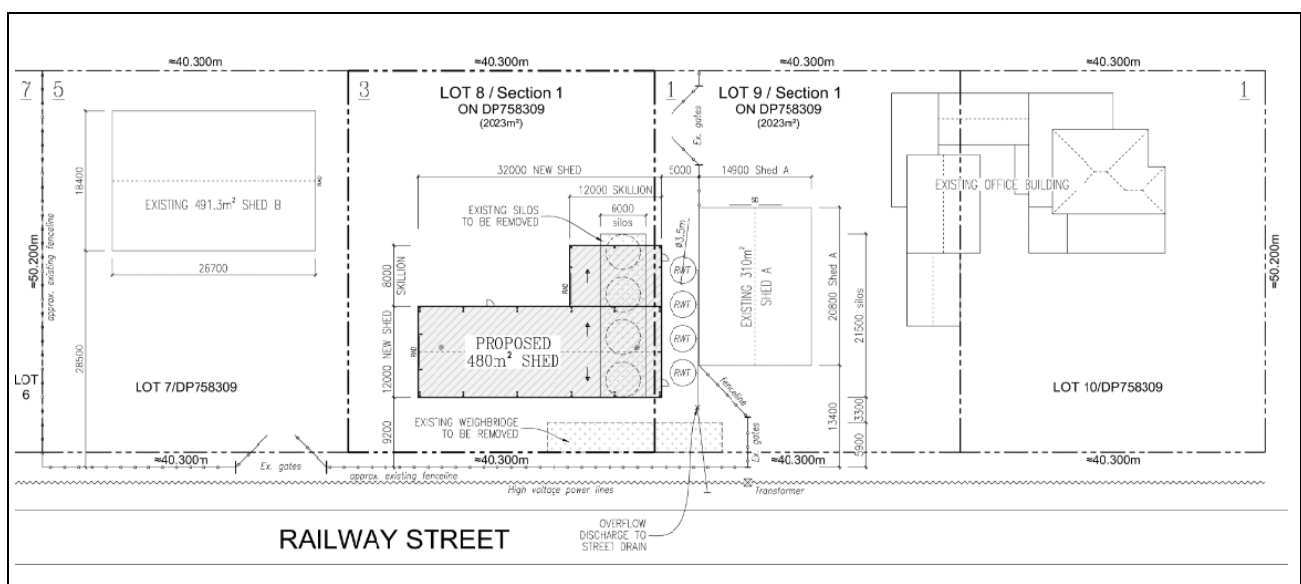
The proposed new storage shed will be predominately located within Lot 8 DP758309 adjacent to the Railway Street frontage. The shed will have a gross floor area (GFA) of approximately 384m² and a total building footprint of 480m², which equates to a total site cover of approximately 5.9%.

The proposed site layout and juxtaposition of internal use components will be generally in accordance with the Proposed Site Plan, Drawing No. 3433-DA01, prepared by Clearspan Building Solutions, dated 20 May 2025. The Site Plan is attached as **Appendix A**, and an excerpt of the plan is reproduced in **Figure 4**.

Building setback to site boundaries will correspond with the following:

- North (Buckie Road frontage): 13.2m (as existing)
- East (Railway Street frontage): 7.1m (proposed)
- South: 9.3m (as existing)
- West: 2.9m (as existing)

FIGURE 4 - PROPOSED SITE PLAN



The proposed development will utilise existing impervious surfaces comprising vehicle parking, manoeuvring and outdoor storage. The development will not involve an increase in impervious area.

