

# **Review of Environmental Factors - 3 Garner Street Lue NSW 2850 – Lue Havilah Rural Fire Brigade Station Extension – 29/12/2021**

## **SUBJECT**

Premises: No 3 Garner Street, Lue – Existing RFS Station & Proposed Extension

Applicant: Fire Control Officer (FCO), NSW Rural Fire Service (NSW RFS), Cudgegong District

Owner: Mid-Western Regional Council, (MWRC) owns the land. Phone: 1300 765 002 or 02 6378 2850.

To: General Manager, Mid-Western Regional Council, (MWRC)

From: NSW Rural Fire Service – Cudgegong District

Date: 29/12/2021

File: Lue Havilah Rural Fire Brigade, Proposed Station Extension 1.

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**The following report constitutes a review of environmental factors in respect to the above proposal as required by Part 5 of the Environmental Planning and Assessment Act.**

## **REVIEW OF ENVIRONMENTAL FACTORS**

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### **PART A – General Information**

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#### **The proposal**

It is proposed to construct a metal clad addition, to an existing Rural Fire Service (RFS) Station, at 3 Garner Street Lue NSW 2850.

#### **Location and boundaries of the project**

The location of the Project is 3 Garner Street Lue NSW 2850 (Lot 25 DP 1140863).

#### **Description of project**

There is an existing Rural Fire Service (RFS) Station, approx. 15m x 9m, which the NSW Rural Fire Service Cudgegong District wishes to extend by attaching an additional two-bay shed. The shed is proposed to consist of a metal clad structure, the full length of the existing structure, at approx. 9.0m wide by 15.0m long to a height of 4.0m.

This extension features on the NSW RFS Cudgegong District Station Build and Refurbishment Plan and is to be funded under contributions to the Mid-Western Regional Council as part of the Rural Fire Fighting Fund (RFFF). The extension will enable safe and secure storage for the four firefighting vehicles assigned to Lue Havilah Rural Fire Brigade for the provision of emergency services to the Lue and surrounding areas. The extension will also afford volunteer firefighters of the Lue Havilah Rural Fire Brigade a suitable location to conduct training and Brigade administration activities.

## **PART B – Current Environmental Conditions**

### **Description of site in current condition**

The site is suitable for the extension, as it is level, it has suitable access from Garner Street Lue, with no obstacles impeding the construction.

There is currently a shipping container on the site used for the storage of NSW RFS equipment. There are two potable 22,500L water tanks at the rear of the existing NSW RFS Station, and a 160,000L non-potable firefighting water tank, approx. 25m to the north-east (maintained by Mid-Western Regional Council).

There is an existing amenity block approx. 25m to the west, which houses toilets and a community use room, predominately used by the Lue Cricket, Croquet and Polo Club.

### **Description of locality surrounding the site**

The location is situated next to an existing NSW RFS Station (occupied by Lue Havilah Rural Fire Brigade), with an oval to the rear, which is used for both NSW RFS training and the local community for recreation.

### **Details of zoning regulations for the site**

The land that the proposed Lue Havilah Rural Fire Brigade Station Extension being 3 Garner Street Lue NSW 2850, being Lot 25 DP 1140863, is zoned RU5 Village.

The proposed extension does not contradict any zoning conditions.

### **Does the project contravene zoning limitations**

No the proposed NSW RFS Station Extension does not contravene the current zoning.

The zoning allows the Fire Station Extension to be constructed with the approval of the General Manager of Mid-Western Regional Council, as the General Manager is also considered to be the owner of the land upon which the Lue Havilah Rural Fire Brigade Station Extension will reside.

Please see “State Environmental Planning Policy (Infrastructure) 2007”.

#### **48 Development Without Consent,**

Item (3), Development for any of the following purposes may be carried out by or on behalf of an emergency services organisation without consent on any land –

- (a) The replacement or alteration of, or addition to, an existing emergency services facility,**
- (b) The restoration of an emergency services facility due to damage,
- (c) The demolition of an emergency services facility.

