

SHIRE OF WEST ARTHUR  
LOCAL PLANNING SCHEME NO.2



**NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL**

*Planning and Development Act 2005*  
Shire of West Arthur

The local government has received an application to use and/or develop land for the following purposes and public comments are invited.

**Property Address:** Lot 5 on Diagram 2560 & Lot 6 (No.9881) Coalfields Road, Darkan.

**Proposal:** Installation of a new 10,700 litre above ground unleaded petrol storage tank and associated infrastructure on the abovementioned properties in addition to a recently approved 69,000 litre diesel fuel tank and various associated improvements.

Details of the proposal including various documentation and plans are attached.

Comments on the proposal are now invited and can be emailed to [shire@westarthur.wa.gov.au](mailto:shire@westarthur.wa.gov.au) or posted to the Shire's Chief Executive Officer at PO Box 112 DARKAN WA 6392 by no later than **Friday 3 May 2024**. All submissions must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected; whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission is in support of, or objecting to the proposal and provide any arguments supporting your comments.

All submissions received may be made public at a Council meeting and included in a Council Agenda, which will be available on the Shire's website, unless a submission specifically requests otherwise.

**Vin Fordham Lamont**  
**Chief Executive Officer**  
**Shire of West Arthur**

15 April 2024

25 March 2024

Shire of West Arthur.  
PO Box 112 31 Burrowes Street Darkan WA 6392

Dear Town Planner

REF: PLANNING PERMIT APPLICATION.  
PROPOSAL: UPGRADE OF EXISTING SERVICE STATION  
SUBJECT PROPERTY: 9881 Coalfields Hwy, Darkan WA 6392

Dear Sir/Madam

The Shire of West Arthur approved the redevelopment of the subject property on 23 February 2023. In the subject application, we proposed the installation of an Aboveground diesel tank with the following features.

- Belly line from tank to the forecourt with two dispensers on the forecourt dispensing diesel only
- A high-flow facility on the side of the tank
- Autopay system to allow larger vehicles to fill up and pay at the pump.
- In the application, the travel route for trucks to exit was around the adjacent building and was accepted. We will commence a discussion with the owners of the adjacent property to come to an amicable documented arrangement for the use of the track around the back of their land.

In subsequent discussions with various residences, there seems to be a need for petrol as well as diesel at the subject site.

As a result, we are now lodging a secondary application to add an above-ground petrol tank to the end of the diesel tank.

The subject tank will store 91 ULP with a belly line to the forecourt.

The forecourt arrangement will change slightly. Each dispenser will still have four nozzles, but two nozzles on each dispenser will dispense 91 ULP.

There will be no nozzle for any dispensing facilities on the tank itself.

We therefore request the Shire of West Arthur to amend the original approval granted in February 2023 ref. A4 to include the above changes.

If you need any further information, please do not hesitate to call me

Kind Regards

*Chris Cornelius*  
Aksara Property Acquisitions and Development

# DARKAN SERVICE STATION

## 9881 Coalfields Road, DARKAN WA 6392

SUBJECT SITE



**PHOTO MAP**

DRAWING SCHEDULE		
CODE	CONTENT	REVISION
P-00	COVER SHEET AND DRAWINGS SCHEDULE	A1
P-01	PROPOSED ABOVE GROUND DIESEL & PETROL TANK LOCATION	A1
P-02	PROPOSED SITE ELEVATIONS	A1
P-03	ABOVE GROUND TANK DETAILS	A1
P-04	ABOVE GROUND TANK CONCRETE SLAB DETAILS	A1
P-05	SIGNAGE DETAILS PLAN	A1
P-06	KEY SITE PLAN	A1

A1	AMENDMENT FOR DA PERMIT	JC	19/03/24
REV:	DESCRIPTION:	BY:	DATE:
AMENDMENTS:			

