



# South West Slope Fire Control Centre and Regional Office West

## Statement of Environmental Effects

### NSW Rural Fire Service

Report No ISR17029

February 2018



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#### Document Control

Issue / Revision	Author	Reviewer	Approved for Issue	
			Name	Date
Draft	Stuart Wilmot	Anastasia Assargiotis	Lara Hess	22/11/2017
Final	Stuart Wilmot	Anastasia Assargiotis	Lara Hess	24/11/2017
Final v2	Stuart Wilmot	Anastasia Assargiotis	Lara Hess	29/11/2017
Final v3	Stuart Wilmot	Anastasia Assargiotis	Lara Hess	20/02/2018

#### **Anastasia (Natassa) Assargiotis**

Environmental Scientist

66 Harrington Street

Sydney NSW 2000

T: 02 9240 8686

E: [anastasia.assargiotis@finance.nsw.gov.au](mailto:anastasia.assargiotis@finance.nsw.gov.au)

W: [www.publicworks.nsw.gov.au](http://www.publicworks.nsw.gov.au)

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## List of Abbreviations

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<b>AHIMS</b>	Aboriginal Heritage Information Management System
<b>AS</b>	Australian Standard
<b>CEMP</b>	Construction Environmental Management Plan
<b>DA</b>	Development Application
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	<i>Environmental Planning and Assessment Regulation 2000</i>
<b>GPT</b>	Gross Pollutant Trap
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>RFS</b>	NSW Rural Fire Service
<b>CEMP</b>	Construction Environmental Management Plan
<b>SEE</b>	Statement of Environmental Effects
<b>SEPP</b>	State Environmental Planning Policy
<b>WHS</b>	Work Health and Safety

# 1. Introduction

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This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) lodged on behalf of the NSW Rural Fire Service (RFS). RFS seeks approval to build the South West Slope Fire Control Centre and Regional Office West on land at 4559 Burley Griffin Way, Cunnigar (Lot 7017 DP 1031321).

The site is crown reserve in the care and control of Hilltops Council (R85727). The new facilities are to be handed over to Council for upkeep and maintenance on completion.

The proposal will involve construction of a new facility that includes the following features:

- Regional Office (150m<sup>2</sup>);
- Fire Control Centre (1040m<sup>2</sup>);
- Stores Building (total 390m<sup>2</sup>);
- Hot fire training ground with two shelters (640m<sup>2</sup>);
- Carpark area including internal access road (2500m<sup>2</sup>);
- 30 metre high communications tower; and
- Brigade Station (140m<sup>2</sup>), which will be constructed at a later stage.

The development is described in the following documentation that accompanies the Development Application and this SEE:

## Plans

Architectural Plans prepared by Havenhand Mather:

- Overall Site and Locality Plans (Drawing A01)
- Part Site Plan (Drawing A02)
- Site Elevations and Cross Section (Drawing A03 and A04)

It is noted that the abovementioned plans have been produced in 1:500 and 1:200 scale due to the size of the site.

## Reports

This SEE describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development in consideration of the following:

- the heads of consideration as set out in Section 79C(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act)
- Matters raised by Hilltops Council in discussions during the DA process.

As there is no DCP applicable to the site, the development assessment in this SEE is merit-based and therefore addresses those matters and key assessment issues which are considered applicable/relevant to the development.

## 2. Section 79C Considerations

This SEE has been prepared to meet the requirements of Section 79C (1) of the Act, which require a consent authority to take into consideration a number of matters for consideration as of relevance to the development. These matters, and how they have been considered as part of this SEE, are detailed in Table 2-1 below.

As a result of the assessment it is concluded that development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

**Table 2-1 Section 79C (1) Matters for Considerations**

Section 79C (1) Considerations	Where Addressed in the SEE
<i>(a) the provisions of any of the following that that apply to the land to which the development application relates,</i>	
<i>(i) any environmental planning instrument, and</i>	Section 5.2
<i>(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i>	Section 5.3
<i>(iii) any development control plan, and</i>	Section 5.4
<i>(iv) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and</i>	No applicable current or draft planning agreements
<i>(v) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and</i>	Section 5.1.2
<i>(vi) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),</i>	The site is not within the Coastal Zone
<i>(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i>	Section 6
<i>(c) the suitability of the site for the development,</i>	Section 6.2
<i>(d) any submissions made in accordance with this Act or the regulations,</i>	Hilltops Council to consider
<i>(e) the public interest.</i>	Section 4.1 and 6.3

### 3. Site and Surrounding Environment

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The site is located adjacent to Burley Griffin Way, which is identified as Lot 7017 DP 1031321. The site address is 4559 Burley Griffin Way, Cunningar. Maps showing the general location and an aerial view of the existing site are provided in Figure 3-2 and Figure 3-3, and a view of the site from Burley Griffin Way is shown in Figure 3-1.