The proposed Lue Havilah Rural Fire Brigade Station Extension, complies with (3a) above, as it is an **addition to, an existing emergency services facility.**

## **PART C – Changes in environment**

### **Demolition or substantial alteration to structures**

There is no proposed demolition, but existing NSW RFS Station slab will be “doweled”, and the steel reinforcing of the proposed concrete slab of the extension, will be fixed to ensure that the two slabs are acting as a continuous slab.

It is proposed to attach a steel beam to the existing structure, to support the proposed rafters. The roof of the proposed extension will be attached this steel beam. See Plans Appendix A.

### **Impact upon Heritage Items**

Using the Australian Government - “Department of the Environment & Energy” Website <http://www.environment.gov.au/cgi-bin/ahdb/search.pl>, and the coordinates from AHIMS site, which includes the following databases.

- National Heritage List,
- World Heritage List,
- Commonwealth Heritage List,
- List of overseas places of Historical Significance to Australia,
- Register of National Estate (Non Statuary Archive)

Showed that there are no heritage items in the near vicinity.

Also using the coordinates from AHIMS site;

*AHIMS Web Service search for the following area at Lat, Long From : -32.65, 149.84- Lat, Long To : -32.65, 149.84 with a Buffer of 50 meters, conducted by Troy Gersback on Wednesday 29 December 2021.*

Showed that there are no AHIMS heritage items in the near vicinity. See “Impact to Native Title Rights”, below;

### **Trees to be felled**

There will be no trees removed resulting from this proposed extension.

### **Permanent destruction of vegetation**

The only vegetation that will be effected will be the removal of grass, to construct the footings & slab for the structure.

### **Permanent and significant effects on natural features**

There are no natural features like water courses, or rock formations in the area.

## **PART D – Environmental considerations/effect on:**

### **Environmental impact on the community**

The only impact on the community will be positive. As the extension will provide much needed a training, meeting, communications and vehicle storage area for the volunteer firefighters of the Lue Havilah Rural Fire Brigade.

### **Transformation of the locality**

There will be no change of use of the facilities, as there is an existing NSW RFS Station on the site.

### **Environmental impact on ecosystems of the locality**

There are no know sensitive ecosystems in the area.

### **Reduction of aesthetic, recreational, scientific or environmental quality or value of locality**

- Aesthetic – the visual landscape will not be altered, as the “proposed Fire Station Extension”, ridge height will be lower than the existing NSW RFS Station.
- Recreational – The “proposed Fire Station Extension”, will improve the recreational capacity of the existing NSW RFS Station by adding a training, meeting, communications and storage room for the Lue Havilah Rural Fire Brigade.
- Scientific – There are no known effects to any scientific issues.
- Environmental quality – It is proposed to re-landscape the area surrounding the NSW RFS Station.
- Value of locality – The proposed extension is expected to add value by providing a higher level of training and emergency response capability for the members of the local Lue /Havilah Brigade.

### **Effect upon the locality, place or building having aesthetic, anthropological (cultural development of mankind), archaeological, cultural, historical, scientific or social significance for present and future generations**

The erection of the Lue Havilah Rural Fire Brigade Station Extension, will have a significant positive effect for both the locality, as well as the present and future membership of the organisation.

### **Impact on the habitat of protected or endangered fauna (within the meaning of the National Parks and Wildlife Act 1974)**

[NSW National Park and Wildlife Services \(NPWS\) Dataset | The Location Information Knowledge Platform \(fsdf.org.au\)](https://www.npws.gov.au/npws-services/npws-dataset)

The proposed Lue Havilah Rural Fire Brigade Station Extension shows “0 data sets found”.



## **Endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air**

There is no local watercourse or pond in the area, and it is not anticipated that the extension would have any adverse effect on the bird life in the area. Existing rabbit holes on the site may be required to be filled and levelled, to complete the footings for the extension.

## **Long-term effects on the environment**

It is anticipated that there will be a long-term enhancement of the environment, by the construction of the NSW RFS Station extension.

## **Degradation of the quality of the environment**

It is anticipated that there will not be a degradation, but an enhancement of the quality of the environment, by the construction of the NSW RFS Station extension.