PO BOX 494  
Flinders Lane  
Melbourne VIC 8009  
  
E: info@aksara.com.au  
ACN 141 232 877



**PROJECT:**  
**DARKAN SERVICE STATION**  
9881 COALFIELDS ROAD, DARKAN WA 6392

AMMENDMENT	
DATE	19/03/2024
DRAWING TITLE	COVER PAGE
SCALE	N/A

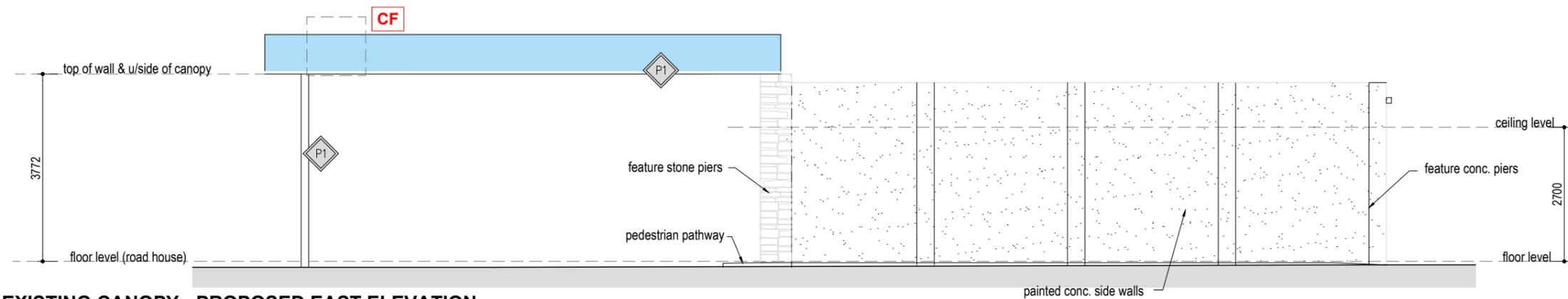
SPECIAL COMMENTS

AMMENDMENT	DATE	BY	DRAWING No.
FOR PLANNING PERMIT FOR PLANNING PERMIT	07/02/2023 19/03/2024	JC JC	<b>P-00</b>

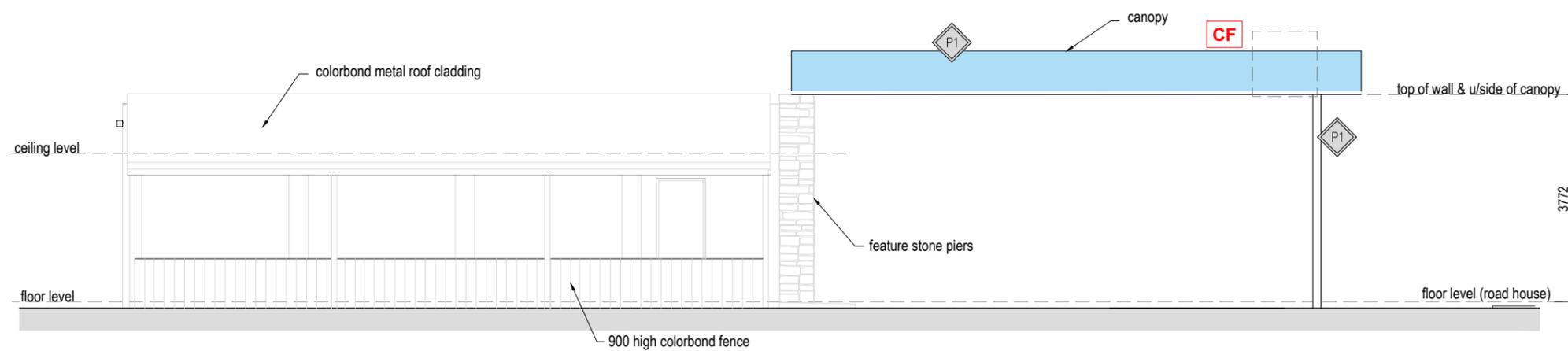


FINISHES SCHEDULE				
ID	FINISH / MATERIAL	SPECIFICATIONS	LOCATION	INTERNAL / EXTERNAL
P1	ALUMINUM COMPOSITE	SELECTED PAINT FINISH TO MATCH TENANT SPECS.	CANOPY FASCIA AND CANOPY COLUMNS,	EXTERNAL

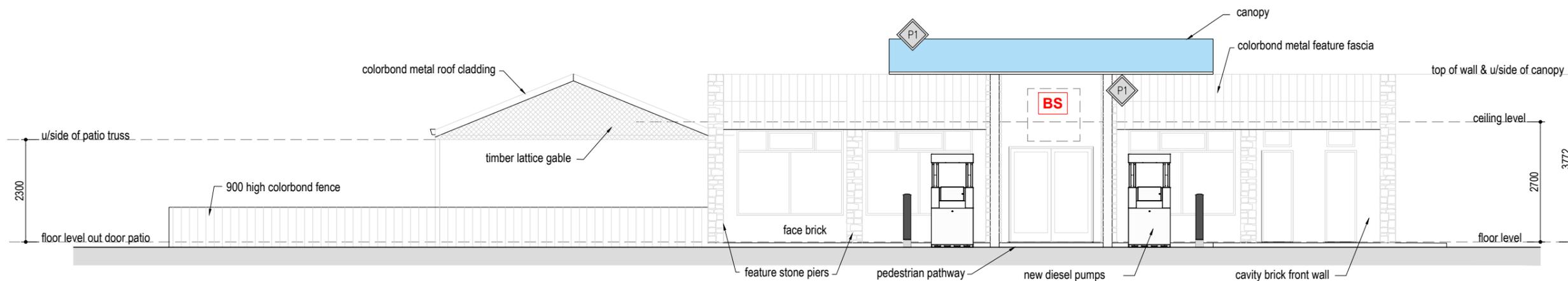
NOTE:  
FOR SIGNAGE PLAN DETAILS,  
REFER TO DRAWINGS P-05  
  
FOR EXTERNAL FINISHES SCHEDULE  
REFER TO DRAWING P-02



**EXISTING CANOPY - PROPOSED EAST ELEVATION**  
**SCALE 1 : 100**



**EXISTING CANOPY - PROPOSED WEST ELEVATION**  
**SCALE 1 : 100**



**EXISTING CANOPY - PROPOSED SOUTH ELEVATION**  
**SCALE 1 : 100**

**PROPOSED SITE ELEVATIONS**

A1	AMENDMENT FOR DA PERMIT	JC	19/03/24
REV:	DESCRIPTION:	BY:	DATE:
AMENDMENTS:			

