



STATEMENT OF ENVIRONMENTAL EFFECTS

To	Hilltops Council	
From:	Andrew Dillon	
Subject:	SEE for Covered Area Young RFS Station	
Date:	10 September 2022	File No. P22

Disclaimer:

For the purpose of this submission, the information comprised in the documentation supplied is to the best of our knowledge, true and correct at the time of completion and is not by its presentation or omission of information meant to be materially misled.

Overview

The South West Slopes Zone Rural Fire Service has 61 Rural Fire Brigades, of which 50 currently have a brigade station. As funding permits the remaining brigades will be provided with a station in line with Council and NSW Government requirements. As funding permits toilets and other improvements will be added to existing stations. This SEE pertains to a covered area addition at the existing Young brigade station.

Address: 52 Rockdale Road Young
Lot/Section/Plan no: 1713/-/DP754611
Council: Hilltops

Size of the addition is a 13 meter x 6 meter Covered Over Area.

2. The Proposal:-

The proposed project is for the erection of a 13 X 6 meter covered over area with concrete slab to be used by NSW RFS members and other emergency services during training and meetings. The addition will be constructed at the rear wall of the existing facility (as per the attached diagram).

This project is required to provide RFS members with a break out area during meetings and training, before and after attending an emergency incident and at other times such as RFS cadet training days.

This addition will be used by RFS members, RFS Cadets and other emergency services.

3. The site Environment:-

The subject land is cleared and grassed on flat ground. Rockdale Road is adjacent to the front of the existing station. There are no trees effected by the proposal.

There is ample room at the rear of the station to build the addition.

The driveway onto the block is constructed of compacted gravel.

The site is located within the locality of Young.

Site Suitability

Site Constraints

nil

Electricity

Electricity is already connected to the Young RFS station.

Proximity to shops, community and recreation facilities

Young has the closest shops. Young has well developed community and recreation facilities .

Compatibility with adjoining development

The construction will complement the existing facility and adjoining facilities

Local planning objectives

The proposed site is zoned as RE2

Age and condition of buildings

The Young RFS station is approximately 22 years old.

Current and previous uses

Previous use and past history of the site

Recreational area and farming prior to that.

Present use of adjoining land

Residential and Rural

A statement as to whether or not you are aware that the site is potentially contaminated

The NSW RFS is not aware of any contamination on the site.

Operational details for businesses

Type of business

NSW Government - Rural Fire Service fire station housing 2 fire tankers being utilised by volunteer fire fighters.

Number of staff

Up to 20 volunteer RFS members may utilise the facility from time to time for incident response, training and other purposes such as meetings. Full time staff will not be housed in this facility.

Hours and days of operation

On average the station may be utilised 1 – 2 times a week for as little as 1 hour and up to 4 hours at a time. The RFS may be required to attend an incident at anytime of the day on any day of the year. RFS Cadet training and other meetings will take place on average fortnightly.

Plant and machinery

The station houses two heavy RFS tankers.

Production processes

The production of products will not take place in the station.

Type and quantity of raw materials, finished products and waste products.

No raw or finished products will be stored on site.

Access and traffic

Disability access (where applicable)

The proposed covered over area will have disabled access.

Pedestrian amenity (where applicable)

Not required.

Vehicle access to a public road

The site adjoins Rockdale road allowing RFS members easy access to the site and allowing easy access for the fire tankers to respond to incidents within the brigade area.

Parking calculations

The site has enough room to park up to 20 utility/sedan sized vehicles.

Air and Noise

Proposed air and noise mitigation measures

No noise or air mitigation measures will be employed.

Construction noise

Due to it being small project, and the timeframe of construction being relatively quick, it is unlikely that noise will be a problem. Contractors will be advised to only operate within the working time parameters set by Council.

Visual Privacy

Window placement relative to adjacent dwellings and common areas

NA

Views between living rooms and the private yards of other dwellings

NA

Use of screen plantings, walls or fences to improve privacy

NA

Views

Views from adjoining or nearby properties

Construction is internal.

The siting of the proposal in the landscape

N/A

Design options for protecting views

NA

Overshadowing

The development will not overshadow other buildings.

Soil and Water

Water supply

Existing town water supply

Sewage disposal

A Council approved septic system and toilet already exists on the site.

Drainage

The natural drainage of the site is flat

Erosion and sediment control

The site will continue to have a grass coverage around the station and covered over area.

Flora and fauna

Impact on existing flora and fauna

There are no known Koala habitats within the area

Details of proposed landscaping

Grass will be maintained on the site and mown regularly.

Waste

How the proposal promotes waste minimisation

Any other waste such as food wrappers, empty boxes will be disposed of within normal council processes.

Conclusion

This report includes an analysis of the existing environment, details of the proposed development and consideration of applicable statutory requirements.

Based upon the investigations of the proposal it can be concluded that:

- The impacts upon or by surrounding development will not be altered significantly as a result of the development proceeding;
- There is limited additional traffic generated – this can be easily accommodated by the existing road network;
- Utilities and services are not a concern; and
- The proposal is generally consistent with the objectives and provisions of Councils LEP

In consideration of the issues raised and the means of addressing them, the proposed development, as presented in this report is considered to be justifiable in environment, social and economic terms.