

17 December 2021

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Narrandera Shire Council
141 East St,
Narrandera NSW 2700
The General Manager

Dear Sir/Madam

RE: Development Application for Replacement Signage at the Existing Caltex Service Station 16321-16335 Newell Highway Gillenbah NSW 2700

1 Introduction

SLR Consulting Australia Pty Ltd (SLR) have prepared this Statement of Environmental Effects (SEE) on behalf of Caltex Australia Petroleum Pty Ltd (Caltex) for the proposed replacement signage to reflect the Ampol rebranding at the existing Caltex service station at 16321-16335 Newell Highway Gillenbah 2700.

This SEE describes the site, its environments, the proposed modification and an assessment of the proposal in terms of the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This report should be read in conjunction with the supporting information attached to this letter.

2 The Site and Surrounds

The site is located on the Newell Highway at 16321-16335 Newell Highway Gillenbah 2700, formally known as Lot 3 on DP1210706.

The site is located within The Narrandera Shire Local Government Area (LGA) which is governed by the Narrandera Shire Council. Access to the site is currently provided via separate ingress and egress driveways off Newell Highway (refer to **Photo 1** and **Photo 2**).

The site currently contains a Caltex service station, a convenience store and associated car parking. Surrounding land uses include rural uses, vacant blocks and some commercial uses (Refer to **figure 2**).

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Figure 1 - Cadastral Plan (Source: Sixmaps)

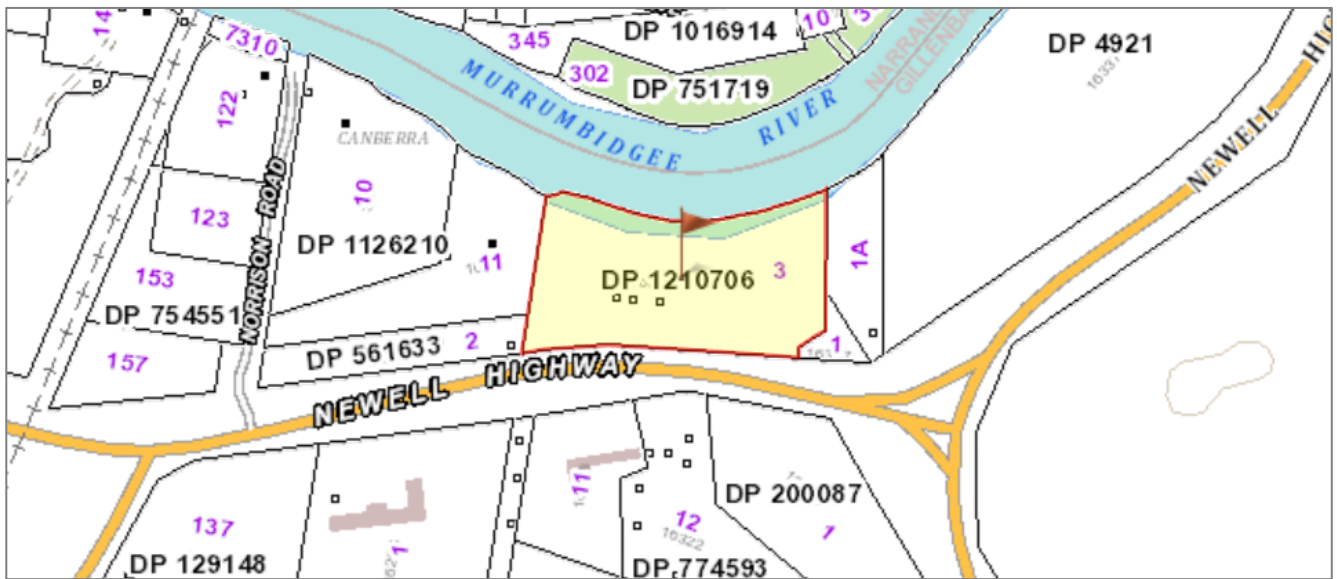


Figure 2 - Aerial Photograph (Source: Sixmaps)



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Photo 1 - Ingress of site from Newell Highway (Source: Google Street View)



Photo 2 - Egress of site from Newell Highway (Source: Google Street View)



3 Proposal

The proposed development is for replacement signage at the existing Caltex service station to reflect the Ampol rebranding. The proposed replacement signage reflects the rebranding of Caltex service stations to Ampol service stations Australia wide.

