

# Statement of Environmental Effects



Submission date: **5 January 2022, 12:55PM**  
Receipt number: **SEE15**  
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

**54 Depot Rd, Mudgee NSW 2850, Australia** [Map](#)

## Property Details

Property address	<b>41 George Campbell Dr, Mudgee NSW 2850, Australia</b> <a href="#">Map</a> (-32.5637502, 149.6155758)
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The following details can be found on a recent rates/water notice.

Property number	<b>41</b>
Lot number	<b>15</b>
Deposited Plan (DP) number	<b>DP1271269</b>

## Description of Proposal

What is the proposed development?	<b>3 x BAY COLORBOND SHED EXTENSION OFF EXISITING NSW RURAL FIRE SERVICE BUILDING</b>
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.	<b>- 3 x BAY COLORBOND (GREEN) SHED - APPROX 11M LONG x 7M DEEP - DIRECTLY ADJOINING EXISITING SHED ASSIGNED TO THE NSW RURAL FIRE SERVICE IN SUPPORT OF FIREFIGHTING AIR OPERATIONS AT MUDGEES AIRPORT</b> <b>- PRIMARY USE: STORAGE OF TRAILERS/VEHICLES AND ASSOICATED EQUIPMENT</b>

## Description of the Site

What is the area of the site?	<b>77</b>
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.	<b>- CLEARED, LEVEL AREA ADJACENT TO TIM LONERAGAN DRIVE BETWEEN EXISITING NSW RFS SHED AND 2 x BORE WATER TANKS MAINTAINED BY THE NSW RFS</b>

Describe the use of lands adjoining the site.  
Will the proposal impact on adjoining property? (Consider issues such as noise, privacy, overland flow of stormwater and other amenity impacts).

**- IMPACT TO ADJOINING LANDHOLDERS WILL BE NEGLIGIBLE - FACILITY ONLY TO BE ACCESSED DURING EMERGENCY OPERATIONS OR FOR EQUIPMENT MAINTENANCE**  
**- WEST: AIRCRAFT HANGERS**  
**- NORTH: MWRC STORAGE COMPOUND**  
**- EAST: VACANT AGRICULTURAL LAND**  
**- SOUTH: 2 x NSW RFS BORE WATER TANKS, DISUSED HOUSE**

## Present and Previous Uses

What is the present use of the site and when did this use commence? **- NSW RFS AIRBASE STORAGE SHED - OCCUPIED 2009**

Did this use receive development consent? **Yes**

List the previous uses of the site. **- CLEARED WITHIN BOUNDS OF MUDGEES AIRPORT PRECINCT**

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: **N/A**
- (d) Sensitive biodiversity: **N/A**
- (e) Saline soils: **N/A**
- (f) Threatened species or habitat: **N/A**
- (g) Minimise vegetation removal: **N/A**

## Utilities and Services

Provide details of the existing and proposed method of stormwater disposal.	<b>- CONNECT INTO EXISTING NSW RFS SHED ON SITE</b>
Provide details of proposed electricity supply.	<b>- CURRENTLY NO ELECTRICITY SUPPLY TO EXISTING NSW RFS FACILITY - PROPOSAL TO HAVE CONNECTION CREATED VIA EXISTING POWER BOX AT REAR OF MWRC STORAGE SHED/COMPOUND</b>
Provide details of proposed water supply.	<b>- NOT APPLICABLE - NO WATER CONNECTION REQUIRED - STORAGE FACILITY ONLY</b>
Provide details of proposed bushfire fighting water supply, where relevant.	<b>- NOT APPLICABLE - SITE NOTE SUBJECT TO BUSH FIRE PRONE LAND</b>
Provide details of proposed sewage management.	<b>- NOT APPLICABLE - NO SEWAGE CONNECTION REQUIRED - STORAGE FACILITY ONLY</b>

## 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?	<b>No</b>
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## Operational and Management Details

Describe in detail the proposed business activity.	<b>- STORAGE OF TRAILERS, VEHICLES AND EQUIPMENT UTILISED TO SUPPORT FIREFIGHTING AIR OPERATIONS AT MUDGEES AIRPORT</b>
Total number of staff:	<b>18</b>
Max number of staff on duty at any one time:	<b>DURING OPERATIONS: 6-10</b>
Max number of clients/customers expected in a day:	<b>0</b>
Max number of clients/customers expected at any one time:	<b>0</b>