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Melbourne VIC 8009  
  
E: info@aksara.com.au  
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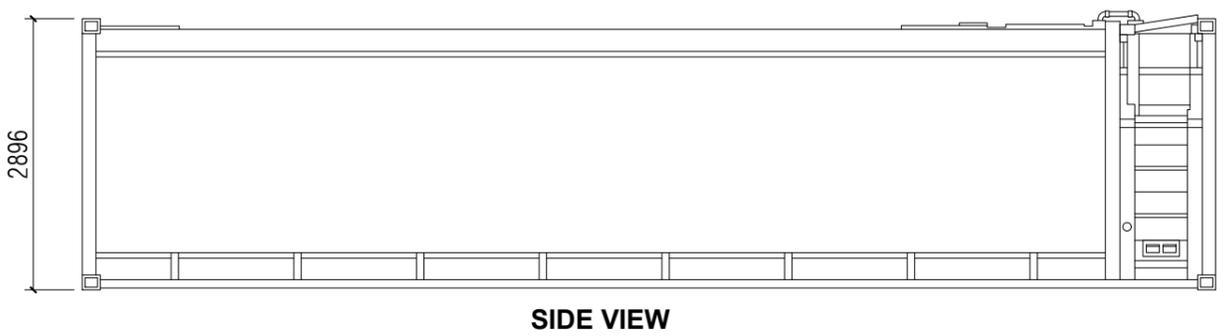
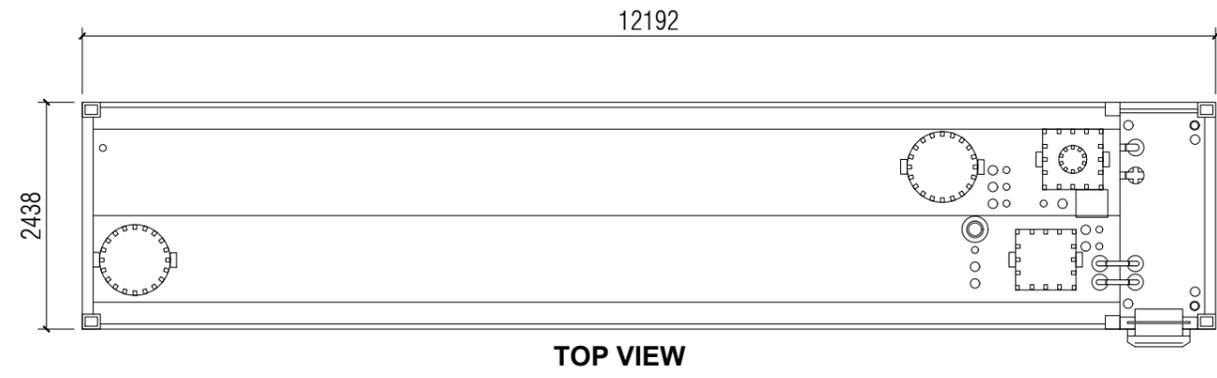
**PROJECT:**  
**DARKAN SERVICE STATION**  
9881 COALFIELDS ROAD, DARKAN WA 6392

AMMENDMENT	
DATE	19/03/2024
DRAWING TITLE	SITE ELEVATIONS
SCALE	1 : 100 @ A3

**SPECIAL COMMENTS**

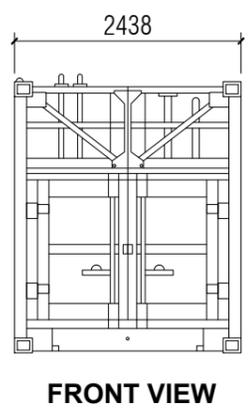
AMMENDMENT	DATE	BY
FOR PLANNING PERMIT	07/02/2023	JC
FOR PLANNING PERMIT	19/03/2024	JC

DATE	BY	DRAWING No.
07/02/2023	JC	<b>P-02</b>
19/03/2024	JC	

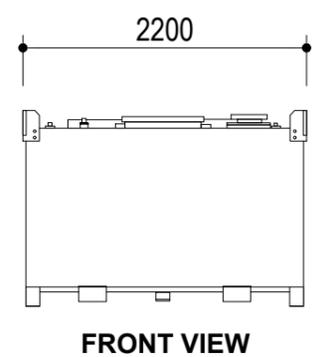
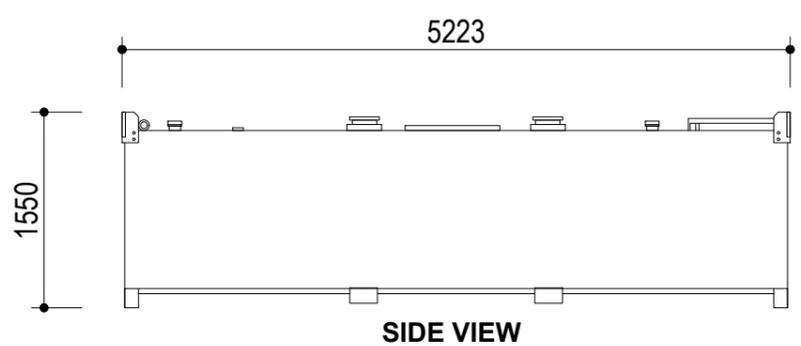
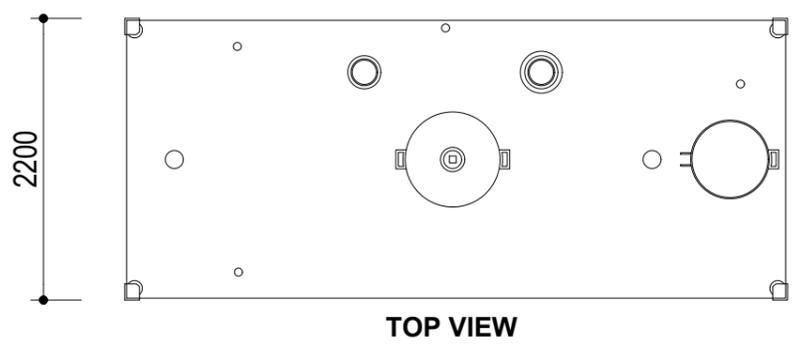