## **Risk to the safety of the environment**

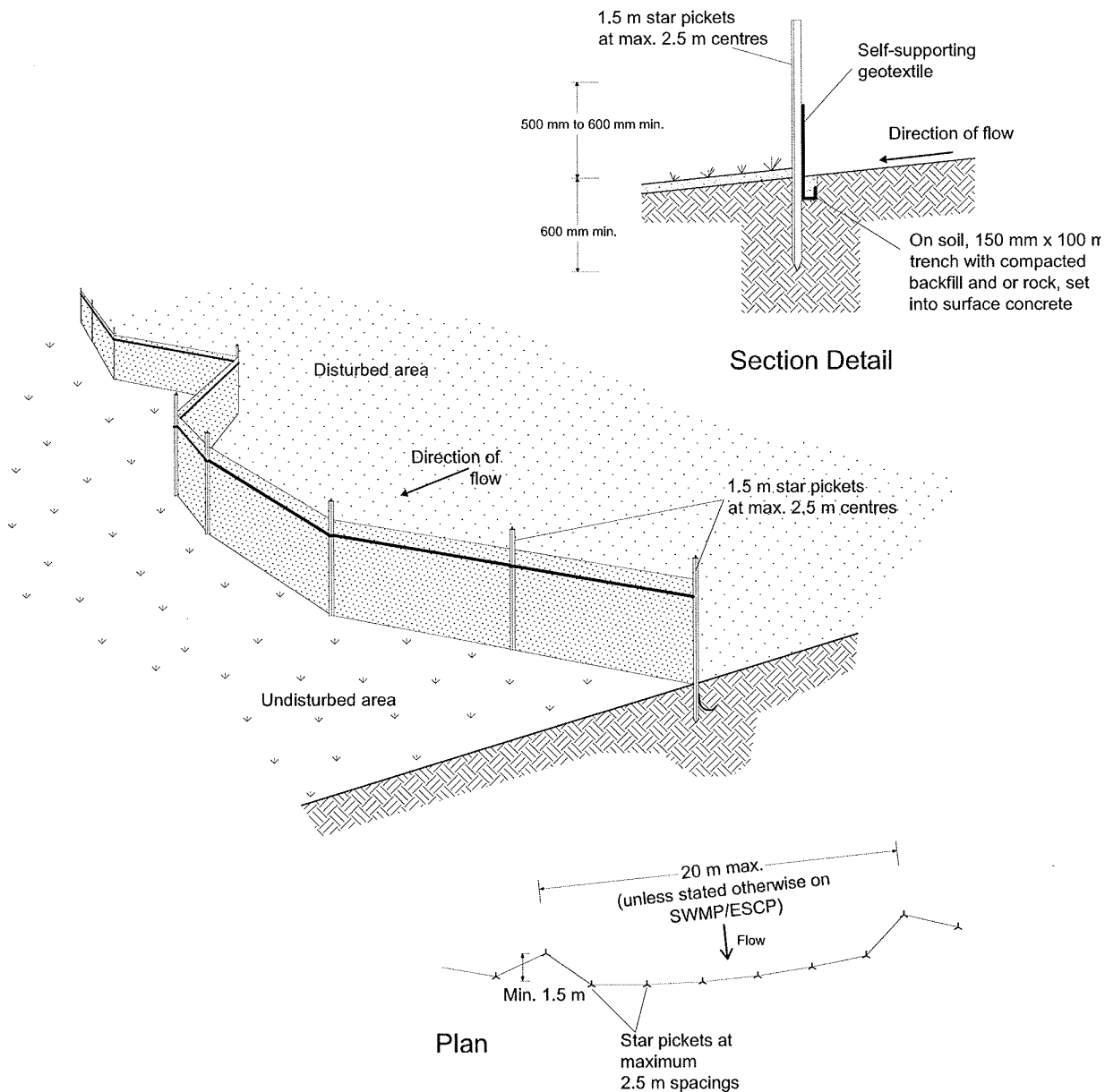
There will be an enhanced level of safety for the environment, as the proposed NSW RFS Station extension will provide essential training and preparedness of current and future volunteer firefighters of the Lue Havilah Rural Fire Brigade, for both emergency incidents both within the local and wider Mid-Western Regional Council area.

