STATEMENT OF ENVIRONMENTAL EFFECTS

for the

works to premises including erection of a Nitrogen tank and installation of an LPG tank

at

47 Sydenham Road, BROOKVALE

SPEEDGAS
49 Chard Road
Brookvale NSW 2100

December 2023

\

TABLE OF CONTENTS

1.0 INTRODUCTION

Peter Princi Architects have been engaged to prepare a Statement of Environmental Effects to accompany a Development Application to Northern Beaches Council. The applicant is seeking development consent for the installation of an LPG gas tank and the installation of a Nitrogen tank, as well as a storage are to an existing industrial unit.

Two similar cylinders exist on site at present.

Documentation accompanying this application are:

- Topographical Survey including location of council assets in easement
- Site Plan
- Plans
- Elevations
- Section
- Waste Management Plan
- SOEE
- EIS
- Hazard Report
- Notification Plans
- Cost Summary Report
- Access Report

2.0 SITE ANALYSIS

Part of the requirements of the Development Application requires the consent authority to consider a site analysis of a subject site before development consent can be issued. The following site descriptive analysis compliments the site plans and detail survey accompanying the development application.

2.1 Subject Site

The subject site is known as Lot 22, No. 47 Sydenham Road, Brookvale, and is situated in an E4, General industrial zone. The subject site is located on the northern side of Sydenham Road.

The subject site is legally identified as Lot 22, Section 3 in DP 6033.

With regard to topography, the subject site is relatively flat, but can drain by gravity to the street and Councils stormwater system.

2.2 Site Context

The subject site is located in a precinct, which contains a large number of factory/warehouse units. The sizes and uses are varied.

2.3 Easements for Drainage

The site is able to drain to the street. The proposal does not increase the impervious area. The proposed LPG tank will be underground, with a filling platform on top, which is over an existing hard stand area. The proposed Nitrogen tank will be erected over an existing concrete area.

2.4 Soil Types

The site is identified as not having any adverse soil conditions.

2.5 Heritage Items

There are no heritage or archaeological items evident on site.

2.6 Location of Buildings, etc

The location and height of existing buildings/structures on the site and paths, paving, driveways, retaining walls, fences, street crossings and kerbs and gutters are evident on the accompanying Survey and Development Application.

2.7 Visual Character

The proposed works are located in an area that is made up of numerous industrial units, and due to the lot size, and proposed unit size, it will not be out of context with the surrounds. The proposal is quite small in scale, and the overall structures on site will be below the 11000mm height restriction.

The proposed works will be in context in height and scale to the surrounding buildings.

2.8 Views

There are no real views to mention, and the complex is an industrial complex, and is used solely as a place of business.

2.9 Open Space

There is no need for open space in this use, however the areas can be clearly seen on the accompanying survey and Development Application.

3.0 PROPOSED DEVELOPMENT

The applicant seeks development consent to undertake the following:

- Installation of an LPG Gas Tank,
- Gas filling platform over,
- Erection of Gas Storage Cylinder. (Nitrogen),
- Cover to an existing storage building with access stairs.

The use will be ancillary to 49 Chard Road. It will be a depot for storage, as well as the storage of non hazardous gas above ground, being Nitrogen.
It is a light industrial operation. The LPG tank is below ground, and not unlike the service stations in the area. It will be a warehouse and distribution centre.

4.0 BUILDING FORM

4.1 Visual Character

The development conserves the visual character. The proposal is for a an industrial gas storage and distribution facility, and will have no negative impact on the streetscape.

4.2 Building Setbacks

The proposed LPG gas tank and the Nitrogen Tank will have minimum of 3000mm setbacks to any boundaries.

4.3 Hours of Operation

The hours of operation will be as existing, being, Monday to Friday, 6.00am till 6.00pm and Saturday 7.00am till 5.00 pm.

4.4 Roof Line

The roof line of the existing buildings will remain unchanged, and the storage cylinder will be below the 11000mm height restriction.

4.5 Built Upon Area

The Built Upon area increases for the cylinder, but there is an existing concrete area where the cylinder is proposed.

4.6 Noise

The proposal will not result in any noise emission which would unreasonably diminish the amenity of the area. The proposed cylinder will be relatively quiet.

4.7 Cut and Fill

There will be some minor excavation for footings, which will be approximately 300mm, but otherwise there will be no other cut and fill as a result of the proposal.

4.8 Flood Prone Land

The site is identified as being flood prone, however it is a gas cylinder in an industrial estate. It will be engineered with the flood prone issues in mind.

4.9 Hazard Risk

A hazard report accompanies this application.

4.10 Colour

The proposed cylinder will be painted in a non-reflective colour that will be suitable in the context of the surrounds.

4.11 Section 79C of the EPA

The proposed gas storage cylinder will meet and comply with the requirements of Section 79C of the EPA. The entire site currently meets and is compliant with these guidelines, and the proposed storage cylinder will also be consistent.

5.0 CONCLUSION

The proposed design solution has been developed after undertaking a detailed site analysis with specific consideration given to providing a development that is responsive to the topography of the site, and the constraints of the existing elements and structures.

The proposed gas storage is an an industrial area and will not be out of context with the surrounds. There are other similar facilities in the area, and the various service stations in the area have LPG gas storage on site.

Development of the subject site as proposed ensures that an architecturally treated development will eventuate, which provides high levels of amenity to future residents and minimizes impacts on neighbouring properties.

The proposal meets the objectives of the LEP and DCP.

The site is within an established industrial area. There are similar examples of this structure in the vicinity.

"the proposal is considered to be consistent with the Desired Future Character, Built Form Controls and General Principles"

Council's support of the development is sought.