**TANKS SPECS.**

Tank Type	Total Capacity (litres)	Safe fill (litres)	Tare (kg)	Dimensions L x W x H (mm)
G68,000	69,023	65,570	13,575	12,192 x 2,438 x 2,896
Shield FRT10	10,700	10,000	4,715	5,223 x 2,200 x 1,550



**Grande 68 Self Bunded DIESEL Tank**

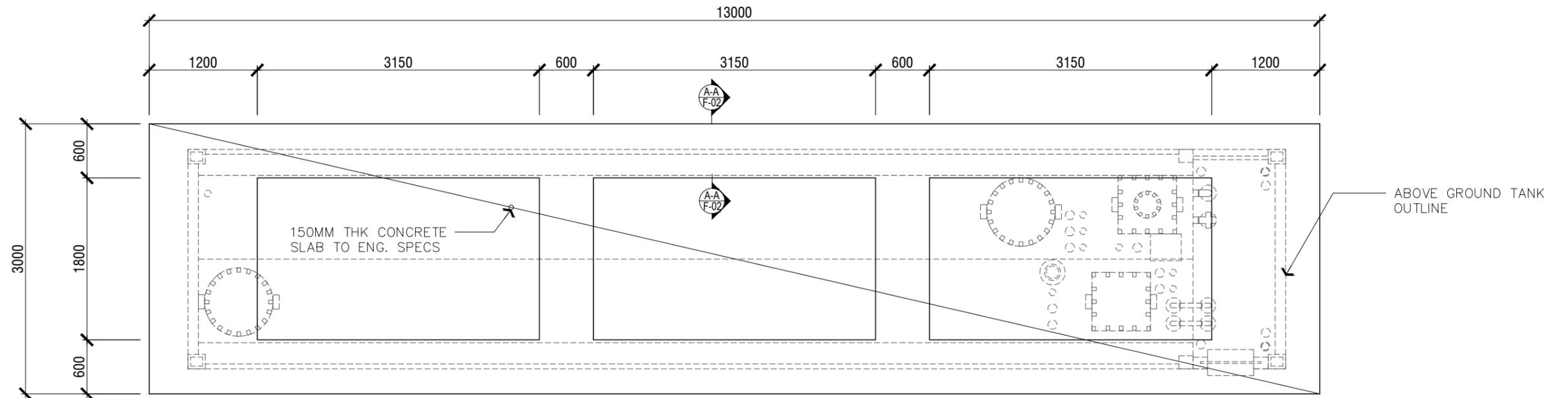
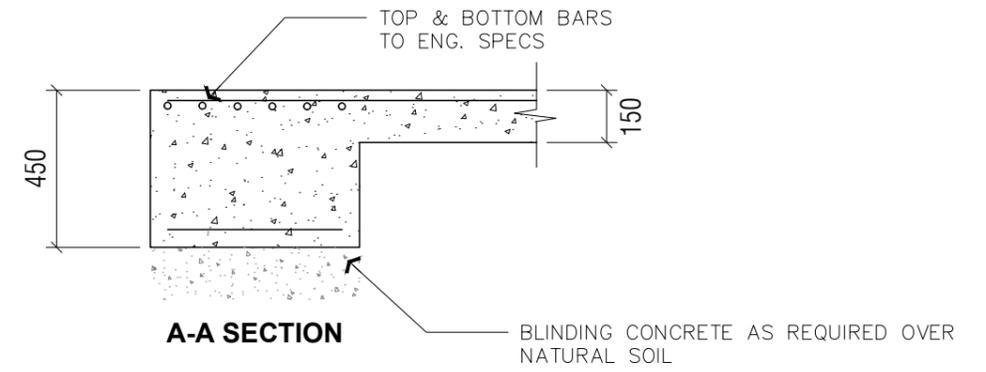


**Shield FRT10 PETROL Tank**

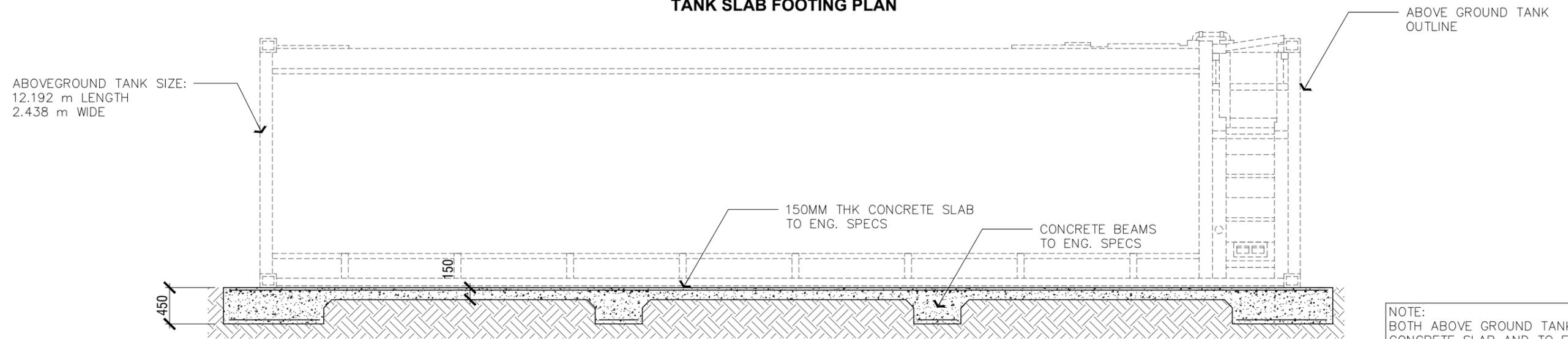
**ABOVE GROUND TANKS DETAILS**

A1	AMENDMENT FOR DA PERMIT	JC	19/03/24
REV:	DESCRIPTION:	BY:	DATE:
AMENDMENTS:			