3.2 BUILT FORM AND CHARACTER

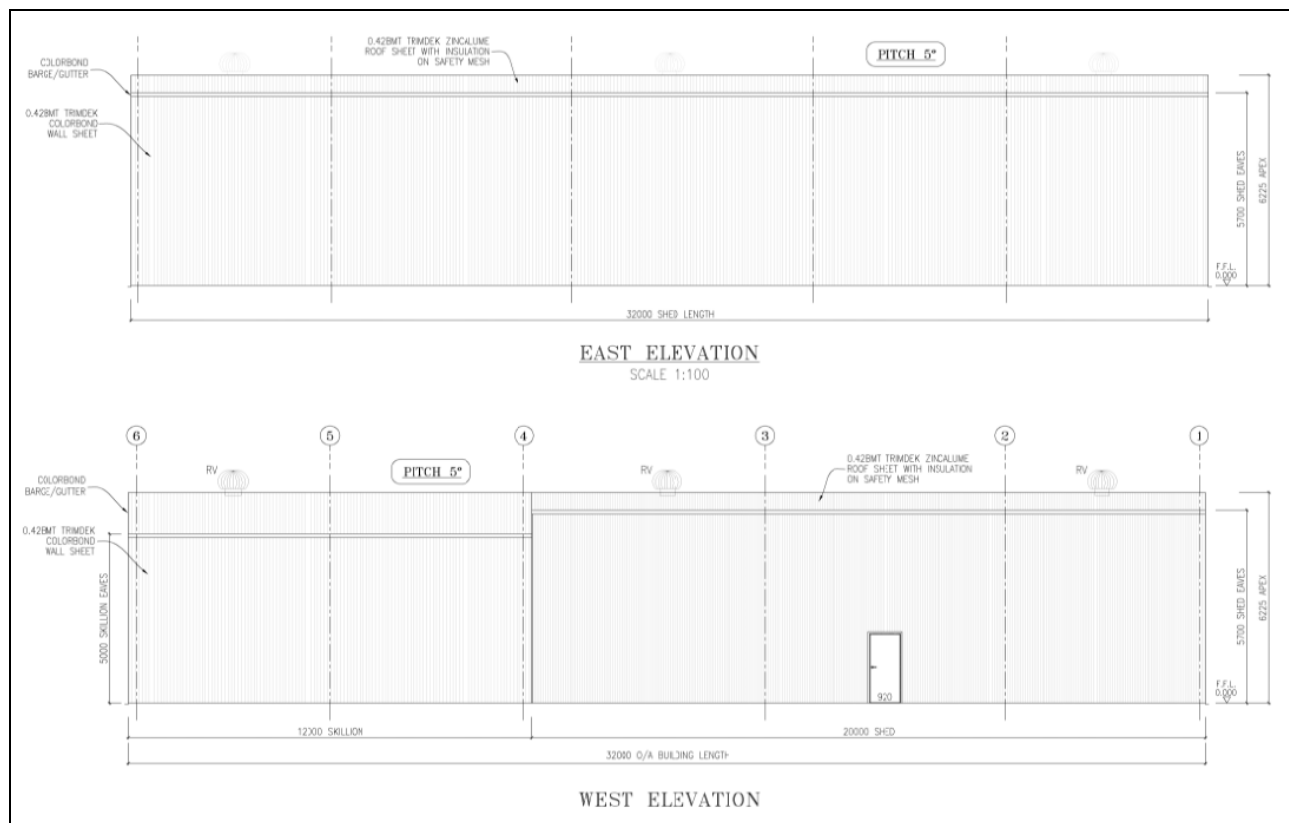
The built form and character of the development will be characterised by a consistent architectural theme to ensure visual compatibility and continuity is achieved. The development has been purposefully designed to be of contemporary commercial scale and bulk compatible with typical rural supplies stores.

Building materials will include Trimdek Colorbond wall sheeting, Trimdek zinc roof sheeting and aluminium framed windows and doors.

The proposed development will be of single storey construction with a maximum building height of 6.225m from natural ground level.

The scale and appearance of development is to be generally in accordance with the proposed Elevation Plans, Drawing No. 3433-DA03 & 3433-DA04, prepared by Clearspan Building Solutions, dated 20 May 2025. The Elevation Plans are attached as **Appendix A**, and an excerpt of the plan is reproduced in **Figure 5**.

FIGURE 5 - ELEVATION PLANS



3.3 ACCESS & CARPARKING

The proposed development will maintain all existing vehicle access and carparking arrangements. Vehicle access to the site is currently provided via two (2) crossovers to Railway Street and one (1) crossover to Buckie Road. The proposed shed has been appropriately located to ensure vehicle movement through the site is maintained for all required vehicle sizes. Carparking areas adjacent to the existing office building will be retained. Existing hardstand areas adjacent to the existing and proposed storage buildings will continue to be utilised for the loading and unloading of vehicles.

3.4 INFRASTRUCTURE AND SERVICING

The proposal involves the construction of four (4) new water tanks to capture roof water generated from the new storage shed. These water tanks will be utilised to provide a water supply for the proposed shed and also an additional waste-supply source for remainder of the site.

The nature of the proposed storage shed is such that staff amenities are not required to be provided, with all on-site staff utilising existing amenities within the existing office building. Accordingly, the existing office will retain existing connections to on-site effluent disposal infrastructure.

Overflow from the proposed rainwater tanks will be discharged via an underground pipe to the grass drainage swale within the Railway Street road reserve. Stormwater infrastructure and discharge arrangements associated with existing buildings and impervious areas will be retained as existing.

