

Statement of Environmental Effects



Submission date: **13 January 2022, 12:16PM**
Receipt number: **SEE20**
Related form version: **5**

Before you begin

This statement must be completed by the applicant and/or their representative to comply with the requirement of Section 79C of the Environmental Planning and Assessment Act, 1979. The completed statement must accompany the Development Application and accompanying plans.

Each of the following categories must be completed for all forms of development, building works or activity requiring development consent. The level of detail required will depend upon the nature and scale of the proposed development. Should you be uncertain of any aspect, you should contact Council's Planning and Development Group for advice.

Please note that you will need to read and accept the [privacy statement](#) and applicable [terms and conditions](#) in the final stage of this form before submitting.

Your Details

First name **Troy**

Last name **Gersback**

Email

A copy of your submission will be sent to this email address.

Phone number

Address

Property Details

Property address **3 Garner Street, Lue NSW 2850, Australia [Map](#)**
(-32.6519999, 149.8423197)

The following details can be found on a recent rates/water notice.

Property number **3**

Lot number **25**

Deposited Plan (DP) number **1140863**

Description of Proposal

What is the proposed development?

- 2 Bay Colorbond Extension to existing NSW RFS facility incorporating kitchenette (along north-eastern facing wall)

Describe your proposal in detail.

Include details such as whether the development will use whole or part of the building(s) or land(s), whether new buildings are proposed, the physical features of the proposed building(s), the nature of the building(s) [eg: office, retail, industrial, etc], materials and colour scheme, signage, disabled access and facilities, seating capacity, tree or vegetation removal.

- Extension proposed to be attached to north-eastern wall of existing NSW RFS facility, extending 9m wide x 15m long (approx. 4m high) towards the existing 160,000L Mid-Western Regional Council water tank

- Extension to house 2 x Category 9 firefighting appliances (Toyota Landcruisers), small kitchenette and multipurpose space (for training and meetings)

- Associated internal and external lighting and plumbing to be completed

- Hard stand driveway (concrete) to be implemented in front of all 4 roller doors, between existing/new slab and Garner Street

- Existing station signage to be upgraded to new NSW RFS design (red background, NSW RFS crest, Brigade name) to front of facility

- No vegetation removal proposed

Description of the Site

What is the area of the site? **Block: 2.15ha Proposed Extension: 135sqm**

Describe the site.

Elaborate on the information provided on the site analysis plan. Include information such as the physical features of the site, for example slope and vegetation, existing services.

- Cleared (grass), level ground
- Co-located with Recreation Ground, playground equipment, public amenities and Mid-Western Regional Council 160,000L rainwater tank (accessed by NSW RFS)

Describe the use of lands adjoining the site.

What is the proposed impact on adjoining property? (Consider issues such as noise, privacy, over and flow of stormwater and other amenity impacts).

- Proposed extension will have negligible impact on surrounding lands - no additional equipment or emergency operations to be conducted out of site in comparison to current use - extension will provide for more efficient storage and response of emergency vehicles, while providing more 'fit-for-purpose' facilities for volunteer firefighters to operate out of
- North: Recreation Ground, agricultural land
- South: Cox Street, Wallerawang Gwabegar Railway Corridor (Disused)
- East: Garner Street, 2 x Residential Properties
- West: Recreation Ground

Present and Previous Uses

What is the present use of the site and when did this use commence?

- NSW RFS Rural Fire Brigade Station (Lue Havilah Rural Fire Brigade) - approx. 25 years at current location
- Public Amenities
- Playground Equipment
- Cricket Pitch

Did this use receive development consent?

Yes

List the previous uses of the site.

- As above

Have any potentially contaminating activities been undertaken on the property?

No

Apart from obvious activities such as petrol bowsers and industries, there may be less obvious sources of contamination such as asbestos disposal, old sheep dips and sawmills.

Environmental Constraints

Has the proposed development been designed to respond to the following environmental constraints, where applicable?

Indicate yes, no or not applicable to each of the following

- (a) Flooding: **N/A**
- (b) Bushfire (If yes, is a bushfire report included in your application?) : **N/A**
- (c) Groundwater vulnerability: **Yes**
- (d) Sensitive biodiversity: **N/A**
- (e) Saline soils: **N/A**
- (f) Threatened species or habitat: **N/A**
- (g) Minimise vegetation removal: **N/A**

If yes to any of the above, indicate how the proposed development responds to the constraints.

