

Statement of Environmental Effects Addendum

Development Application

Demolition of ancillary buildings & awning, addition to existing showroom and refurbishment of the building, installation of a new underground petroleum storage system, new fuel canopy, widening of the existing entry and exit driveways & Construction and Use of a Service Station complete with a Convenience Store and Drive thru coffee and hot food outlet.

164 - 174 Lachlan Street, Hay NSW 2711

Registered Plan: Lot 2 Plan DP 413386

9 May 2025

Badaoui Group Pty Ltd

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This addendum is written in response to Council's request for further information.

1.0 Relevant Statutory Environmental Planning Policies

The following statutory planning policies have been considered as part of my assessment.

1.1 SEPP (Reliance and Hazards) 2021 – Chapter 4 – Remediation of the Land

Under clause 4.6 of the SEPP Council is required to consider whether a proposed development site is affected by soil or other contaminants before granting consent.

The site was used as a service station previously and ceased trading approx. 20 years ago. The site area proposed to be rebuilt as the service station is substantially the same as that previously occupied by the old service station. The forecourt and circulation areas will be reconstructed and essentially capped by the concrete overlay – engineers' detail will be provided at the Construction Certificate stage.

1.2 SEPP (Transport and Infrastructure) 2021 – Division 17 Roads and Traffic

2.119 Development with frontage to classified road

(1) The objectives of this section are –

(a) to ensure that new development does not compromise the effect and ongoing operation and function of classified roads, and

(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.

(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that-

(a) where practical and safe, vehicular access to the land is provided by a road other than the classified road, and

(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of-

(i) the design of the vehicular access to the land, or

(ii) the emission of smoke or dust from the development, or

(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and

(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

Lachlan Street is a local Road controlled by the Council. The application may be referred to TfNSW for concurrence?

The existing entry and exit crossovers are proposed to be widened and renewed as part of the construction works. The swept paths for delivery vehicles do not require vehicles to cross the centre line along Lachlan Street.

1.3 SEPP (Industry and Employment) 2021 Advertising and Signage

The proposed signage in this application is site ID Sign for the site and corporate colours and logos on the canopy and bowers. Internal way finding signage will be included (water & air).

The DA plans contain signage proposed for the site. The proposed site ID and price sign are detailed in the DA plan set.

The proposed signage package is standard service station signage based.

2.0 Estimation for Customers & Vehicle Numbers Entering the Site

It is anticipated the site will sell approximately 120,000Lpm with an average fill of 40L per vehicle and this will result in 3,000 customers per month, being around 300 per day (over a 30 day month). In addition to this we could attract a further 5% of vehicles for 'shop only' items, meaning the business could attract approx. 315 customers/movement per trading day.

3.0 Existing underground fuel tanks

We were advised by the real estate agent acting for the current owner of the site that the site has not traded as a service station for more than 20 years and that the tanks had been removed.

As part of our construction of the site and removal of the concrete pavement we could investigate the potential of any underground fuel tanks and have them removed. It would be appreciated if Council could condition that any old fuel tanks found on site be removed prior to the issue of a construction certificate if they are no longer fit for purpose or in accordance with the new regulations for underground petroleum storage systems.

We trust this addresses concerns raised by Council and now seek their support and approval for this development.

Regards

Michael Badaoui

Michael Badaoui – Director

Badaoui Group Pty Ltd

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