The site is a Crown reserve (R85737) that is reserved for aviation and racecourse. Council, as the Crown Reserve Trust Manager, can licence or lease the site to RFS without land ownership changing.

#### 3.1. Description of the Subject Site

The subject site is located in the northwest corner of Lot 7017 DP 1031321, which includes Harden Racecourse and an airstrip. The lot area is approximately 6.23 ha. The area to be developed for the proposed RFS facility constitutes a total area of approximately 15,500m<sup>2</sup> (the site). The site is generally flat, with a gravel sealed access road from Burley Griffin Way lined either side with mature native trees. The site can be serviced by electricity. However, there are currently no reticulated water, sewer or gas services to the site.



**Figure 3-1 View of the site from Burley Griffin Way, at the north-western corner of the site**

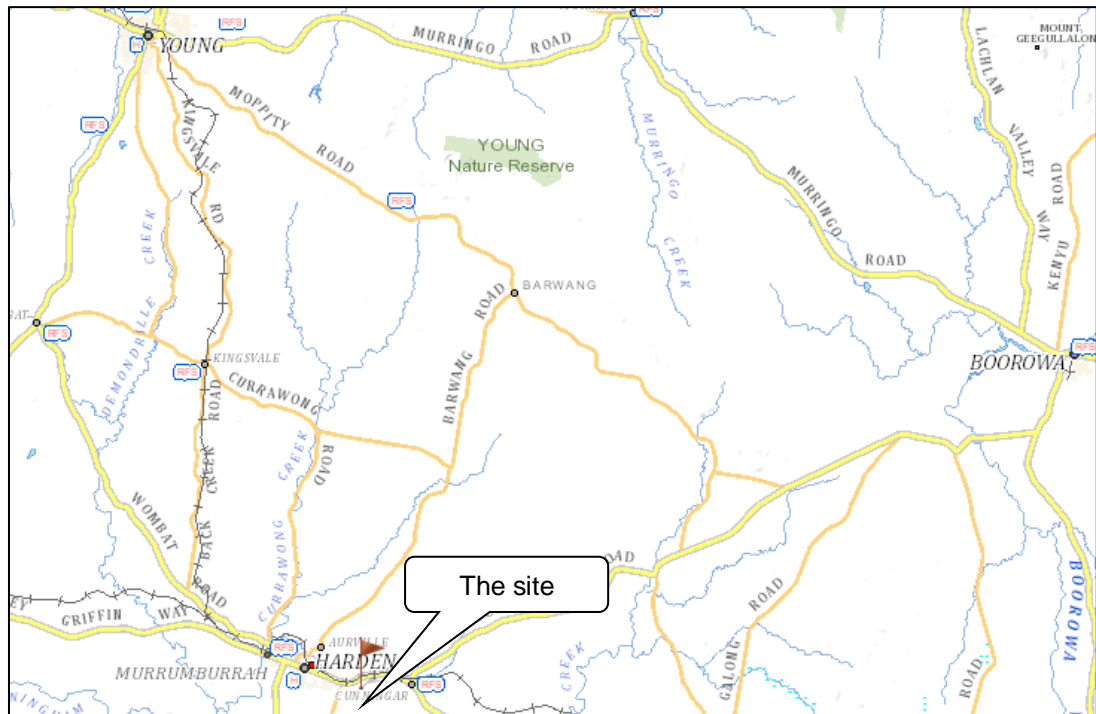
*Source: Google Streetview, accessed October 2017*

#### 3.2. Surrounding Environment

The subject site is located within the suburb of Cunningar. It is located about 2.6 kilometres east of the Harden township centre, and within the Hilltop local government area.

The site is located on the southern side of Burley Griffin Way and site access is via an access drive from Burley Griffin Way. Harden Racecourse and an airstrip are located on the same lot of land to the south of the site. The racecourse and airstrip share the same access road. A railway line exists on the northern side of Burley Griffin Way opposite the site.

The property is surrounded by rural land on all sides and residential development is located approximately 670m west of the site at the urban edge of Harden.