## **Any reduction in the range of beneficial uses of the environment**

As the site selected is a level site adjacent to the existing NSW RFS Station, it is believed that there will be no reduction in the "uses of the environment".

## Any pollution of the environment

There will be construction fencing and silt fencing erected as shown below, to ensure that there will be no environmental pollution on the site.



### Construction Notes

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section.
2. Cut a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150 mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

## SEDIMENT FENCE

### **Any environmental problems from the disposal of wastes**

As there is no demolition or asbestos in the existing NSW RFS Station, or the proposed extension, it is not anticipated that there will be any environmental issues, created by the development. Any disposal of waste will be made at the MWRC Waste Transfer Station on Lue Road, approx. 1.5km to the west of the proposed extension, or as directed by MWRC.

### **Any increase on demands on resources (natural or otherwise) that are, or are likely to become in short supply**

The major demand on resources of the combined existing NSW RFS Station and its extension, will be on the availability of water.

This has been addressed by the recent placement of a 160,000 litre non-potable water tank, approx. 25m to the north of the proposed extension.

### **Any cumulative environmental effect with other existing or likely future activities**

The cumulative effect will be a better preparedness and ability to respond to future emergencies and natural disasters.

## Impact to Native Title Rights

See Basis AHIMS Search at the coordinates below showing;  
*AHIMS Web Service search for the following area at Lat, Long From : -32.65, 149.84- Lat, Long To : -32.65, 149.84 with a Buffer of 50 meters, conducted by Troy Gersback on Wednesday 29 December 2021.*

**0** Aboriginal sites are recorded in or near the above location.

**0** Aboriginal places have been declared in or near the above location.



**AHIMS Web Services (AWS)**  
Search Result

Your Ref/PO Number : Lue Havilah Rural Fire Br

Client Service ID : 649429

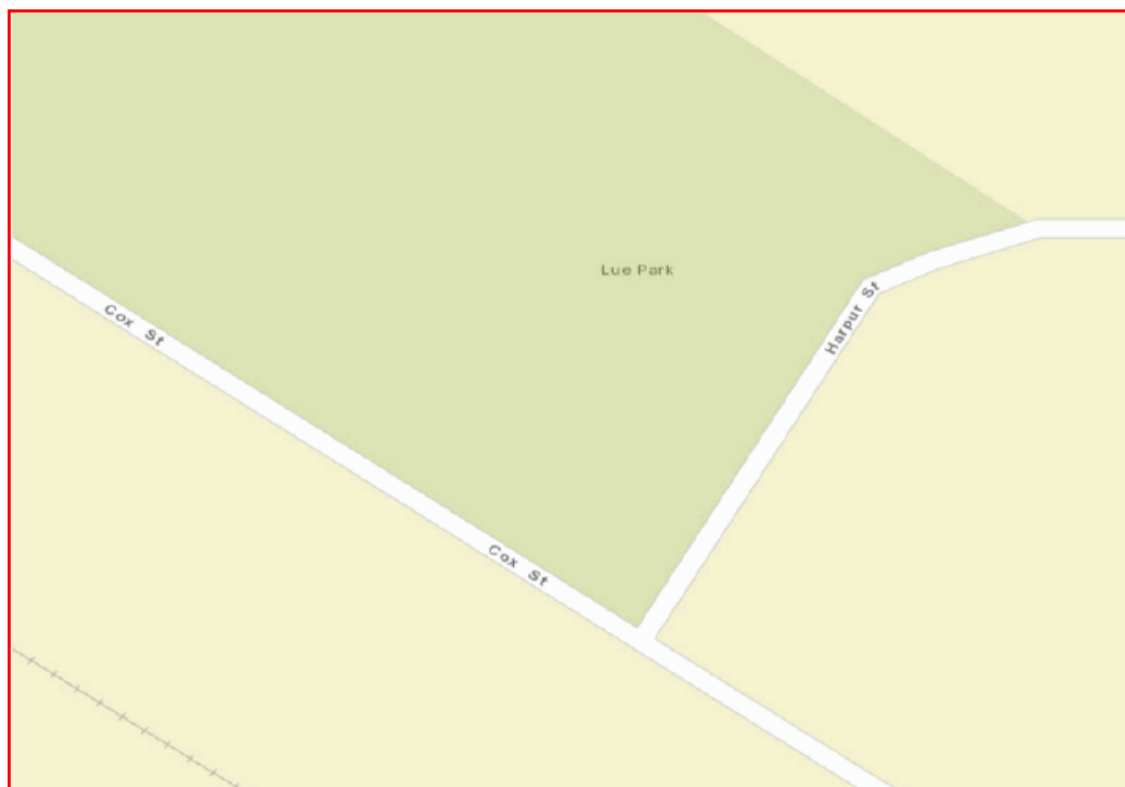
NSW Rural Fire Service Headquarters  
15 Carter Street  
Lidcombe New South Wales 2141