3.5 OPERATIONAL PARAMETERS

The proposal does not involve any changes to existing operating hours. The facility will continue to operate 8am to 5pm Monday to Friday and 8am to 12pm Saturday.

The removal of the silos ensures that noise and dust impacts currently associated with the loading and unloading of unpackaged granular products will be significantly reduced, improving the amenity for residents and visitors in the surrounding area. Additionally, the replacement of the sale of unpackaged granular products with bulk bags and IBCs, ensures that customers will be able to collect products in smaller vehicles reducing the total number of heavy vehicles accessing the site.

Additionally, with the removal of the existing weighbridge, the site will no longer be able to provide weight certificates for heavy vehicles. Accordingly, the proposed development will further reduce the number of heavy vehicles accessing the site, therefore also reducing the noise and traffic impacts associated with this.

4.0 PLANNING FRAMEWORK

4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The objectives of the *Environmental Planning and Assessment Act 1979 (EPAA)* are:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,
- (c) to promote the orderly and economic use and development of land,
- (d) to promote the delivery and maintenance of affordable housing,
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),
- (g) to promote good design and amenity of the built environment,
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,
- (j) to provide increased opportunity for community participation in environmental planning and assessment.

As per section 4.2 of the EPAA, an environmental planning instrument specifies if development requires development consent to be obtained from the relevant consent authority. Assessment against the *Moree Plains Local Environmental Plan 2011* indicates that the proposal requires consent to carry out the proposed development.

4.1.1 DESIGNATED DEVELOPMENT

Designated developments are high-impact developments, likely to generate pollution, or are located in or near an environmentally sensitive area. Schedule 3 of the *Environmental Planning and Assessment Regulation 2021 (the Regulation)* identifies the various types of designated development.

In this instance, the proposed use is not identified as a 'designated development' under Schedule 3, Part 2 of the Regulation.

4.2 STATE ENVIRONMENTAL PLANNING POLICY

As per Section 4.15 of the EPAA, the Consent Authority, in considering an application requiring development consent, must assess the application in respect of any environmental planning instrument. The proposal has been considered in respect of the relevant State Environmental Planning Policies (**SEPPs**) which apply to the premises, as summarised in **Table 1**.

TABLE 1 - STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy	Compliance/Applicability
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Not Applicable. The proposal does not involve development or works identified in this policy.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Not Applicable. The proposal does not involve Exempt or Complying Development.
State Environmental Planning Policy (Housing) 2021	Not Applicable. The proposal does not involve residential development.
State Environmental Planning Policy (Industry and Employment) 2021	Not Applicable. The site is not located within the Western Sydney Employment Area and does not propose new advertising or signage.
State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development	Not Applicable. The proposal does not involve residential development.
State Environmental Planning Policy (Planning Systems) 2021	Not Applicable. The proposed development does not involve a Capital Investment Value (CIV) equal to or greater than \$30 million and accordingly is not considered to be of state or regional significance. Additionally, the site is not owned by Aboriginal Land Councils.
State Environmental Planning Policy (Precincts – Central River City) 2021	Not Applicable. The subject site is not located within an identified area or precinct.
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	Not Applicable. The subject site is not located within an identified area or precinct.
State Environmental Planning Policy (Precincts – Regional) 2021	Not Applicable. The subject site is not located within the Moree Activation Precinct or another identified area or precinct.
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	Not Applicable. The subject site is not located within an identified area or precinct.
State Environmental Planning Policy (Primary Production) 2021	Not Applicable. The proposal involves commercial development on commercial land and does not adversely impact significant agricultural land or agricultural potential. Furthermore, the proposal involves an expansion of an existing Rural Supplies premises which will allow for greater access to rural supplies by nearby primary producers.

State Environmental Planning Policy (Resilience and Hazards) 2021	<p>Not Applicable.</p> <p>The subject site is not located within a coastal zone and the proposal does not involve a hazardous or offensive development or remediation works.</p>
State Environmental Planning Policy (Resources and Energy) 2021	<p>Not Applicable.</p> <p>The proposal does not involve mining, petroleum production or extractive industries.</p>
State Environmental Planning Policy (Sustainable Buildings) 2022	<p>Not Applicable.</p> <p>The proposed development involves the erection of a new building with an estimated development cost of less than \$5 million.</p>
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>Chapter 2 – Complies.</p> <p>The proposed development will be appropriately serviced by on-site water supply (rainwater tanks & bore water), on-site effluent disposal infrastructure and Council's stormwater network.</p> <p>The proposal does not involve impacts on or warrant extensions to urban infrastructure networks.</p> <p>Chapters 3 – 6 – Not Applicable.</p> <p>The proposed development does not involve an Educational Establishment or Child Care Facility and is not located in proximity to major transport infrastructure.</p>

4.3 NEW ENGLAND NORTH WEST REGIONAL PLAN 2041

The purpose of the *New England North West Regional Plan 2041* is to provide a 20-year blueprint for the future of the region. The intent of the *New England North West Regional Plan 2041* is to maintain and enhance the diversity of agricultural industries while encouraging new economic opportunities within the region.