## Hours of Operation

Monday to Friday	<b>VARIOUS - DEPENTANT UPON EMERGENCY OPERATIONS - PRIMARILY DURING BUSH FIRE DANAGER PERIOD (OCT-MAR) - DAYLIGHT HOURS ONLY (LAST LIGHT 19.30-20.00HRS)</b>
Saturday	<b>VARIOUS - DEPENTANT UPON EMERGENCY OPERATIONS - PRIMARILY DURING BUSH FIRE DANAGER PERIOD (OCT-MAR) - DAYLIGHT HOURS ONLY (LAST LIGHT 19.30-20.00HRS)</b>
Sunday	<b>VARIOUS - DEPENTANT UPON EMERGENCY OPERATIONS - PRIMARILY DURING BUSH FIRE DANAGER PERIOD (OCT-MAR) - DAYLIGHT HOURS ONLY (LAST LIGHT 19.30-20.00HRS)</b>
Extended hours	<b>VARIOUS - DEPENTANT UPON EMERGENCY OPERATIONS - PRIMARILY DURING BUSH FIRE DANAGER PERIOD (OCT-MAR) - DAYLIGHT HOURS ONLY (LAST LIGHT 19.30-20.00HRS)</b>
What are the existing and proposed fire safety measures for the building?	<b>- 9.0KG ABE FIRE EXTINGUISHERS</b>
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?	<b>- YES - LESS THAN 10M - 20KPH</b>
Expected vehicle types associated with the proposal:	<b>- CAR (EXAMPLE HILUX) - MEDIUM FIREFIGHTING VEHICLE (EXAMPLE ISUZU NPS 75/45) - BOX TRAILER</b>
Number of car parking spaces provided:	<b>50+ - AT MUDGEES AIRPORT TERMINAL</b>
Location of car parking spaces provided:	<b>- 120M SE (MUDGEES AIRPORT TERMINAL CARPARK)</b>

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?

**- GOODS TO BE PRIMARILY UNLOADED AT 6 GOODGER PLACE EURUNDEREE (SITE OF NEW FIRE CONTROL CENTRE AND STORES FOR NSW RFS CUDGEGONG DISTRICT)**  
**- IN INTERIM PERIOD, GOODS TO BE UNLOADED AT DEPOT ROAD MUDGEES AND TRANSFERRED TO LOCATION VIA CAR**

List machinery associated with the proposed business/activity.

**- FORKLIFT (TO BE STORED AT 6 GOODGER PLACE EURUNDEREE - NEW LOCATION OF NSW RFS CUDGEGONG DISTRICT FIRE CONTROL CENTRE AND STORES)**

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

**- NEGLIABLE**

How will waste be disposed of?

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

**- ANY WASTE GENERATED IS BAGGED AND TAKEN OFFSITE AND DISPOSED OF VIA MWRC KERB SIDE COLLECTION AT CUDGEGONG DISTRICT FIRE CONTROL CENTRE**

Identify any proposed hazardous material or processes.

**- SITE CURRENTLY STORES CLASS A AVIATION FOAM DRUMS (LESS THEN 20 UNITS) - THESE GOODS WILL BE TRANSFERRED TO THE STORAGE FACILITY AT 6 GOODGER PLACE EURUNDEREE ONCE CONSTRUCTED TO INCREASE AVAILABLE SPACE IN EXISTING FACILITY TO STORE TRAILERS/VEHICLES AND EQUIPMENT**

## Mid-Western Regional Local Environmental Plan 2012 (MWRLEP)

What is the land zoned?

**SP2 AIR TRANSPORT FACILITY**

What is the proposal for (as defined by MWRLEP)?

There are parent definitions and child definitions in MWRLEP – please use the child definition

**EMERGENCY SERVICES FACILITY: A BUILDING OR PLACE (INCLUDING A HELIPAD) USED IN CONNECTION WITH THE PROVISION OF EMERGENCY SERVICES BY AN EMERGENCY SERVICES ORGANISATION.**

Is this use permissible within the zone?

**Yes**

Expand on how your proposal meets the objectives of the zone.

