

Statement of Environmental Effects

Cnr Sturt Highway and Morris Road Euston

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Introduction

Development approval is sought for a Bulk fuel depot, enabling the loading and distribution of bulk fuels and lubricants to local farms, permissible with consent as a liquid fuel depot (classified within Heavy industrial storage establishment) of the RU1. The proposal includes the sale of fuel via OPT (outside payment terminal), permissible with consent and defined in the dictionary as a Highway Service Centre. Business Identification Signs are also included as part of this application.

The is to be located at the corner of Sturt Highway and Morris Road Euston, on land legally described as Lot 43 DP46657. The land is currently used for horticultural production and is planted to vines for the production of table grapes which will be removed to allow for the works.

The site is included in the RU1 Primary Production Zone, and within close proximity to RU4 Primary Production Small Lots, RU5 Village (adjoining Morris Road) and RU3 Forestry, and has an area of approximately 2.64ha.

The application is supported by a Traffic Impact Assessment (TIA) prepared by TRAFFIX. The TIA confirms the design and layout of the development along with the treatment of access at the Sturt Highway as being appropriate and supported.

Business Identification Signs are also included as attached, for approval.

It is considered the development of the site is appropriate given the contents of the Balranald LEP and Balranald Community Development Plan, State Policies and Environmental Planning and Assessment Act 1979.

As a result the development application should be supported.

Proposal

The proposed bulk fuel depot is considered to be appropriately located, complementing the immediate locality with the abutting land being farming land. The general nature of the proposal, is to service outlying farms with bulk fuel deliveries. Alternatively, offering the opportunity for local farmers to top up their on farm fuel tanks at a local Sunraysia Petroleum depot in Euston on an as needed basis (specifically on weekends, as deliveries are generally only Monday to Friday). The nearest Sunraysia Petroleum depot is in Irymple, Victoria.

Sunraysia Petroleum has evolved greatly over the last 40 years adapting to the ever changing economic environment, where today they operate from over 11 sites and service farmers across Victoria, NSW and SA where they play a large role in giving back to the local communities via local sponsorship and contribution to community organisations and sporting clubs.

As stated, the predominant purpose of the site is for Sunraysia Petroleum fuel tanker/s to refuel within closer proximity, to continue to provide the outlying farmers and farming communities with bulk fuel deliveries. The second component of the depot is the establishment of an unmanned fuel site that will be solely operated by an OPT (outside payment Terminal) that accepts account customers cards and Shell cards.

Sunraysia Petroleum have similar bulk 24/7 fuel depots within the region, being Irymple, Ouyen, Swan Hill and Tooleybuc. The site is fortunate to have access from Morris Road which as per the supporting Traffix report, will allow for one point of access for entry only from the Sturt Highway, and an exit path via Morris Road. An office and warehouse are also proposed, along with 5 car parking spaces and signage. Whilst including an office and warehouse within the proposal, the site is proposed to be unmanned. The office is proposed to be used periodically on an as needed basis and the warehouse will be utilised for the general storage of equipment in association with the depot.

The proposed development application involves the following:

- ◆ Fuel depot with fenced area for 6 A/G fuel tanks (2x 110kl diesel, 2x 55kl unleaded and 2x 25kl P95, including low and hi flow dispensers)
- ◆ 1x 5kl Adblue tank
- ◆ Loading area for refuelling the onsite tanks with gantry and loading arm
- ◆ OPT (Outside payment terminal)
- ◆ Office with a floor space of 96m²
- ◆ Warehouse with a drive thru floor area of 330m²
- ◆ 2x 2000l water tanks
- ◆ 5 car spaces associated with the office and warehouse.

Landscaping is proposed throughout and will feature a mix of shrubs among bark chips which are suitable to the local conditions. The landscaping has been designed and selected in order to beautify the development and provide a clear pathway for vehicles utilising the drive thru facilities.

Freestanding signage is proposed to the corner of Sturt Highway and Morris Road. Additional signage will be included on the canopy as indicated on the supporting plans.