The proposed development involves an expansion of an existing Retail Premises (Rural Supplies) for the storage and sale of agricultural products. Accordingly, the proposed development assists in providing services to the local community both in and surrounding Croppa Creek and supports the continued use of the surrounding region for agricultural purposes. Accordingly, it is considered that the proposed development complies with the overall intent of the *New England North West Regional Plan 2041*.

4.4 GWYDIR LOCAL ENVIRONMENTAL PLAN 2013

4.4.1 INTRODUCTION

Pursuant to Division 4.3 of the *Environmental Planning and Assessment Act 1979*, a development application requiring consent must be assessed against the relevant Local Environmental Plan. The applicable Local Environmental Plan in this instance is the *Gwydir Local Environmental Plan 2013*. A summary of the assessment of the proposal against the provisions of the *Gwydir Local Environmental Plan 2013* is outlined below.

4.4.2 DEFINITIONS

Under the Gwydir Local Environmental Plan 2013, the proposed development is defined as a **Retail Premises**. The relevant use definition is as follows:

Retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following –

- (a), (b) (Repealed)
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (la) specialised retail premises,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include farm gate premises, highway service centres, service stations, industrial retail outlets or restricted premises.

The proposed development is further defined as **Rural Supplies**. The definition of Rural Supplies is as follows:

Rural supplies means a building or place used for the display, sale or hire of stockfeeds, grains, seed fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

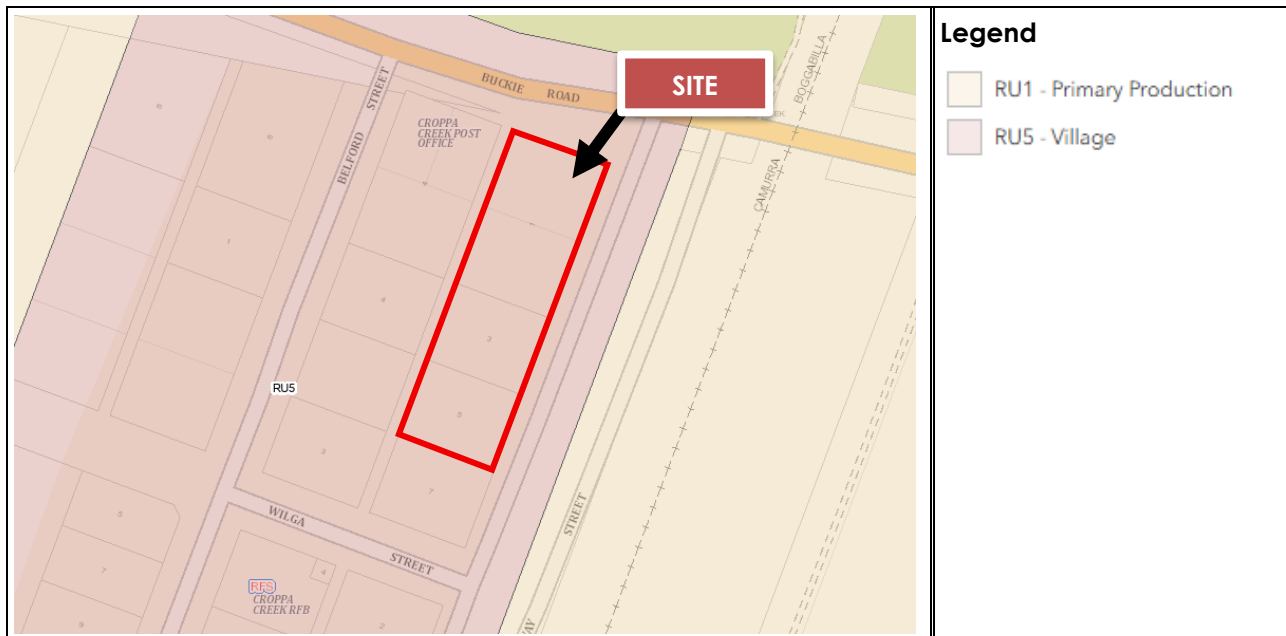
4.4.3 LAND ZONING AND ASSESSMENT STATUS

Under the Gwydir Local Environmental Plan 2013 and the State Environmental Planning Policy Amendment (Land Use Zones) 2023, the shire is divided into land use zones for the purposes of conveying preferred land use intent or in order to assign assessment status to individual uses.