**Figure 3-2 Location Map of the Site near Harden Town Centre**

Source: Spatial Information Exchange (SIX), February 2017



**Figure 3-3 Aerial View of the Site and Racecourse**

Source: Brown 2014

## 4. The Development

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### 4.1. Background and Overview

RFS has developed a standardised approach to its facility developments and the proposed South West Slope Fire Control Centre and Regional Office West is the latest version of the recently refined design that is being applied all over NSW. The facility is designed to accommodate both the regional administrative operations and the South West Slopes operational services. The facility will contain the required emergency operational base including advanced telecommunications requirements and training and seminar capabilities.

The Harden site was selected due to the location being centrally located within the South West Slopes operational zone serviced by the Fire Control Centre. The addition of the regional office within the facility will assist in the control of operational emergencies. The addition of the Hot Fire Training Facility will also benefit the local operations in RFS and other outside emergency operations within the region.

The new facility will replace the existing Fire Control Centre in Harden and the Regional Office in Young. These facilities are ageing and do not currently meet the current or short-term storage requirements for the facilities, and do not meet long-term service requirements with no capacity for future expansion. The proposed development provides an opportunity to co-locate the Fire Control Centre and the Regional Office in the same location, thus providing efficiencies in RFS service to the area.

### 4.2. Description of the Proposed Development

The design of the proposed facility is described as follows, with development plans provided in Appendix A.

The proposal will involve construction of a new facility that includes the following features:

- Regional Office (150m<sup>2</sup>);
- Fire Control Centre (1040m<sup>2</sup>);
- Stores Building (total 390m<sup>2</sup>);
- Hot fire training ground with two shelters (640m<sup>2</sup>)
- Carpark area including internal access roads (2500m<sup>2</sup>);
- 30 metre high communications tower; and
- Brigade Station with two firetruck bays (140m<sup>2</sup>), which will be constructed at a later stage.

The design of the building and the specification for its construction will be required to satisfy the requirements of Section 22 of the *Work Health and Safety Act 2011* and the relevant parts of the National Construction Code (including the Building Code of Australia). All the levels within the building comply with *AS1428.1-2009 Design for Access and Mobility*, as do the ground levels from the car parking spaces to the door of the new buildings.

All vehicles will enter and depart from the site via an access road located off Burley Griffin Way. A total of 45 parking spaces, including 2 disabled parking spaces and four truck parking bays, will be provided to allow parking for operational staff and visitors.

The positioning of the store facility has been considered with respect to the required truck movements within the site. All Trucks (Heavy Ridge vehicles) that will enter the site from time to time will be entering the stores facility or accessing the Hot Fire Training Ground only. The largest vehicle that will enter the site is the RFS Category 1 Heavy Tanker, which is 7.9m in length. The site plan nominates a 13m wide concrete finish area within the car park for truck vehicle movements (see drawing A.02 Part Site Plan). This is considered to be adequate to accommodate any truck movements on the site.

Landscaping will be provided as shown on the development plans submitted as part of this application.

#### **4.2.1. Lighting**

External lighting would be provided to the development, as shown on the development plans submitted as part of this application.

#### **4.2.2. Signage**

The site contains a number of signs along the Burley Griffin Way frontage. RFS will accommodate existing signage on the racecourse site where feasible. However, it is noted that the positioning of the existing signage may poses an issue as the signage is quite large and could be misleading for visitors and deliveries to the site, and therefore this will need further consideration.

#### **4.3. Operation of the Facility**

The regional office and training ground will generally operate 9am to 5pm Monday to Friday. However, the fire control centre, storage sheds and brigade station could operate outside of these hours during emergencies.

The regional office will employ about 15 fulltime staff during the week. During special events such as training days and/or conferences, patronage of the site may increase to up to 75 people. The frequency of special events is as follows:

- Use of the fire control centre for major emergency Incidents - 1 event per year up to 50 people for the duration of the event.
- Local Training – on average 1 day per month with approximately 20 people.
- Regional Training – 1 day per 6 months with approximately 40 people.
- Local Conference events – 1 Day per month with approximately 20 people.
- Regional Conference events – 1 Day per 6 months with approximately 60 people.

The fire station, which will be constructed at a later date, will provide emergency response to the Hilltop region of NSW. Currently volunteer fire fighters respond to approximately 2 emergencies per week (averaged over 12 months).

The anticipated traffic and noise generated by the operation of the facility is detailed in Section 6.1.2 and 6.1.3.

#### **4.4. Sewer and Water Services**

Council will be extending sewer and water infrastructure from Harden to the site (approximately 1km distance). It is estimated the service demands 0.6 litres per/sec of water and discharge approximately 4,200 litres of sewage per day.