**PROPOSED CONSTRUCTION IS IN SUPPORT OF FIREFIGHTING AIR OPERATIONS CONDUCTED AT MUDGEE AIRPORT WHICH SATISFIES THE PURPOSE SHOWN ON THE LAND ZONING MAP, INCLUDING DEVELOPMENT THAT IS ORDINARILY INCIDENTAL OR ANCILLARY TO DEVELOPMENT FOR THAT PURPOSE**

Does the proposal comply with all the relevant requirements of the MWR LEP?

**- YES - 6.8 AIRSPACE OPERATIONS - MUDGEE AIRPORT**

Please list and address all relevant clauses to your development from the LEP - add extra documentation in the upload field below if necessary.

## Mid-Western Regional Development Control Plan 2013 (DCP)

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: WALL SIGN TO BE AFFIXED TO SOUTH FACING WALL - VISIBLE AS VEHICLES APPROACH ALONG TIM LONERAGAN DRIVE - STANDARD NSW RFS DESIGN TO BE USED (RED BACKGROUND - FEATURES NSW RFS CREST AND WORDING "NSW**



**RURAL FIRE SERVICE - CUDGEGONG DISTRICT AIRBASE")**

**4.5 Commercial Development: NOT APPLICABLE**

**4.6 Industrial Development: NOT APPLICABLE**

**4.7 Tree Preservation Order: PROPOSED**

**DEVELOPMENT DOES NOT REQUIRE CLEARING/REMOVAL OF ANY TREES**

**Part 5 – Development Standards**

**5.1 Car Parking: ACHIEVED VIA EXISTING INFRASTRUCTURE AT SITE**

**5.2 Flooding: NOT APPLICABLE - SITE NOT MAPPED AS FLOOD PRONE**

**5.3 Stormwater Management: PROPOSED**

**CONSTRUCTION TO BE CONNECTED TO**

**STORMWATER OF EXISTING SHED -**

**CONSTRUCTION FENCING AND SILT FENCING TO BE ERECTED TO ENSURE THAT THERE WILL BE NO**

**ENVIRONMENTAL POLLUTION ONSITE PER**

**LANDCOM SOILS AND CONSTRUCTION: MANAGING**

**URBAN WATER: THE BLUE BOOK, HIP POCKET**

**HANDBOOK**

**5.4 Environmental Controls:**

**- Protection of Aboriginal Archaeological Items: AHIMS**

**BASIC SEARCH COMPLETED 04/01/2022 - NO**

**SITES/PLACES HAVE BEEN DECLARED OR**

**RECORDED IN AREA - IF AN UNREGISTERED SITE IS**

**DISCOVERED DURING WORKS THEN THE SITE**

**FEATURE MUST BE TREATED WITH APPROPRIATE**

**RELEVANT CONDITIONS, AND DETAILS OF THE**

**DISCOVERY PROVIDED TO OEH.**

**- Bushfire Management: SITE NOT IDENTIFIED AS**

**BUSH FIRE PRONE LAND**

**- Riparian and Drainage Line Environments: NONE**

**IDENTIFIED THROUGH SITE**

**- Pollution and Waste Management: ANY DISPOSAL**

**OF WASTE WILL BE MADE AT THE MWRC MANAGED**

**MUDGEES WASTE FACILITY ON BLAIN ROAD**

**CAERLON - APPROX. 9.9KM TO THE WEST OF THE**

**PROPOSED EXTENSION, 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  
INDICATE 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  
STORMWATER SYSTEM OF EXISITING STRUCTURE  
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).

**GIVEN THE LAND ZONING OF OF SP2 AIR  
TRANSPORT FACILITY - ON REVIEW OF DCP IT  
WOULD SEEM MAJORITY OF "DEEMED TO SATISFY"  
STANDARDS DO NOT APPLY TO THE PROPOSED  
DEVELOPMENT OF A STORAGE SHED WITHIN THE  
MUDGE AIRPORT PRECINCT. GIVEN THE EXISITING  
DEVELOPMENTS**

## Declaration

### Privacy Statement & Terms and Conditions

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

**I have read and accept the above and any applicable terms and conditions.**

Signature

Name of signatory: INSPECTOR TROY GERSBACK

