

Statement of Environmental Effects

Issue A - 18th August 2021

Alterations to an existing Service Station

176 Warren Road, Gilgandra NSW 2827

For

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Authored by

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1. Development Description

The development proposal seeks approval for alterations to an existing Service Station. Alterations include:

- Removal of an existing underground fuel storage tank.
- Installation of an underground fuel storage tank.
- Installation of an underground Spel Puraceptor
- New rollover bund

2. Property Description

The subject land is known as Lot 22, DP 811867 and has a site area of 1643 square metres. A service station exists on the subject land.

The site boundaries of the subject site consist of the following:

North: Lot 1 / DP103891 – Electrical Substation

South: Warren Road

East: Lot 1 / DP325888 – Commercial development

West: Lot 21 / DP811867 – Commercial development

3. Planning Details

- The land is zoned R1 General Residential.
- The land is not located within a Heritage Conservation Area.
- The land is not identified as being within a Scenic Protection Area.
- The land is not identified as being within a Water Supply Catchment Area.
- The land is not identified as being Flood Prone Land.
- The land is not identified as being Riparian Land.
- The land is identified as being within an area of Groundwater Vulnerability.
- The land is not identified as being with an area of Terrestrial Biodiversity.
- The land is not identified as being Bush Fire Prone Land.

4. Covenants and Easements

An easement exists along the northern boundary and is unaffected by the proposed works. Refer to DACC02 Site/Roof Plan for details.

5. Demolition

No demolition of buildings or structures is proposed. Removal of existing fuel storage tanks is proposed.

6. Vegetation Removal

No trees are proposed for removal.

7. Excavation

Excavation of the subject site is proposed but limited to the removal of an existing fuel storage tank, preparation for installation of a new underground fuel storage tank and installation of a Spel Puraceptor.

8. Stormwater

No alterations to the existing stormwater system are proposed.

9. Streetscape and Site Access

No alterations to site access are proposed. The proposed works will have negligible effect on the existing streetscape.

10. Visual Bulk and Scale

The proposed works will have negligible effect on visual bulk and scale.

11. Materials and Finishes

The proposal does not include alterations to existing materials and finishes.

12. Building Height and Overshadowing

The proposal does not include alterations which would result in an increased building height and therefor overshadowing of neighbouring developments.

13. Carparking

No alterations are proposed to be made to existing parking conditions.



Figure 1: Subject Site



Figure 2: Subject site viewed from Warren Road



Figure 3: 170 – 172 Warren Road



Figure 4: 178 Warren Road




Figure 5: Corner of Warren Road and Railway Street

Summary and Conclusions

- *The development proposal seeks approval for alterations to an existing service station.*
- *The site is zoned R1 General Residential pursuant to the Gilgandra Local Environmental Plan (LEP) 2011.*
- *The development ensures no adverse amenity impacts on existing commercial or residential developments.*
- *For these reasons and for the reasons outlined in this report, the proposal outlined is strongly supported for approval by Council.*

We look forward to receiving feedback from Council on any of the issues identified in this report. If conditions are required to be adopted throughout the planning process, we hope to be able to incorporate them provide the best possible outcome.

Yours Sincerely



Brett Moulds

Appendix A

Architectural Documentation