



STATEMENT OF ENVIRONMENTAL EFFECTS

To Hilltops Council
From: Andrew Dillon
Subject: SEE for proposed toilet addition at Kingsvale brigade station
Date: 22 January 2025 **File No.** P25

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 54 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 will be added to existing stations that do not have a toilet or the existing toilet is inadequate. This SEE pertains to a toilet addition at the existing Kingsvale brigade station.

Address: Kingsvale Road Kingsvale
Lot/Section/Plan no: 7300/-/DP1135573
Council: Hilltops

Size of the internal addition is a 2650mm x 2000mm cubicle plus a ReIn septic system. The Toilet will be compliant with Australian Standard AS1428.1:2021.

2. The Proposal:-

The proposed project is for the erection of external toilet addition constructed of timber materials on a 150 mm reinforced concrete tiled floor for the Kingsvale Rural Fire Brigade. The addition will be constructed as an addition to the existing Kingsvale RFS Station (as per the attached diagram).

A 3200lt septic tank and rubble drain with associated plumbing will also be installed as part of the project.

This project is required to provide RFS members with a toilet to use during meetings, before and after attending an emergency incident and at other times when there may be a brigade activity.

The Toilet will be compliant with Australian Standard AS1428.1:2021.

This addition will only be used by brigade members.

3. The site Environment:-

The subject land is cleared and grassed slightly sloping ground. Kingsvale Road is at the front of the existing station. There are no trees effected by the proposal.

There is ample room within the station to build the addition plus ample room to install the septic system.
The driveway onto the block is constructed of compacted gravel.
The site is located within the locality of Kingsvale.

Site Suitability

Site Constraints

There are no existing site constraints

Electricity

Electricity is already connected to the Kingsvale station.

Proximity to shops, community and recreation facilities

Young has the closest shops. Young has community and recreation facilities such as a Hall and oval.

Compatibility with adjoining development

The construction is a small addition to the existing station.

Local planning objectives

The proposed site is zoned as RU5

Age and condition of buildings

The Kingsvale station is approximately 23 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 recreational

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 10 volunteer brigade 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 brigade may be required to attend an incident at anytime of the day on any day of the year.

Plant and machinery

The station houses two fire tankers, one heavy tanker and one light tanker.

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. The station will have a toilet with septic system.

Access and traffic

Disability access (where applicable)

The toilet will meet the requirements of Australian Standard AS1428.1:2021.

Pedestrian amenity (where applicable)

Not required.

Vehicle access to a public road

The site adjoins Kingsvale 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. Kingsvale Road is a quiet road.

Parking calculations

The site has enough room to park up to 7 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

An onsite 3200 litre septic system and rubble drain will be installed as part of the build. A S68 septic installation approval will be submitted to Council. In any case the toilet will be used infrequently.

Drainage

The natural drainage of the site is slightly sloping to the West.

Erosion and sediment control

The site will continue to have a grass coverage around the station and toilet addition.

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 or gazed regularly.

Waste

How the proposal promotes waste minimisation

All sewerage will be contained on site in the 3200lt septic system and rubble drain. 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.