- **Earthworks associated to proposed construction and construction itself will not have impact on groundwater**
- **All waste generated will be removed from site once generated - erosion controls during construction to be implemented - stormwater to be managed via existing infrastructure**

Utilities and Services

Provide details of the existing and proposed method of stormwater disposal.

- **Via existing facility infrastructure**

Provide details of proposed electricity supply.

- **Via existing facility infrastructure**

Provide details of proposed water supply.

- **Via existing facility infrastructure (2 x 22,500L rainwater tanks)**

Provide details of proposed bushfire fighting water supply, where relevant.

- **Not applicable - not classified as Bush Fire Prone Land**

Provide details of proposed sewage management.

- **Amenities not proposed to be included as part of extension plans - public amenities suitable**
- **Approval for grey water from kitchenette to be managed under S68 application - proposed new septic system or access into existing Mid-Western Regional Council infrastructure onsite via public amenities block**

Operational Details

Is the application for the construction of a dwelling-house, additions and alterations to a dwelling-house or structures ancillary to a dwelling-house? **No**

Operational and Management Details

Describe in detail the proposed business activity. **- Emergency services (NSW RFS)**

Total number of staff: **39**

Max number of staff on duty at any one time: **10**

Max number of clients/customers expected in a day: **0**

Max number of clients/customers expected at any one time: **0**

Hours of Operation

Monday to Friday

Due to unknown nature of emergency response - various hours throughout 24 hour period (6 emergency responses during FY20/21). Brigade administration (meetings) typically conducted once per quarter in evening (18.00-19.00hrs)

Saturday

Due to unknown nature of emergency response - various hours throughout 24 hour period (6 emergency responses during FY20/21). Brigade administration (meetings) typically conducted once per quarter in evening (18.00-19.00hrs)

Sunday

Due to unknown nature of emergency response - various hours throughout 24 hour period (6 emergency responses during FY20/21). Brigade administration (meetings) typically conducted once per quarter in evening (18.00-19.00hrs)

Extended hours

Due to unknown nature of emergency response - various hours throughout 24 hour period (6 emergency responses during FY20/21). Brigade administration (meetings) typically conducted once per quarter in evening (18.00-19.00hrs)

What are the existing and proposed fire safety measures for the building?

**- Fire extinguishers (9.0kg ABE)
- Fire fire blanket**

Is legal (e.g. Right of Way) vehicular access available from the street to the site? What are the site distances (left and right)? What is the speed limit?

- Direct access via Garner Street - 50km/h - access is less than 10m from road edge to current entrance to the facility

Expected vehicle types associated with the proposal:

**- C Class licence vehicles owned by members of Lue Havilah Rural Fire Brigade
- Firefighting vehicles (1 x Isuzu FTS750, 1 x Mitsubishi Canter, 2 x Toyota Landcruisers)**

Number of car parking spaces provided:

-

Location of car parking spaces provided:

Eastern-side of Garner Street - southern-side of existing NSW RFS facility

What are the arrangements for transport, loading and unloading goods? What is the expected frequency of deliveries, size of vehicles and frequency of truck movements?

**- All goods are delivered to Cudgegong District Fire Control Centre (54 Depot Road Mudgee) and transported to the existing NSW RFS facility by car
- Truck movements associated with emergency response are sporadic (6 responses during FY2021)**

List machinery associated with the proposed business/activity.

- Not applicable

List the type and quantity of raw materials, finished products and waste materials.

- General waste - similar to that generated to a household of 3-4 persons

How will waste be disposed of?

Note. A Trade Waste Approval may be required. Please see Council's website for details

- Transported by volunteer firefighters assigned to Lue Havilah Rural Fire Brigade to the Lue Waste Transfer Facility

Identify any proposed hazardous material or processes.

- Not applicable

Mid-Western Regional Local Environmental Plan 2012 (MWRLEP)

<p>What is the land zoned?</p>	<p>RU5 Village</p>
<p>What is the proposal for (as defined by MWRLEP)?</p> <p>There are parent definitions and child definitions in MWRLEP please use the child definition</p>	<p>- Emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.</p>
<p>Is this use permissible within the zone?</p>	<p>Yes</p>
<p>Expand on how your proposal meets the objectives of the zone.</p>	<p>- Proposed extension is in support of volunteer firefighters assigned to the Lue Havilah Rural Fire Brigade and the Cudgegong District</p> <p>- Extension of this facility is at the benefit of the Lue, Havilah and surrounding communities to ensure ongoing and effective rural fire services are afforded to them into the future</p>
<p>Does the proposal comply with all the relevant requirements of the MWRLEP?</p> <p>Please list and address all relevant causes to your development from the LEP add extra documentation in the upload field below if necessary.</p>	<p>See “State Environmental Planning Policy (Infrastructure) 2007”.</p> <p>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 –</p> <p>(a) The replacement or alteration of, or addition to, an existing emergency services facility,</p> <p>(b) The restoration of an emergency services facility due to damage,</p> <p>(c) The demolition of an emergency services facility.</p> <p>The proposed extension to Lue Havilah Rural Fire Brigade Station, complies with (3a) above, as it is an addition to, an existing emergency services facility.</p>