Date: 29 December 2021

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -32.65, 149.84 - Lat, Long To : -32.65, 149.84, conducted by Troy Gersback on 29 December 2021.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

<b>0</b>	<b>Aboriginal sites are recorded in or near the above location.</b>
<b>0</b>	<b>Aboriginal places have been declared in or near the above location. *</b>



## **Other considerations**

It is not considered that there are any further considerations regarding the erection of this extension.

## **PART E – Summary and declaration**

**Will the project produce any impact on the environment known or suspected and not described above which will or may contribute to the pollution of the environment by effluent waste, noise or visual impact, or to the defilement, defacement or deterioration of the environment by altering or contributing to the alteration of the natural areas, or the character of the developed area**

It is not considered that the proposed Lue Havilah Rural Fire Brigade Station extension will have any negative impact on the environment.

### **Will the project have beneficial effects on the environment**

Yes, the project will be beneficial for the environment, as it will assist in both the training, preparedness and response of volunteer firefighters to emergencies and natural disasters.

### **Costs and benefits of the project**

This project has an approved budget of \$120,000.00.

Budget is to cover:

- Construction of skillion-style, two-bay Colorbond shed on concrete slab
- Installation of kitchenette (along north-eastern wall) and associated plumbing
- Installation of appropriate electrical (power points, internal and external lighting)
- Implementation of a hard stand (concrete) between Garner Street and front of new and existing shed

Construction of the proposed extension will not only enable safer and more efficient storage of four firefighting appliances currently assigned to Lue Havilah Rural Fire Brigade, but provide for appropriate facility to conduct training and administrative duties – doubling as a staging area/forward command during major incidents.