PO BOX 494 Flinders Lane Melbourne VIC 8009  E: info@aksara.com.au ACN 141 232 877		<b>PROJECT:</b>  <b>DARKAN SERVICE STATION</b>  9881 COALFIELDS ROAD, DARKAN WA 6392	<b>AMMENDMENT</b>	<b>SPECIAL COMMENTS</b>	<b>AMMENDMENT</b>	<b>DATE</b>	<b>BY</b>	<b>DRAWING No.</b>
			<b>DATE</b>		FOR PLANNING PERMIT FOR PLANNING PERMIT	07/02/2023 19/03/2024	JC JC	<b>P-03</b>
			<b>DRAWING TITLE</b>					
			<b>SCALE</b>					



**TANK SLAB FOOTING PLAN**



**TANK SLAB FOOTING SIDE VIEW**

NOTE:  
BOTH ABOVE GROUND TANKS TO SIT ON CONCRETE SLAB AND TO FUTURE ENGINEERING DETAILS

**DIESEL TANK SLAB FOOTING PLAN**

A1	AMENDMENT FOR DA PERMIT	JC	19/03/24
REV:	DESCRIPTION:	BY:	DATE:
AMENDMENTS:			

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Melbourne VIC 8009  
  
E: info@aksara.com.au  
ACN 141 232 877

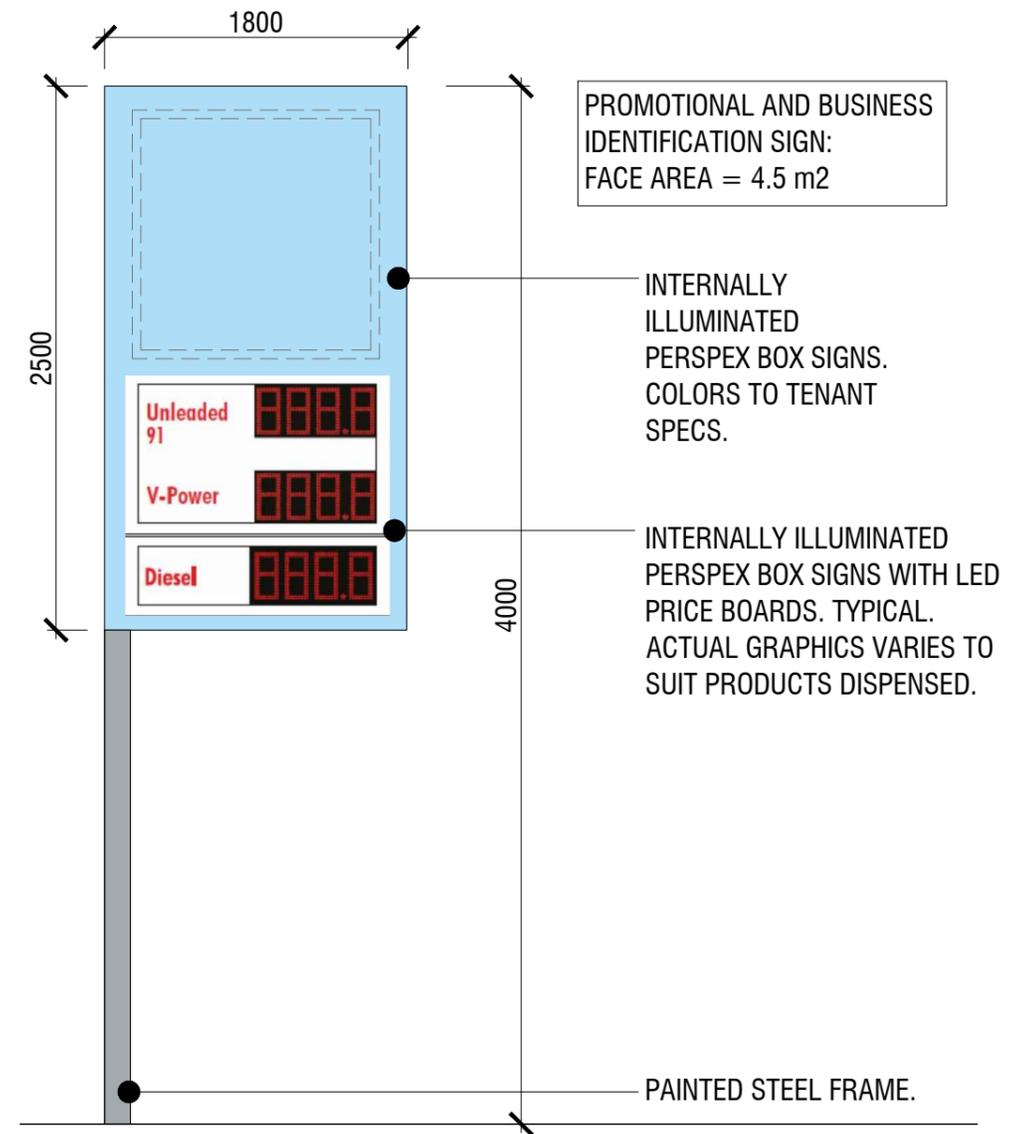
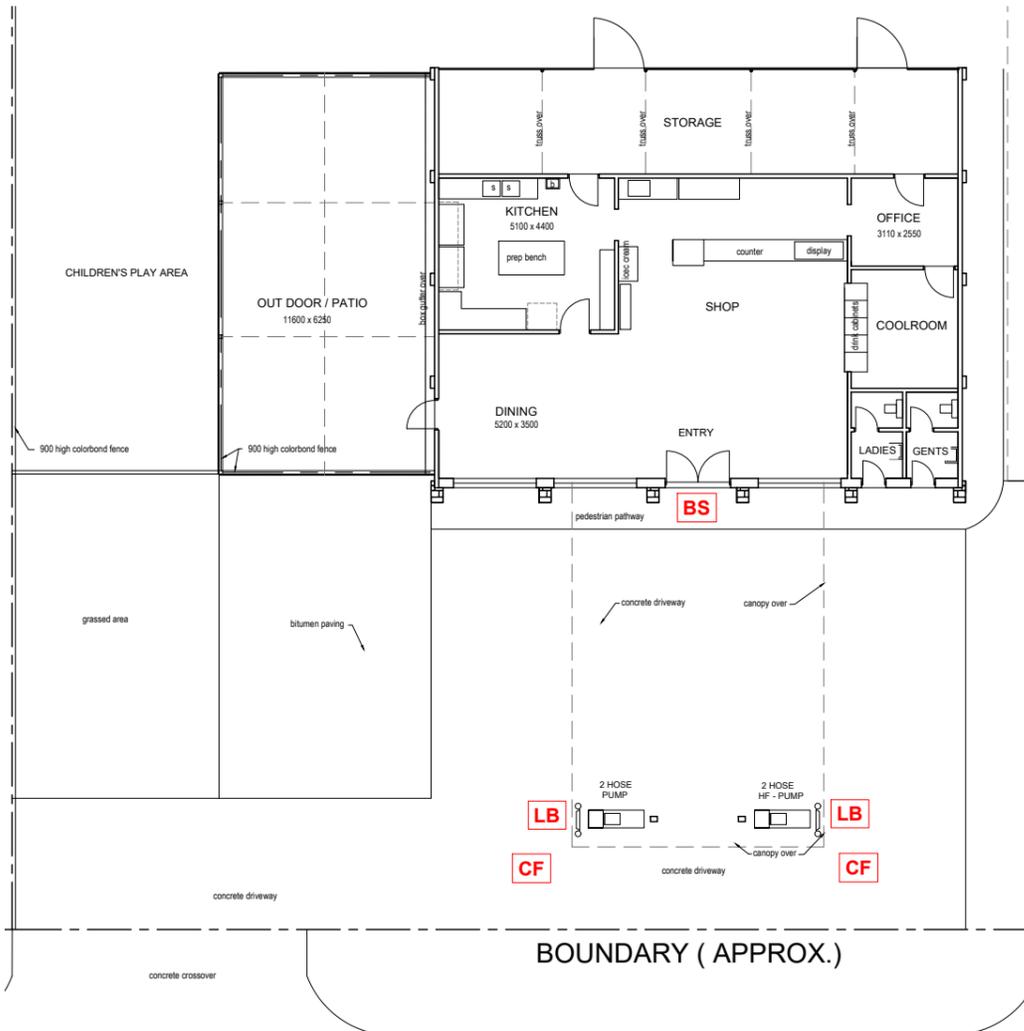
PROJECT:  
**DARKAN SERVICE STATION**  
9881 COALFIELDS ROAD, DARKAN WA 6392