Figure 1 Site from Sturt Highway

In terms of the operational nature of the development it is considered that bulk deliveries to outlying farms to be the predominate nature of the site, with transport and light vehicle refuelling with account cards or Shell cards, to be secondary, on an as needed basis. The use of the land for

a bulk fuel depot is considered permissible with consent within the RU1.

It is considered that an estimated 225,000 litres per week after approximately 12 months of operation will be delivered from the site. This equates to 1.5 semi trailer movements per weekday of fuel being taken from the depot (typically Monday to Friday).

The associated OPT component to this proposal considers approximately 100,000 litres per month by card sales to local farmers and townspeople. Historically, local OPT transactions are considered to be diesel based, and approximately 250 litres per card holder for larger vehicles and fuel trailer tanks, etc. It is estimated there be 14 light vehicle movements utilising the OPT dispensers over 24 hour period.

With regards to the delivery of fuel to the site supplying the output, the B-double delivery vehicles hold approximately 55,000 litres, equating to 4 B-doubles delivering 1,200,000 litres of fuel to site each week. Traffic movements and configurations are clearly defined within the supporting Traffix report.



Planning controls

Definition

Liquid fuel depot

Means premises used for the bulk storage of petrol, oil, petroleum or other inflammable liquid for wholesale distribution and at which no retail trade is conducted.

Highway Service Centre

Means a building or place used to provide refreshments and vehicle services to highway users. It may include any one or more of the following -

- (a) a restaurant or café,
- (b) take away food and drink premises,
- (c) service stations and facilities for emergency vehicle towing and repairs,
- (d) parking for vehicles,
- (e) rest area and public amenities.

Business identification signs

- (a) that indicates—
 - (i) the name of the person or business, and
 - (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
- (b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Zoning

In accordance with the Balranald LEP 2010 zoning maps the land is contained within the RU1 Primary Production zone.

The objectives of the zone relevant to this application are:

- ♦ To encourage sustainable primary industry production by maintaining and enhancing the natural resource base
- ♦ To encourage diversity in primary industry enterprises and systems appropriate for the area

- ♦ To minimise the fragmentation and alienation of resource lands
- ♦ To minimise conflict between land uses within this zone and land uses within adjoining zones
- ♦ To encourage development that is in accordance with sound management and land capability practices, and that takes into account the environmental sensitivity and biodiversity of the locality.
- ♦ To support rural communities
- ♦ To ensure the provision of accommodation for itinerant workers.

The first element of the proposal is for the establishment of a bulk fuel depot, enabling the loading and distribution of bulk fuels and lubricants to local farms.

The second component of this depot is the establishment of an unmanned fuel site that will be solely operated by an OPT or outside payment Terminal that accepts account customers cards and Shell cards.

The proposal is not include your typical “service station” nor does it include any repairs to vehicles.



Figure 2 Map zoning of the site

State Environmental Planning Policies

State Environmental Planning Policy (Transport & Infrastructure) 2021, Clause 2.119 requires consideration for the options for local road only ingress and egress.

Balranald Community Development Plan

Part 7 Community of Euston, 7.2 Community assets and opportunities lists Agriculture and specifies the following

- ♦ *Centre of a nationally significant irrigation region for horticulture – vineyards, market gardens and citrus.*
- ♦ *Biggest carrot producers in southern Hemisphere.*
- ♦ *Almond production – second to California.*
- ♦ *Home to the Euston Cooperative Rural Society Ltd – very successful and efficient irrigation cooperative.*

The application for a bulk fuel depot with the principal purpose to service outlying farms with bulk fuel deliveries is considered to be intrinsically linked with Agriculture, as identified as an asset and opportunity within the Community of Euston.



Site and surrounding area

Subject site

The subject site is situated on the north side of the Sturt Highway, at the intersection of Sturt Highway and Morris Road on the western outskirts to Euston township. The subject site is comprised of land as described as Lot 43 DP46657.

The site is triangular in shape and the following site characteristics are noted:

- ♦ frontage to the Sturt Highway of 328m
- ♦ frontage to Morris Road of 260m
- ♦ overall site area of 2.64ha

The site is currently planted to vines and forms part of a larger horticultural property which extends north. Land surrounding the site is also planted to vines, with land to the immediate west and south, considered to be liable to flooding with dense native vegetation.