The subject site is included in **Zone RU5 – Village**. The zoning of the subject site and surrounding locality is illustrated in **Figure 6**.

Under the Land Use Table of the Gwydir Local Environmental Plan 2013 for Zone RU5 – Village, a Retail Premises (Rural Supplies) is **Permitted with Consent**, noting it is not identified as Permitted without Consent or Prohibited.

FIGURE 6 - ZONING MAPPING



4.4.4 ASSESSMENT BENCHMARKS

As identified in section 4.4.3, the proposed development is Permitted with Consent and therefore requires assessment against the following provisions of the *Gwydir Local Environmental Plan 2013*.

- Zone Objectives – Zone RU5 – Village; refer to section 4.4.4.1
- Principal Development Standards; refer to section 4.4.4.2
- Miscellaneous Provisions; refer to section 4.4.4.3
- Additional Local Provisions; refer to section 4.4.4.4

4.4.4.1 Zone Objectives – Zone RU5 – Village

The objects of Zone RU5 – Village are outlined at the relevant land use table under the *Gwydir Local Environmental Plan 2013*. These objectives and associated responses are detailed in **Table 2**.

TABLE 2 - ZONE OBJECTIVES ASSESSMENT

Objectives	Response
<ul style="list-style-type: none"> • To provide for a range of land uses, services and facilities that are associated with a rural village. 	<p>Complies.</p> <p>The proposed development involves an extension to an existing Retail Premises (Rural Supplies) which is a use consistent with the services and facilities expected in a rural village and provides services to primary producers in the surrounding region.</p>

The above assessment demonstrates the proposed development satisfies the objectives sought for Zone RU5 – Village under the *Gwydir Local Environmental Plan 2013*.

4.4.4.2 Principal Development Standards

Part 4 of the *Gwydir Local Environmental Plan 2013* identifies the Principal Development Standards for development within the Gwydir Shire Council region. In this instance, the proposed development does not involve components which are considered under the Principal Development Standards and accordingly assessment against these standards is not required.

4.4.4.3 Miscellaneous Provisions

Part 5 of the *Gwydir Local Environmental Plan 2013* includes Miscellaneous Provisions including clauses which apply to certain development. In this instance, the proposed development is not on land and does not involve components which are subject to the Miscellaneous Provisions and accordingly assessment against these provisions is not required.

4.4.4.4 Additional Local Provisions

Part 6 of the *Gwydir Local Environmental Plan 2013* outlines additional local provisions including clauses which apply to certain development. In this instance, section 6.4 – Essential Services is relevant to this application and an assessment of these provisions is provided in **Table 3**.

TABLE 3 - ADDITIONAL LOCAL PROVISIONS ASSESSMENT

Objectives	Response
Essential Services	
<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required –</p> <ul style="list-style-type: none"> (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewerage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access. 	<p>Complies.</p> <p>The proposed development involves an extension to an existing Retail Premises and accordingly, will retain existing connections to on-site and reticulated essential services.</p> <ul style="list-style-type: none"> • The proposal will involve four (4) new water tanks which will collect roof water from the proposed new building, which provides additional on-site water supply for the proposed and existing facilities and helps to appropriately manage stormwater drainage. • The proposed shed will be connected to existing internal electricity infrastructure, with existing connections suitable to service the proposed development. • The proposed development does not involve amenities and will not require connections to sewerage infrastructure. It is noted that the existing office and Caretaker's Accommodation will retain existing connections to on-site effluent disposal infrastructure. • The proposed development has been designed to ensure it does not hamper existing vehicle access arrangements. Access will continue to be obtained via two (2) crossovers from Railway Street and one (1) access to Buckie Road. <p>Accordingly, the applicant contends that the proposed development is appropriately supported by essential services.</p>

4.5 DEVELOPMENT CONTROL PLAN

Pursuant to the provisions of Division 3.6 of the *Environmental Planning and Assessment Act 1979*, a development application requiring consent must be assessed against any relevant Development Control Plan. There is no applicable Development Control Plan for the Gwydir Shire Council area.

5.0 CONSULTATION

5.1 PRE-LODGEEMENT MEETINGS

The proposed development was the subject of a formal pre-lodgement meeting with Gwydir Shire Council on Friday, 11 April 2025. The outcomes of this meeting and subsequent correspondence have been taken into consideration in the design of the development and preparation of this development application.