AMMENDMENT	
DATE	19/03/2024
DRAWING TITLE	TANK SLAB FOOTING PLAN
SCALE	1 : 50 @ A3

SPECIAL COMMENTS

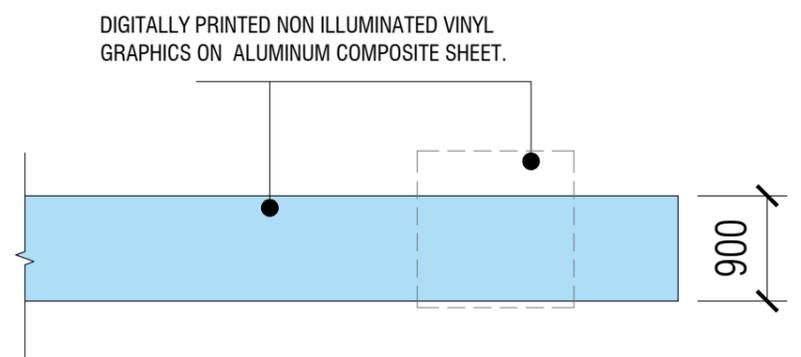
AMMENDMENT	DATE	BY	DRAWING No.
FOR PLANNING PERMIT FOR PLANNING PERMIT	07/02/2023 19/03/2024	JC JC	<b>P-04</b>

DEVELOPMENT TABLE		
	BUILDING	FORECOURT
SITE AREAS	133.00 m <sup>2</sup>	1.133 m <sup>2</sup>