The proposed works specifically involve:

- Replacement signage including:
 - Removal and replacement of 2 x main ID signs;
 - Removal and replacement of the car canopy fascia signage;
 - Removal and replacement of the diesel canopy fascia signage;
 - Removal and replacement of shopfront fascia signage;
 - Removal and replacement of promo board; and
 - Removal and replacement of price board.

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No changes to the internal configuration or built form of the existing convenience store building are proposed. The proposal will not impact operational factors such as deliveries and waste management, operational hours and staffing. Additionally, the proposal will not alter existing access to the site.

Refer to Proposal Plans in **Attachment A** for full details of the proposed works.

4 Legislation and Planning Controls

The following Environmental Planning Instruments (EPIs) and Development Control Plans (DCPs) are relevant to the proposed development:

- Environmental Planning and Assessment Act 1979;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 64 – Advertising and Signage;
- Narrandera Local Environmental Plan 2013; and
- Narrandera Development Control Plan 2013.

4.1 Environmental Planning and Assessment Act 1979

The proposal is subject to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Section 4.15(1) of the EP&A Act provides criteria which a consent authority is to take into consideration, where relevant, when considering a DA. An assessment of the subject DA, in accordance with the relevant matters prescribed under Section 4.15(1) is provided within this SEE.

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4.2 State Environmental Planning Policy (Infrastructure) 2007

The *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP) aims to facilitate the efficient delivery of infrastructure across the State. The relevant clauses of the Infrastructure SEPP are set out below.

4.2.1 Clause 45 Determination of Development Applications -Other Development

Clause 45 of the Infrastructure SEPP identifies determination of development application – other development as follows:

- (1) *This clause applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following:*
 - (a) *the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,*
 - (b) *development carried out –*
 - (i) *within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
 - (ii) *immediately adjacent to an electricity substation, or*
 - (iii) *within 5m of an exposed overhead electricity power line,*

Clause 45(2) requires the consent authority to give written notice to the electricity supply authority in certain circumstances, as well as give consideration to any response received within 21 days. The works are located adjacent to exposed overhead power lines however due to the minor nature of the replacement signage works at the existing service station, it is not considered that referral to the electricity supply authority will be necessary.

4.3 State Environmental Planning Policy No. 64 – Advertising and Signage

As stated in Section 3, approval is sought for replacement signage in order to reflect the nation-wide rebranding from Caltex to Ampol service stations. The signs will relate only to the use within the tenancy and feature business identification consent.

It is considered that the signage scheme proposed is consistent with the requirements outlined within SEPP 64 as detailed below:

4.3.1 Clause 8 Granting of Consent to Signage

Clause 8 of SEPP 64 identifies granting of consent to signage as follows:

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied –

- (a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.*

The assessment criteria in Schedule 1 of the SEPP relates to matters for consideration such as character of the area; amenity of residential areas; views and vistas; streetscape, setting and landscape; site and building compatibility; illumination; and safety.