5.2 STATUTORY NOTIFICATION

Public notification will be confirmed by Council on lodgement of this application. The proposed development involves an expansion of an existing use of premises and will not detrimentally affect surrounding premises. Accordingly, the applicant contends that public notification is not required in this instance.

6.0 CONCLUSION

This development application seeks development consent for an extension to an existing Retail Premises (Rural Supplies) on land at 1-5 Railway Street, Croppa Creek. The assessment that has been undertaken has demonstrated the following:

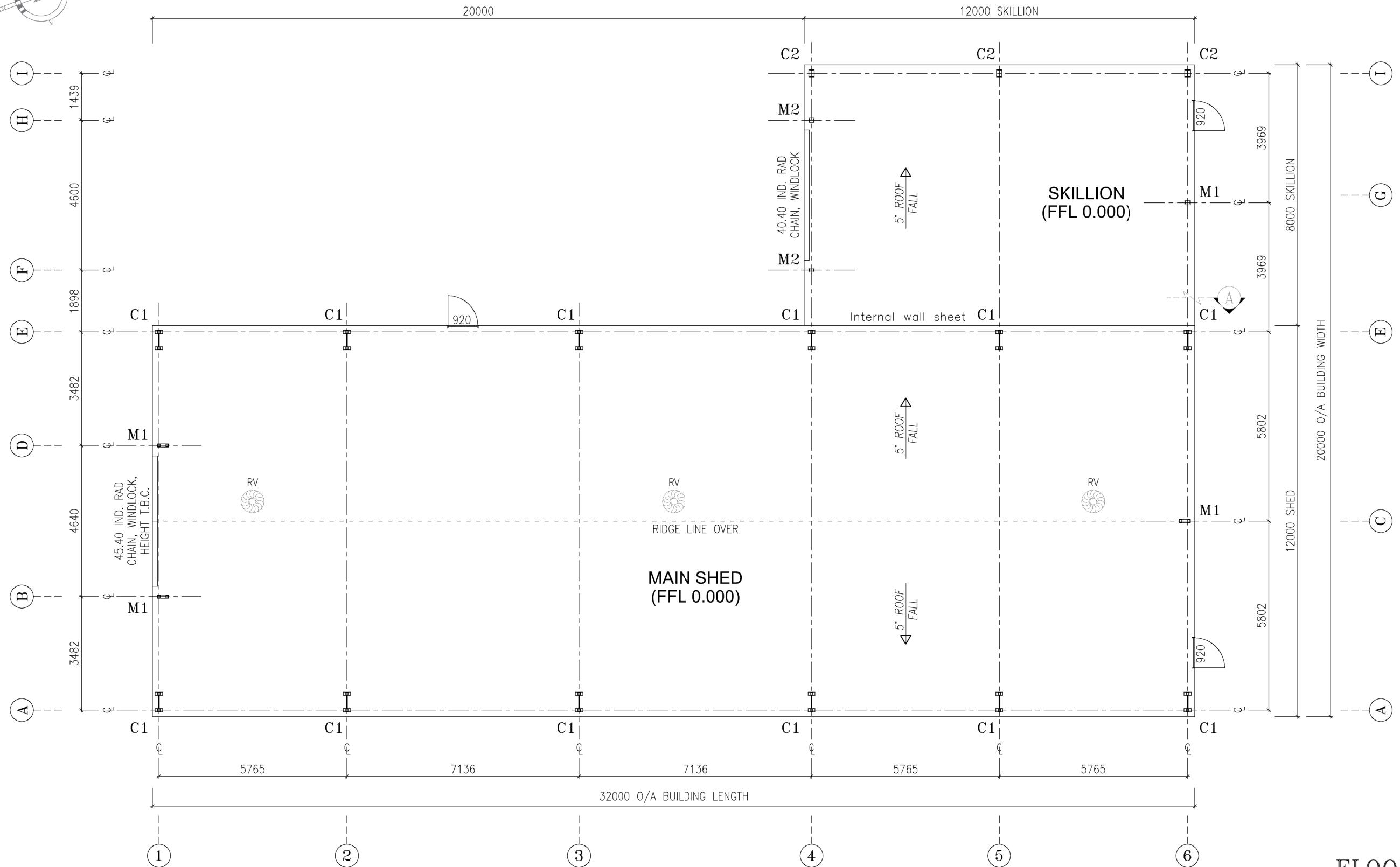
- The development is commercial in nature and is compliant with the intent of the Zone RU5 - Village.
- The proposed development has been designed to ensure it does not adversely impact on the surrounding environment or the safety of people and/or property as a result of natural hazards.
- The proposed development achieves compliance with the benchmarks identified under the *Gwydir Local Environmental Plan 2013* as outlined in section 4.4.4.
- The changed operations of the development improve the amenity of the area for nearby residents and sensitive land uses through a potential reduction of noise and dust.