Mid-Western Regional DCP 2013 is structured into sections that are relevant to specific development.

Part 1 – Introduction

Part 2 – Fast Track Development Applications

Part 3 – Discretionary Development Standards

Part 4 – Specific Types of Development

Part 5 – Development Standards

Part 6 – Development in Rural Areas

Part 7 – Subdivision

Part 8 – Site Specific Controls

Appendix A – Flood Schedules

Appendix B – MWRC Auspec Stormwater Drainage Design

Appendix B2 – Stormwater to Stormwater

Appendix C – Caerleon Development Control Plan

Appendix D – Implementing a Subdivision Consent

Note. Part 1.12 Community Consultation may require the development to be neighbour notified and/or advertised in accordance with the DCP provisions.

Please list and address the relevant clauses to your development based on the zone of your land (add extra pages if necessary).

Part 1 - Introduction: Noted

Part 2 - Fast Track Development Applications: Not Applicable

Part 3 - Discretionary Development Standards: Not Applicable

Part 4 - Specific Types of Development:

4.1 Multi Dwelling Housing: Not Applicable

4.2 Affordable Multi Dwelling Housing: Not Applicable

4.3 Sex Services Premises: Not Applicable

4.4 Signs: Existing signage to be updated to new standard on eastern facing façade (Garner Street) -

Red background featuring NSW RFS crest and

wording "NSW RURAL FIRE SERVICE Lue/Havilah Rural Fire Brigade

4.5 Commercial Development: Not Applicable

4.6 Industrial Development: Not Applicable

4.7 Tree Preservation Order: Proposed extension does not require removal of any trees

Part 5 - Development Standards

5.1 Car Parking - Suitable parking achieved in cleared area due east of current facility (along Garner Street) and along southern extent of current facility (within recreation ground)

5.2 Flooding: Not Applicable

5.3 Stormwater Management: Existing infrastructure on site to be utilised - construction fencing and silt fencing to be erected to ensure that there will be no environmental pollution onsite per Landcom Soils and Constructions: Managing Urban Water: The Blue Book, Hip Pocket Handbook

5.4 Environmental Controls

- Protection of Aboriginal Archaeological Items: AHIMS Basic Search completed 29/12/21 - no sites/places have been declared or recorded in area - if unregistered site is discovered during works then the site feature will be treated with appropriate relevant conditions and details of the discovery provided to OEH

- Bushfire Management: Not Applicable - not mapped as Bush Fire Prone Lands

- Riparian and Drainage Line Environments: Not Applicable - none identified through site

- Pollution and Waste Management: Any waste disposal will be made at the MWRC Waste Transfer Station on Lue Road - approx. 1.5km west of the site, or as directed by MWRC

- Threatened Species and Vegetation Management: No threatened species noted on NSW RFS mapping layers - vegetation type mapped as 'Cleared' - maintained grasslands present

- Building in Saline Environments: Review of ePlanning Spatial Viewer layer does not indicated salinity issues

Part 6 - Development in Rural Areas: Not applicable

Part 7 - Subdivision: Not Applicable

Part 8 - Site Specific Controls: Not Applicable

Appendix A – Flood Schedules: Not Applicable
Appendix B – MWRC Auspec Stormwater Drainage Design: Not Applicable
Appendix B2 – Stormwater to Smartwater: Not Applicable - to be connected to existing building infrastructure on site
Appendix C – Caerleon Development Control Plan: Not Applicable
Appendix D – Implementing a Subdivision Consent: Not Applicable

Where the proposed development does not comply with a relevant “deemed to satisfy” standard in the DCP, please provide justification for the variation to the standard (Refer to Section 1.7 of the DCP).

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 extension, complies with (3a) above, as it is an addition to, an existing emergency services facility.

Declaration

Privacy Statement & Terms and Conditions

I have read and accept the [privacy statement](#), any above statements and applicable [terms and conditions](#) as stated on Council's website.

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