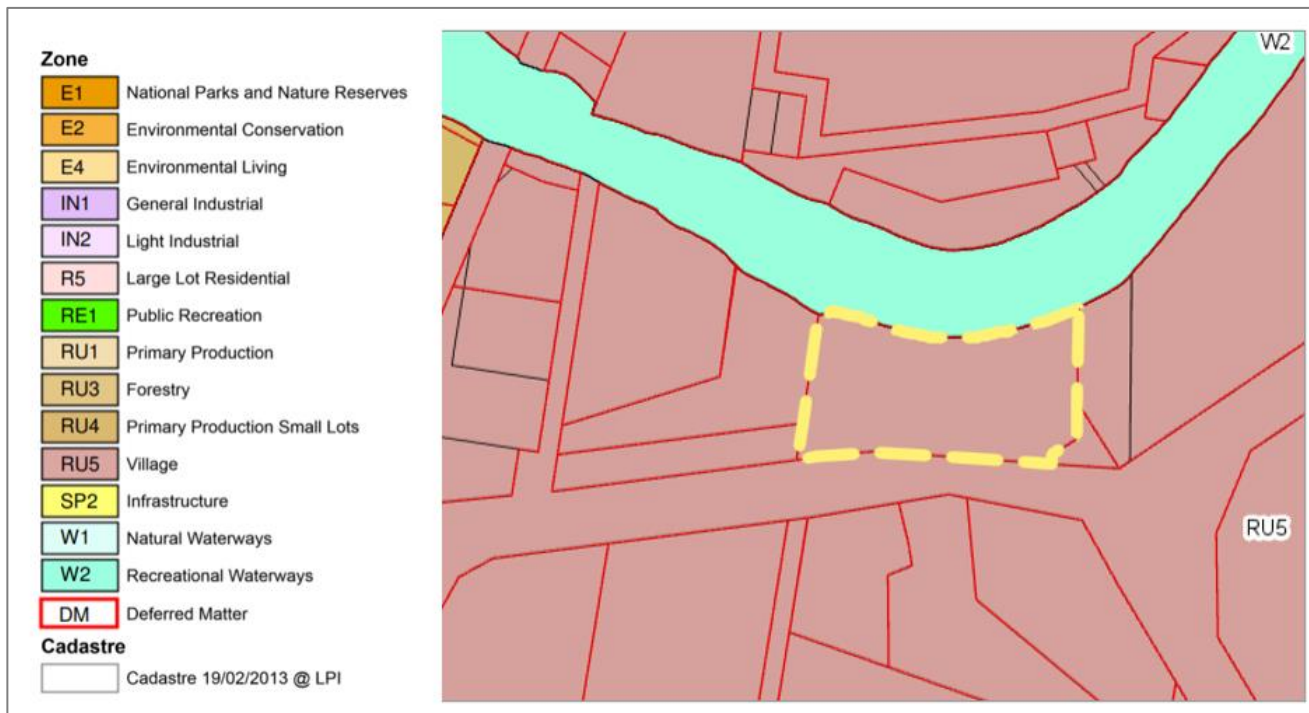
A detailed assessment of the proposal against the provisions of SEPP 64 is provided in **Attachment C** of this SEE. Overall, the proposed signage meets the applicable criteria of SEPP 64 and is consistent with the aims of this SEPP.

4.4 Narrandera Local Environmental Plan 2013

The proposal is subject to the provisions of the Narrandera Local Environmental Plan (LEP) 2013 which applies to all land within the Narrandera LGA. Pursuant to the Narrandera LEP 2013, the site is located in Zone RU5 Village, refer to **Figure 3 – Zoning Map**.

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Figure 3 - Zoning Map (Source: ePlanning Spatial Viewer)



The objectives and land use table of the Zone RU5 Village are as follows:

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations; Roads

3 Permitted with Consent

*Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Tank-based aquaculture; **Any other development not specified in item 2 or 4***

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Cellar door premises; Correctional centres; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Industries; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture Rural industries; Rural workers’ dwellings; Waste disposal facilities

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In accordance with the Land Use Table, the use of a service station is permitted with consent in the RU5 Village Zone as they are considered “Any other development not specified in item 2 or 4”.

The relevant land use definitions are provided below for reference.

Service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following:

- (a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
- (b) the cleaning of motor vehicles,
- (c) installation of accessories,
- (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- (e) the ancillary retail selling or hiring of general merchandise or services or both.

The proposed ongoing use of the site as a service station remains unchanged from the current use of the site and the proposed development does not involve a new use or alter the existing use.

No other clauses under the LEP are relevant to the proposal.

4.5 Narrandera Development Control Plan 2013

The Narrandera Development Control Plan (DCP) 2013 provides detailed guidelines to guide the design and assessment of development applications for land covered by the Narrandera Local Environmental Plan 2013.