Having regard to the matters and issues raised in this report it is recommended that Council support this development application for development consent for Retail Premises (Rural Supplies).

The proposal warrants approval subject to the imposition of reasonable and relevant conditions.

APPENDIX A - DEVELOPMENT PLANS

Clearspan Building Solutions



SCALE 1:125

REV	DESCRIPTION	DATE	DWN	CHK	APPROVED :
P1	PRELIMINARY ISSUE FOR CLIENT APPROVAL	09/01/25	PLH		
A	DEVELOPMENT APPROVAL ISSUE	20/05/25	PLH		
					P.L. HNG, RPEQ 32678
					REGION: A0 IMPORTANCE LEVEL: 2
					TERRAIN CATEGORY: 2.0



CLEARSPAN
BUILDING SOLUTIONS

A: 584A Boundary Street,
Toowoomba QLD 4350

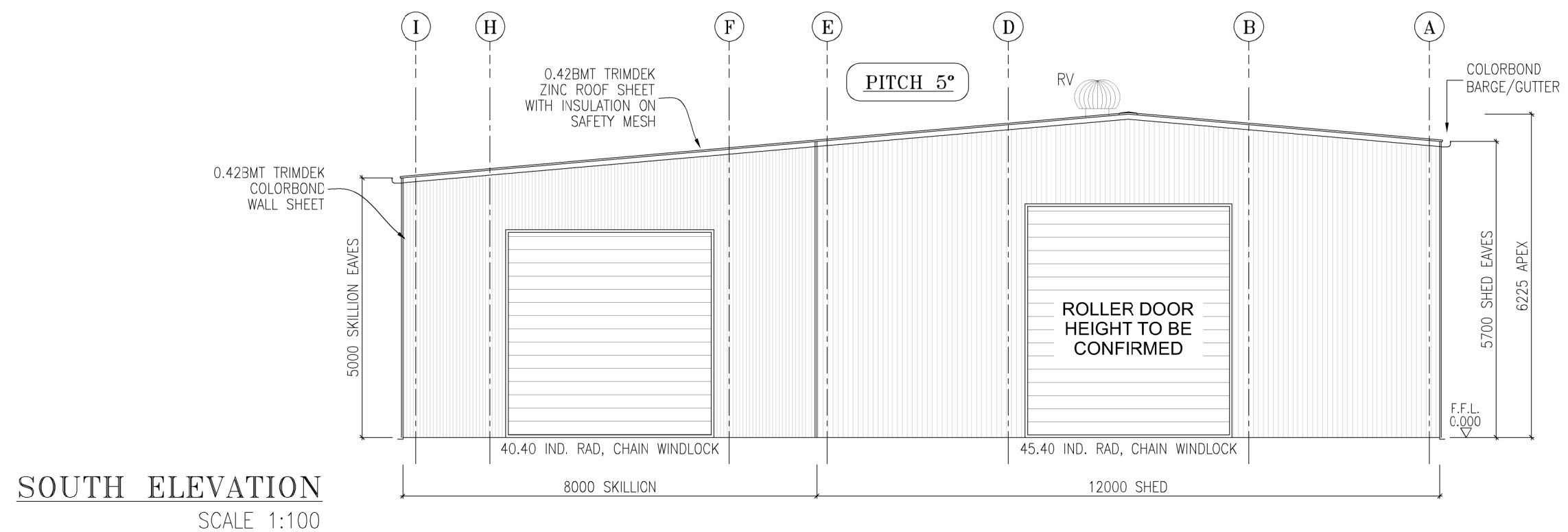
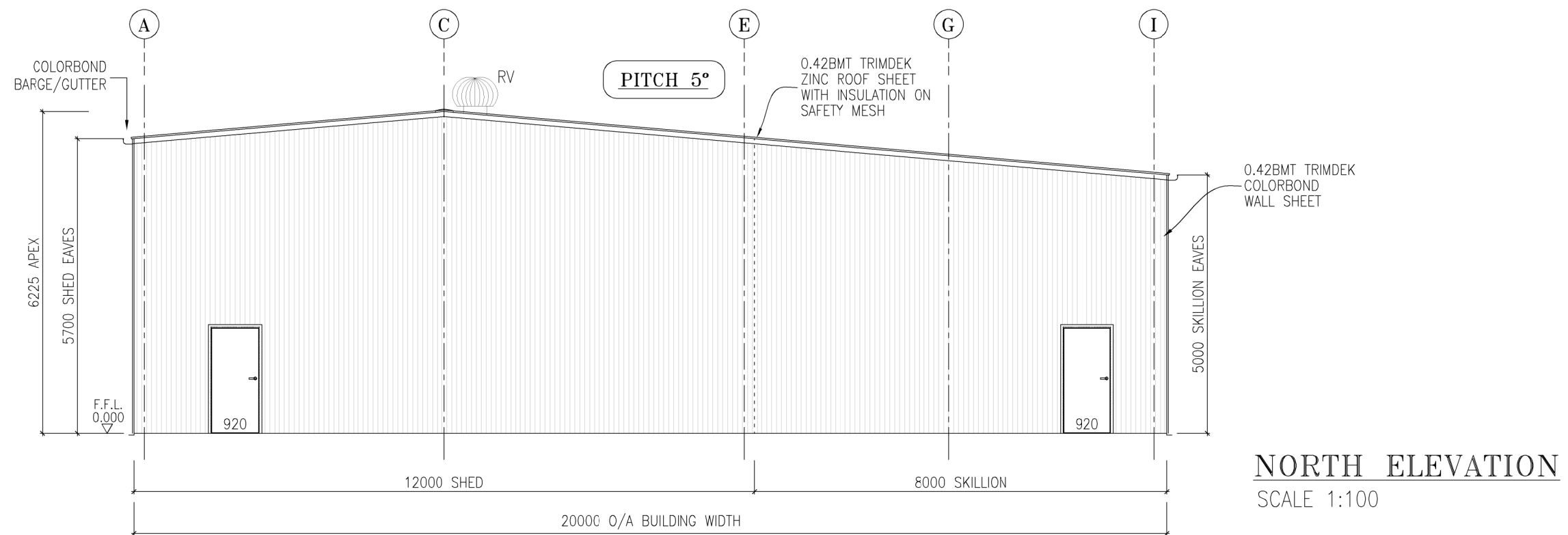
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W: www.clearspan.com.au