### **Is this a true and fair declaration of the project in relation to its effect on the environment**

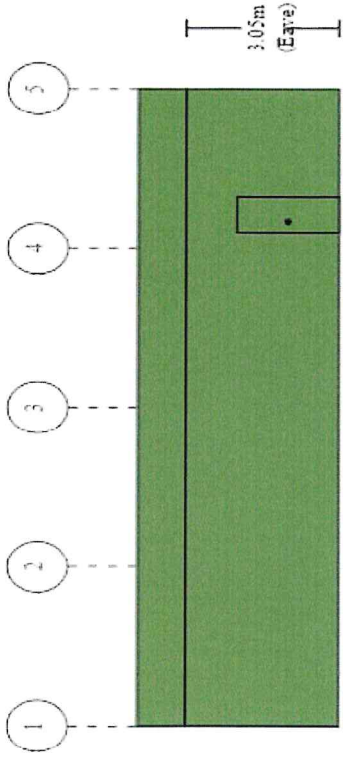
Yes

## **Appendix A – Proposed Layout – See Attachment**

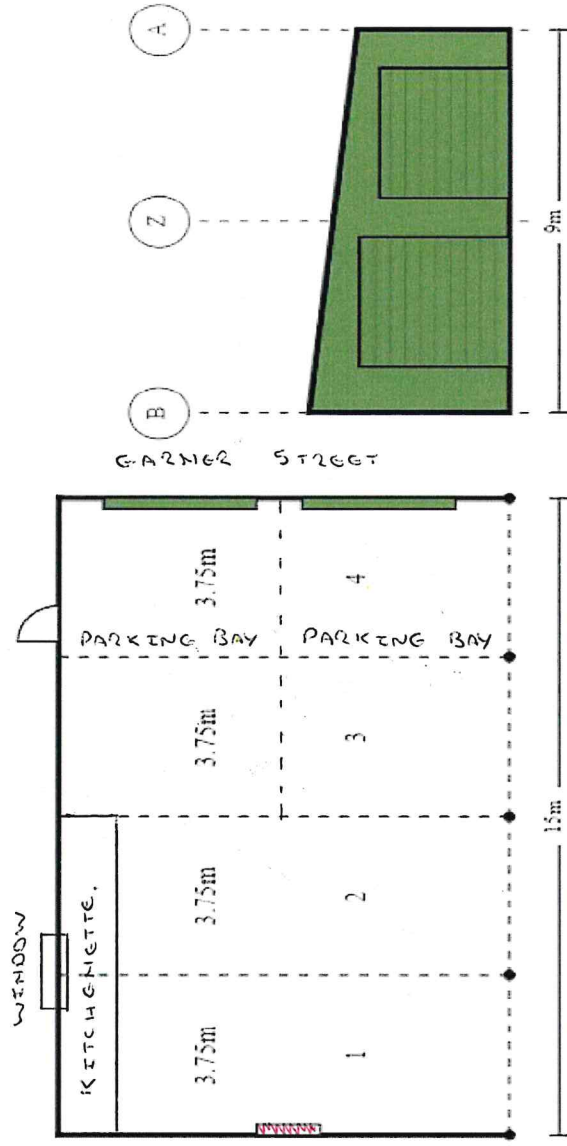
Part 5 - Review of Environmental Factors - 3 Garner Street Lue NSW 2850 – Lue Havilah Rural Fire Brigade Extension Appendix A Proposed Layout

## **Appendix B – Site Photos – See Attachment**

Part 5 - Review of Environmental Factors - 3 Garner Street Lue NSW 2850 – Lue Havilah Rural Fire Brigade Extension Appendix B Site Photos

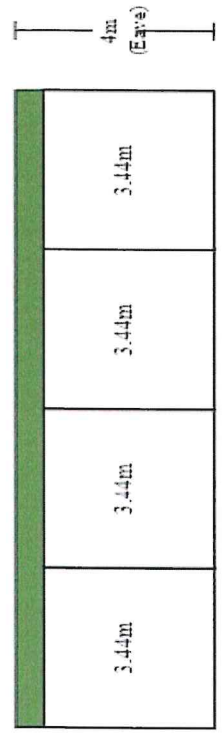


Left Side

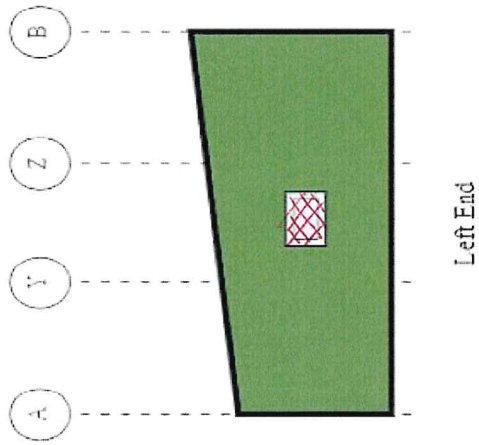


Right End

GARNER STREET



Right Side





RFS Extension East Side Looking West – Front of Station



RFS Extension Facilities & Large Tank



RFS Proposed Site of Extension North Side Looking South



RFS Extension West Side & Facilities Looking East



RFS Extension Gardner Street Side - Distance to corner



RFS Extension Facilities & nearby Children's play area