The land generally slopes towards the Sturt Highway and does not contain any native vegetation. The site is a typical horticultural allotment with no obscure features, other than being ideally located along the Sturt Highway with dual frontages.

As confirmed by the Euston Co-Operative Rural Society, raw water is available to be extended and connected to the site for the purpose of accessing potable water supply. In the absence of reticulated sewer, a sewer tank will be provided and retained on site for the purpose of sewer management. As per the enclosed feature level survey, the proposed dam is to retain all onsite stormwater, and for these reasons, the site is considered to be capable of accommodating the bulk fuel depot.

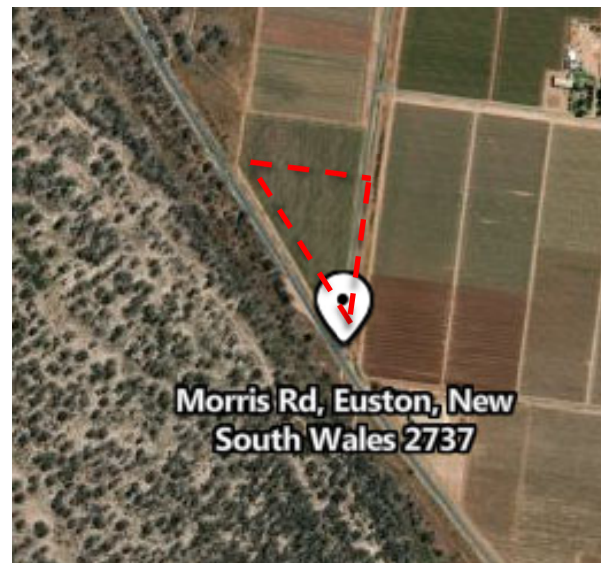


Figure 3 Aerial image of the site



Figure 4 Morris Road looking towards Sturt Highway



Figure 5 View north along Morris Road

Locality

The site is located at the intersection of the Sturt Highway and Morris Road, on the north side of the Sturt Highway. To the south and west of the site the land is considered to be outside the Euston settlement area. The land to the south is largely covered with dense native vegetation, upon land liable to flooding.

To the north east of the site, the land is typically comprised of Euston Cooperative Rural Society Ltd, with properties planted to productive vineyards.

Within the horticultural area, there are hamlets of rural dwelling developments. The Euston township is to the south-east of the site, further along the Sturt Highway. The Sturt Highway connects Euston with Mildura/Buronga/Gol Gol to the west, and Balranald/Robinvale to the east/north east.



Figure 6 Aerial image of the locality



Figure 7 Flood prone land across the Sturt Highway



Figure 8 Looking west from the Sturt Highway

Planning assessment

Balranald LEP

The proposal is consistent with the policy direction of the LEP. In consideration of the objectives of the Primary Production Zone within the LEP the following is noted:

- ♦ The application is intrinsically supporting the agricultural viability within the area by providing for the distribution of bulk fuels and lubricants to local farms
- ♦ The subject land is located on the corner of the Sturt Highway and Morris Road, with minimal if any impact on adjoining land uses, minimising conflict between land uses.
- ♦ The application provides for sound management and land capabilities for a development that is ideally located on the outskirts of town, within close proximity to a farming community, which includes dual frontage to support adequate movement of vehicles entering and exiting the site.
- ♦ consistent with supporting rural communities where Sunraysia Petroleum extend their service of delivering fuel to farms, by supporting and sponsoring local community organisations and sporting clubs.
- ♦ the development of the bulk fuel depot will create convenience for local farmers to receive their fuel in a more timely manner, either by on farm deliveries or refueling their own fuel tanks/trailers by OPT.
- ♦ All entry and exit to and from the site has been thoroughly considered and supported by the Traffic TIA as attached. This includes the entry only from the Sturt Highway and exit only via Morris Road.
- ♦ Car parking provisions have been adequately accommodated on the land.
- ♦ Signage will be within the canopy as well as standalone signage as indicated on the supporting plans, appropriately designed with respect to the locality of the area.
- ♦ As confirmed by the Euston Co-Operative Rural Society, raw water is available to be extended and connected to the site for the purpose of accessing potable water supply.
- ♦ In the absence of reticulated sewer, a sewer tank will be provided and retained on site for the purpose of sewer management.
- ♦ As per the enclosed feature level survey, the proposed dam is to retain all onsite stormwater.
- ♦ The proposal has been designed by a suitably qualified person, Darren Beck (MIE Aust) Fuelsuite Pty Ltd, and the safety of the proposal has been confirmed in writing as per the below:
- ♦ All Fuel Storage on this site shall be via Aboveground Double Skin Tanks as per the respective Fuel code. In addition to this, all Flammables (motorspirits) tanks shall have an external fire-rated covering referred to as an FRL of 240/240/240 and/or shall comply to UL2085 as per the code. This eliminates the need for a fire hydrant system (as per the code AS1940-2017 *Storage and handling of flammable and combustible liquids*), thus fire extinguishers are to be used at the site (tank farm, load gantry area and fuel dispensing/canopy area).
- ♦ A minimum of 2 dry powder fire extinguishers are to be present at the tank farm / load gantry area.
- ♦ A minimum of 2 dry powder fire extinguishers are to be present at the dispensing/canopy area.
- ♦ The site is considered to be capable of accommodating the bulk fuel depot.

State Environmental Planning Policy

SEPP (Transport & Infrastructure) 2021, Clause 2.119 requires consideration for the options for local road only ingress and egress. As per the supporting plans as prepared by Traffix, one access (ingress only) is proposed via the Sturt Highway, and ingress and egress via Morris Road.

Balranald Community Development Plan

Part 7 Community of Euston, 7.2 Community assets and opportunities highlights the importance of Agriculture to the viability of the Euston community and undoubtedly provides significant support towards this application for a bulk fuel depot. Where by the principal purpose of the bulk fuel depot is to enable the loading and distribution of bulk fuels and lubricants to local farms, as well as the sale of fuel for card account holders, and Shell card users via

OPT (outside payment terminal) as an associated component to the proposal.

Car parking, traffic volumes nor business identification signage are specifically identified within the Balranald Community Development Plan, however a Traffic Impact Assessment as prepared by Traffix is included within the submission as a supporting document.

5 car parking spaces have been provided on site, adequate for the size and purpose of the office and warehouse. Swept paths for ingress and egress movements have been documented on the supporting plans, and delineate considerations for the delivery of fuel to the site and subsequently movements for it leaving the site.

Traffix have assessed the appropriateness of the site for a bulk fuel depot, and prepared the Traffic Impact Assessment which supports the proposal.

Furthermore, the proposed signage is to be in accordance with the plans provided, a 7m shell pylon sign with infill panels advertising the depot facilities such as Castrol lubes distributor, Sunraysia Petroleum Pty Ltd etc, Ad Blue, Truck Diesel and 24hour OPT. Signage within the canopy elevation is also proposed.



Conclusion

In conclusion it is considered for reasons outlined above the development responds well to the opportunities and constraints of the site and is considered to be generally consistent with the LEP and the CDP. It is therefore respectfully requested that Council support the application.

The proposal is considered appropriate for the site for the following reasons:

- ♦ The development for a bulk fuel depot enabling the distribution of bulk fuels and lubricants to local farms responds to the site characteristics and opportunities, being within productive farmland with dual frontage for easy accessibility.
- ♦ Off site impacts will be limited as a result of the proposed design and layout utilising the furthestmost front corner of the allotment, bound by the Sturt Highway and Morris Road, minimising conflict with existing or future adjoining land uses.
- ♦ All required services are capable of being connected to the site, or alternatively retained onsite.
- ♦ The proposal is for existing and identified demand to meet the needs of the local community.
- ♦ The site is proposed to be unmanned, and there is no intention to develop the site into a “service station” with a convenience outlet.



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