ABN: 46 010 231 848

PROJECT	SHED		
CLIENT	BP JACKSON (MCGREGOR GOURLAY)		
LOCATION	LOT 8 & 9 / SECTION 1 ON DP758309 1 & 3 RAILWAY STREET, CROPPA CREEK, NSW 2411		
SCALE: A3 1:125	DRAWING NUMBER 3433 - DA02	REVISION A	



REV	DESCRIPTION	DATE	DWN	CHK	APPROVED :
P1	PRELIMINARY ISSUE FOR CLIENT APPROVAL	09/01/25	PLH		
A	DEVELOPMENT APPROVAL ISSUE	20/05/25	PLH		
					P.L. HNG, RPEQ 32678
					REGION: A0 IMPORTANCE LEVEL: 2
					TERRAIN CATEGORY: 2.0



CLEARSPAN
BUILDING SOLUTIONS

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ABN: 46 010 231 848

PROJECT	SHED		
CLIENT	BP JACKSON (MCGREGOR GOURLAY)		
LOCATION	LOT 8 & 9 / SECTION 1 ON DP758309 1 & 3 RAILWAY STREET, CROPPA CREEK, NSW 2411		
SCALE: A3 1:100	DRAWING NUMBER 3433 - DA03	REVISION A	



REV	DESCRIPTION	DATE	DWN	CHK	APPROVED :	<div></div> <div>A: 584A Boundary Street, Toowoomba QLD 4350 P: (07) 4634 7122 E: clearspan@clearspan.com.au W: www.clearspan.com.au ABN: 46 010 231 848</div>	PROJECT	SHED		
P1	PRELIMINARY ISSUE FOR CLIENT APPROVAL	09/01/25	PLH				CLIENT	BP JACKSON (MCGREGOR GOURLAY)		
A	DEVELOPMENT APPROVAL ISSUE	20/05/25	PLH				LOCATION	LOT 8 & 9 / SECTION 1 ON DP758309 1 & 3 RAILWAY STREET, CROPPA CREEK, NSW 2411		
					P.L. HNG, RPEQ 32678					
					REGION: A0 IMPORTANCE LEVEL: 2					
					TERRAIN CATEGORY: 2.0					
							SCALE: A3 1:100	DRAWING NUMBER 3433 - DA04	REVISION A	