The Narrandera DCP 2013 components relevant to the proposed development are:

- **Part D:** Rural, residential, business and industrial controls
 - 9.13 Advertising and identification signage

An assessment of the relevant development controls has been carried out and a table of compliance is located in **Attachment B** of this SEE.

5 Assessment of Planning Issues

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 4.15(1) of the EP&A Act that are relevant to the proposal.

5.1 Compliance with Planning Instruments and Controls

The proposed development generally complies or is consistent with all relevant planning instruments and controls set out in Section 4 of this report, in that:

- The proposal is generally compliant with the relevant sections of the Narrandera DCP 2013; and
- The proposal is compliant with all other EPs applicable to the site and development.

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5.2 Visual Impact

The proposed replacement signage has been designed to integrate with the existing building features and results in an overall simple and uncluttered external appearance. The proposed signage will not detract from surrounding development but will complement the surrounding area. Additionally, the signage will utilise high quality materials that are sympathetic to the existing building and built form of the area.

The proposal includes illumination elements which will be at appropriate LUX levels, generally consistent with other illuminated signs within the area. The signage will be illuminated at a maximum rate of 335>344 cd/m². Illumination will comply with both Section 3 (Advertisements and Road safety) of the NSW Department of Planning and Environment Transport Corridor Outdoor Advertising and Signage Guidelines (November 2017) and AS 4282—1997, Control of the obtrusive effects of outdoor lighting. As such, illuminated signs are not expected to distract pedestrians, motorist or road users on Newell Highway.

The proposal will provide high quality signage that will contribute to the aesthetics of the streetscape. The proposed signage is not expected to result in any adverse visual or amenity impacts. Further details outlining compliance with the Narrandera DCP 2013 is provided in **Attachment B** of this SEE.

5.3 Waste Management

Demolition/construction waste shall be appropriately managed on site and recycled where possible in accordance with sustainability principles, as detailed in the Waste Management Plan provided in **Attachment C**. Operational waste management will remain unchanged by the proposal.

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6 Conclusion

The proposed replacement signage at the existing service station at 16321-16335 Newell Highway Gillenbah NSW 2700 will upgrade the site while appropriately reflecting the rebranding of the service station from Caltex to Ampol. The proposal is minor in nature and not considered likely to create any adverse impacts in terms of light spill or illumination, visual obtrusiveness to pedestrians or passing traffic, or impacts to the visual character of the area.

As discussed above, the proposed development is generally consistent and compliant with the aims and objectives of all relevant legislation, planning instruments and controls. A service station is permitted in Zone B4 Mixed Use Zone, and the proposed works involve only replacement signage at the existing and approved service station.

Given the merit of the proposal and the absence of any significant adverse impacts, the application is considered to be in the public interest and worthy of Council's support. Should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely



MELANIE DOW
Project Consultant - Planning

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ATTACHMENT A

PROPOSAL PLANS

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ATTACHMENT B

DCP COMPLIANCE TABLE

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NARRANDERA DEVELOPMENT CONTROL PLAN 2013 COMPLIANCE TABLE

Control Requirements	Comment	Compliance
Narrandera DCP 2013		
Part D: Rural, residential, business and industrial controls		
9.13 Advertising and identification signage		
Business identification signage is to be provided in accordance with the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, or otherwise through lodgement of a development application with the Council, utilising the signage wall/frontage and proportion principles within the SEPP.	The proposed development involves is assessed against SEPP64 Advertising and Signage in Appendix C.	Y

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ATTACHMENT C

SEPP 64 SCHEDULE 1 ASSESSMENT

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SEPP 64 SCHEDULE 1 ASSESSMENT SUBMISSIONS CLOSE 11 FEBRUARY 2022.