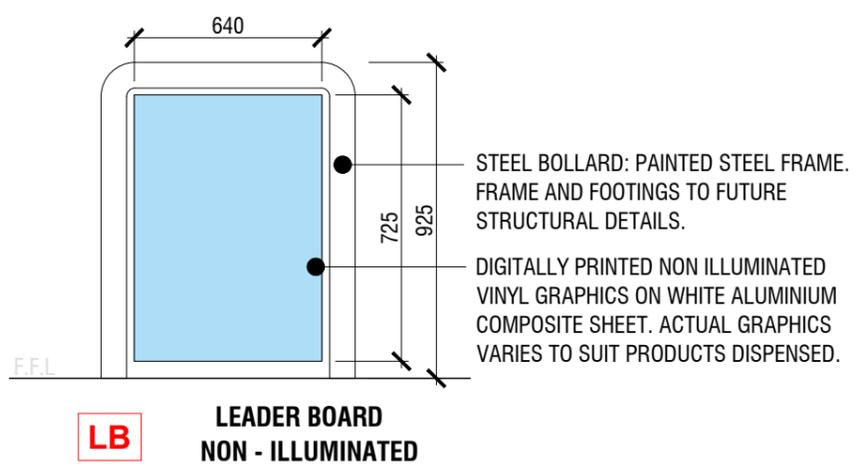
SIGNAGE SCHEDULE			
CODE	DESCRIPTION	ILLUMINATION	QTY.:
CF	CANOPY FASCIA SIGN. Illuminated Logo	<input checked="" type="checkbox"/>	2
LB	LEADER BOARD	<input checked="" type="checkbox"/>	2
ID	PROMOTIONAL AND BUSINESS IDENTIFICATION 2.5 m High x 1.8 m Wide	<input checked="" type="checkbox"/>	1 DOUBLE SIDED
BS	BUILDING SIGNAGE	<input checked="" type="checkbox"/>	1

NOTE: REFER TO DRAWING P-02 AND ELEVATIONS FOR SIGNAGE DETAILS

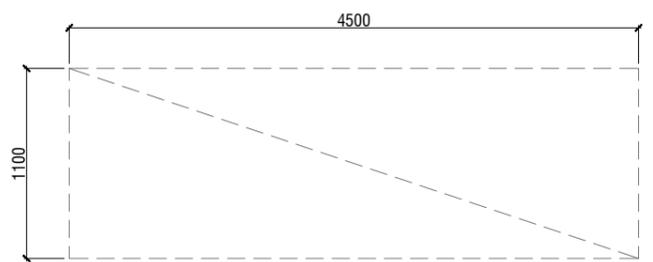


**ID** ID SIGNAGE ILLUMINATED (Front side & Back side)

**CF** CANOPY FASCIA SIGNAGE NON - ILLUMINATED



**LB** LEADER BOARD NON - ILLUMINATED

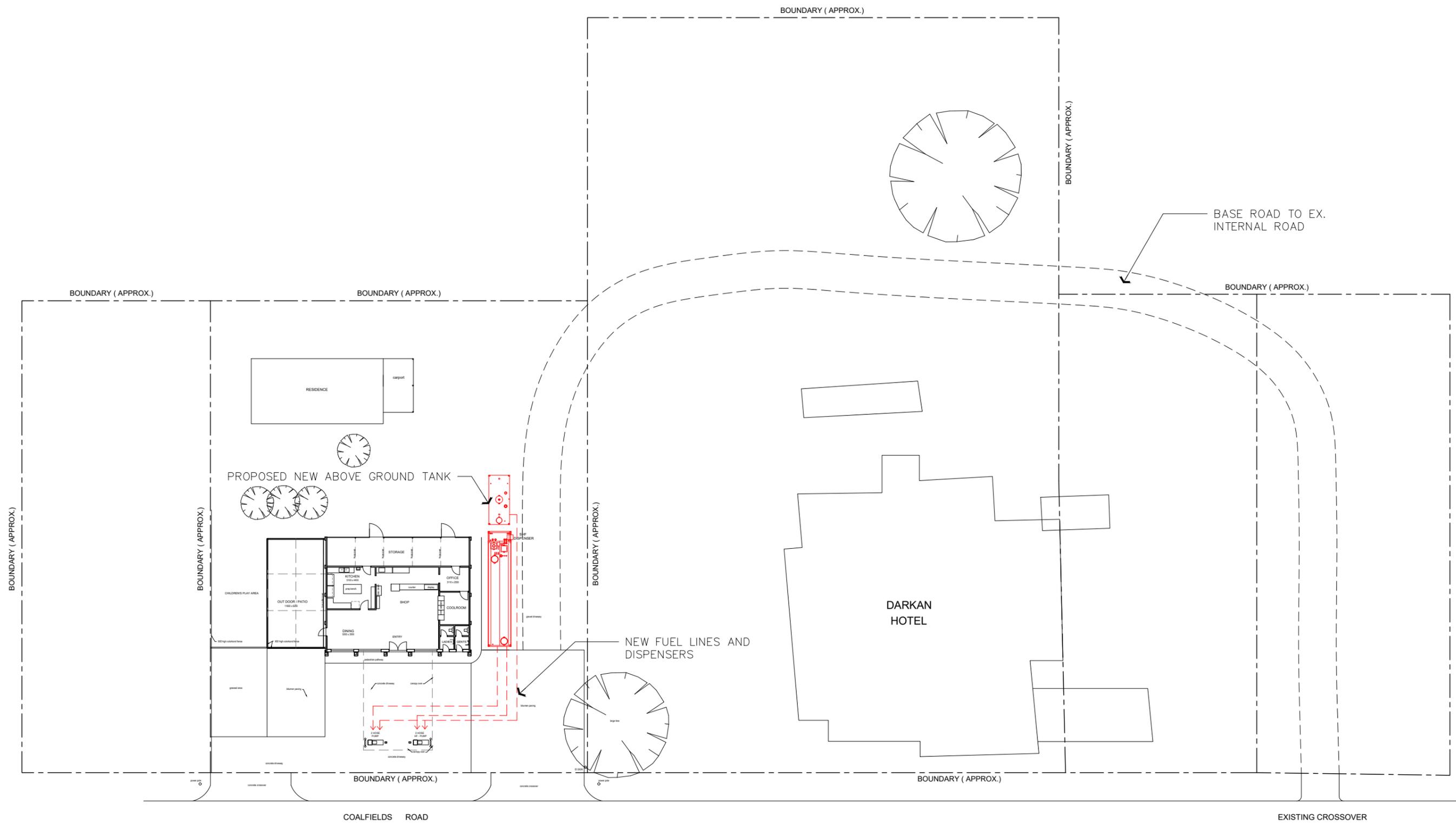


**BS** BUILDING SIGNAGE NON - ILLUMINATED

**SIGNAGE DETAILS**

A1	AMENDMENT FOR DA PERMIT	JC	19/03/24
REV:	DESCRIPTION:	BY:	DATE:
AMENDMENTS:			