Assessment Criteria	Comment	Compliance
1 Character of the area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage, being replacement signage, continues to be compatible with the existing and desired future character of the area.	Y
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	There is no apparent advertising theme within the area.	N/A
2 Special areas		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signs have been designed, scaled and located to complement the visual quality of the surroundings and not have a significant negative impact on the amenity of the location.	Y
3 Views and vistas		
Does the proposal obscure or compromise important views?	The proposed signage does not obscure or compromise important views.	Y
Does the proposal dominate the skyline and reduce the quality of vistas?	The signage will not dominate the skyline or reduce the quality of vistas.	Y
Does the proposal respect the viewing rights of other advertisers?	The proposed signage does not obscure any advertising.	U
4 Streetscape, setting or landscape		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale of the replacement signage is proportionate to the building and existing on-site signage. It remains set back from the streetscape and appropriate for the surrounding streetscape.	Y
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage will continue to contribute to the visual interest of the site in context of its surroundings.	Y
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal remains consistent with the existing signage, which maintains a consolidated approach to signage on the site.	Y
Does the proposal screen unsightliness?	The proposal does not screen unsightliness.	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed signage is attached to the existing building/structures and does not extend beyond the built form.	Y
Does the proposal require ongoing vegetation management?	The proposed signage does not require ongoing vegetation management.	N/A
5 Site and building		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The signage has been designed to continue to be compatible with the existing built form and site characteristics.	Y

Assessment Criteria	Comment	Compliance
Does the proposal respect important features of the site or building, or both?	The proposed signage does not detract in any way from important features of the building or site.	Y
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage has been designed to be simple and uncluttered and complement the existing building and other structures on site.	Y
6 Associated devices and logos with advertisements and advertising structures		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The proposed signage contains internally illuminated lighting elements, however these will be concealed.	Y
7 Illumination		
Would illumination result in unacceptable glare?	The proposed signs will not result in excessive glare.	Y
Would illumination affect safety for pedestrians, vehicles or aircraft?	The proposed signage will not be of a LUX level to affect the safety for pedestrians, vehicles or aircraft.	Y
Would illumination detract from the amenity of any residence or other form of accommodation?	The proposed signage will not be of a LUX level to detract from the amenity of surrounding residences.	Y
Can the intensity of the illumination be adjusted, if necessary?	The brightness of the signs will be fixed; however, the signs will only have a soft glow that is mostly visible at night.	Y
Is the illumination subject to a curfew?	The signs will operate during the operating hours of the service station and convenience store.	Y
8 Safety		
Would the proposal reduce the safety for any public road?	The signage will not affect road safety.	Y
Would the proposal reduce the safety for pedestrians or bicyclists?	The sign will not reduce the safety for pedestrians or cyclists.	Y
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	Sightlines are not affected by the proposal.	Y

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ATTACHMENT D

WASTE MANAGEMENT PLAN

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Waste Management Plan

Address: 16321-16335 Newell Highway Gillenbah NSW 2700

Proposal: Replacement Signage at the Existing Caltex Service Station

1 Demolition Stage

Demolition comprises the removal of existing signage. No other building structures or elements of the building are to be removed as part of the proposal. The waste will be appropriately disposed of in a licensed facility by the site contractor.

Materials on Site		Destination		
Type of Waste Generated	Estimates Volume in m ³ or area m ² or Weight in Tonne (t)	Reuse and Recycling		Disposal
		On-Site	Off-Site	
Fixtures and Fittings	<1m ³	-	-	N/A
Plastics	<3m ³	-	-	Disposed of at local waste facility by contractor
General Waste / Other	<2m ³	-	-	Disposed of at local waste facility

2 Construction Stage

Due to the scope of the proposed works, waste during the construction/installation stage is to be minimal. The proposed replacement signs will be ordered to fit, resulting in minimal to no waste. Expected waste from the proposed works will primarily be in the form of packaging and excess paint.

Materials on Site		Destination		
Type of Waste Generated	Estimates Volume in m ³ or area m ² or Weight in Tonne (t)	Reuse and Recycling		Disposal
		On-Site	Off-Site	
Fixtures and Fittings	<1m ³	-	-	N/A
Packaging	<2m ³	-	-	Disposed of at local waste facility by contractor
General Waste / Other	<2m ³	-	-	Disposed of at local waste facility

3 Operational Stage

There is no change to the existing operational waste management practices at the site.