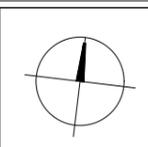
PO BOX 494 Flinders Lane Melbourne VIC 8009  E: info@aksara.com.au ACN 141 232 877	<b>PROJECT:</b> <b>DARKAN SERVICE STATION</b> 9881 COALFIELDS ROAD, DARKAN WA 6392	AMMENDMENT	SPECIAL COMMENTS	AMMENDMENT	DATE	BY	DRAWING No.
		DATE		FOR PLANNING PERMIT	07/02/2023	JC	<b>P-05</b>
		DRAWING TITLE		FOR PLANNING PERMIT	19/03/2024	JC	
		SCALE					



# SITE PLAN

A1	AMENDMENT FOR DA PERMIT	JC	19/03/24
REV:	DESCRIPTION:	BY:	DATE:
AMENDMENTS:			

PO BOX 494  
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 E: info@aksara.com.au  
 ACN 141 232 877



**PROJECT:**  
**DARKAN SERVICE STATION**  
 9881 COALFIELDS ROAD, DARKAN WA 6392

AMMENDMENT	
DATE	19/03/2024
DRAWING TITLE	PROPOSED SITE PLAN
SCALE	1 : 400 @ A3

**SPECIAL COMMENTS**

AMMENDMENT	DATE	BY	DRAWING No.
FOR PLANNING PERMIT FOR PLANNING PERMIT	07/02/2023 19/03/2024	JC JC	<b>P-06</b>



Our Reference..... A4  
Your Reference .....  
Enquiries to .....

Burrowes Street,  
DARKAN, W.A. 6392  
Telephone: (08) 9736 2222  
Facsimile: (08) 9736 2212  
email: shire@westarthur.wa.gov.au

15 December 2022

Attention: Juan Rivera  
West 9 Pty Ltd  
C/- AKSARA Pty Ltd  
PO BOX 494  
Flinders Lane - Melbourne 8009

Email: [juan@aksara.com.au](mailto:juan@aksara.com.au)

Dear Sir

**RE: 9881 Coalfields Hwy, Darkan**

I refer to your application to redevelop the Darkan service station located at the above address. This matter was considered by Council at its Meeting of 23 February 2023 at which time it resolved to approve the application.

The Notice of Determination is attached which contains the conditions of approval.

If you have any queries regarding this please do not hesitate to contact either myself on 9736 2222 or Council's town planning consultant Mr Geoffrey Lush on 0418 954 873.

Yours faithfully

Vin FORDHAM LAMONT  
**CHIEF EXECUTIVE OFFICER**

Enclosed: Notice of Determination



## Shire of West Arthur

### Local Planning Scheme No 2

# NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

**LOCATION** - 9881 Coalfields Highway, Darkan

**LOTS** 5 and 6

**PLAN / DIAGRAM** 2560

**VOL NO.** 1734  
1518

**FOLIO NO.** 130  
672

**Application Date** 10 January 2023

**Received on** 19 January 2023

#### Description of proposed development

Redevelopment of an existing "service station" with ancillary convenience goods.

The application for development approval is:

Approved subject to the following conditions:

Refused for the following reason(s).

#### CONDITIONS / REASONS FOR REFUSAL

- 1 The development hereby approved shall occur in accordance with the plans submitted with the application and these shall not be altered or modified without the prior written approval of the Council.
- 2 Any use, additions to and further intensification of any part of the building or land (not the subject of this consent) shall be subject to a further development application and consent for that use.
- 3 No polluted drainage shall be discharged beyond the boundaries of the land from which it emanates or into watercourse or easement drain but shall be so treated and/or absorbed on that lot to the satisfaction of the Environmental Health Officer.
- 4 Lighting shall be installed to pathways and car parking areas, be designed in accordance with the Australian Standards for the Control of Obtrusive Effects of Outdoor Lighting (AS4282) and shall be internally directed to not overspill into nearby lots. All floodlights shall be oriented and hooded to eliminate disturbance to occupants on the surrounding properties.
- 5 The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.

6 This approval shall expire if the development hereby permitted is not completed within two years of the date hereof, or within any extension of that time which, upon written application (made before or within 21 days after the expiry of the approval) to the Council, is granted by it in writing.

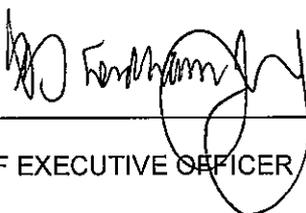
23<sup>rd</sup> February 2023

**Date of determination:**

**Note 1:** If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval is to lapse and be of no further effect.

**Note 2:** Where an approval has so lapsed, no development is to be carried out without the further approval of the local government having first been sought and obtained.

**Note 3:** If an applicant is aggrieved by this determination there is a right of review pursuant to the provisions of Part 14 of the Planning and Development Act 2005. An application for review must be lodged within 28 days of the local government's determination.

  
\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

28/2/23  
\_\_\_\_\_  
DATE