Rainwater will be harvested from the roof of the stores building and stored in the two 20,000 litres tanks east of the building and three 20,000L in ground tanks will store rain water from the fire control centre. The water will be used for use on the hot fire training ground and landscape maintenance.

Due to BCA requirements for the extent of the development, two hydrants are required for the fire service on the site. This required pressure for two hydrants is 250Kpa at 20L/s. The expected pressure to the site is well under these requirements at 373KPa at 12 L/s.

Therefore, the fire service for the site will require a dedicated water source of 154,000 litre water with a diesel pump delivery. The pump will be housed in its own ventilated enclosure adjacent to the tanks. The site will include two 80,000 litres above ground metal water tanks, powder coated or paint finished to match the site buildings. The tanks will be located adjacent to the access road into the site on a slightly raised pad constructed with engineered and compact fill structural edging in accordance with engineers design.

#### **4.5. Power and Telecommunications**

The site is currently powered, with the required connection to the existing electricity supply to be confirmed with Essential Energy based on the power requirements for the site.

Confirmation has been provided by Telstra that there are sufficient vacant copper cable pairs to provide Plain Old Telephone Service (POTS) and Asymmetric Digital Subscriber Line (ADSL) services at the site. The existing abandoned conduit can be used to service the development.

An existing Optus optic fibre runs through the northern part of the block. The proposed location of the development has been sited such that it is clear of this optic fibre, to avoid the need for any relocation. Optus has confirmed that the fibre can be used to service the site if required.

Relocation of an existing Telstra pit adjacent the intersection of Burley Griffin Way and the racecourse access road may be required to allow for the construction of intersection treatments.

#### **4.6. Waste Management**

During construction the bulk of waste generated by construction of the proposed development will include any excavated soils and/or fill material which are not suitable to remain on site, as well as excess building materials and miscellaneous waste associated with packaging and transport of plant and equipment, and various other manufactured items forming part of the proposed development.

Any excess spoil and unsuitable excavated materials will be classified and transported offsite for disposal to a licensed landfill. Other construction waste will be placed directly into a waste receptacle before being taken off site for recycling (where practicable) or disposal in accordance with the POEO Act and the POEO Reg. The building contractor will be required to prepare a Waste Management Plan.

Waste generated during the operation of the fire station will predominantly comprise domestic, office and building wastes.

#### **4.7. Earthworks**

Geotechnical investigations have been undertaken to determine the quality of soil on site, any requirements for fill and requirements for footings for the development. A report is currently being prepared to document the results of those investigations and to inform the construction of the development.

Preliminary investigations based on existing contour information provided by Harden Shire Council indicate that there may be a small excess of cut over fill (16m<sup>3</sup>) which would be lost on site. This would be confirmed as the detailed design is further developed.

A retaining wall system is proposed as part of the development around the southern side of the proposed Stores Shed. It will be a mass block system that is permeable and will be positioned inside proposed site boundary. The position of the retaining wall will be a sufficient distance from the rear of the stores building to enable access behind the building, for maintenance. Also, the retaining wall will be inside the proposed site boundary to enable the erection of a fence on the boundary line.

#### **4.8. Certification and BCA Compliance**

A BCA compliance report has been prepared for the Fire Control Centre and Regional Office building. Additional certification will be obtained for the complete development, including all buildings and structures, carpark and fires services.

A Section 109R Certificate will be obtained for the development in accordance with Section 109R of the EP&A Act.

#### **4.9. Safety, Security and Crime Prevention**

The development is not anticipated to pose any risks in terms of the potential for accident, injury or criminal activity. The facility would include fencing and lighting, and would be maintained to ensure continued operation as an emergency services facility.

#### **4.10. Construction Activities**

The proposed development is likely to include the following general activities by the contractor(s):

- Preparation of a Construction Environmental Management Plan (CEMP). The CEMP will incorporate any conditions of consent and any other licence/approval conditions. The CEMP will incorporate an emergency response plan in case of a pollution incident, a complaints handling procedure and a 24 hour telephone contact number. The CEMP will also incorporate a Waste Management Plan and Erosion and Sediment Control Plan.
- Establishment of site preliminaries such as entry/exit points (including construction of driveway), erosion and sediment controls, stormwater management controls, temporary protection fencing, etc;
- Vegetation clearing by a qualified arborist within demarcated areas. The arborist will also confirm whether hollows exist within the two trees identified for removal. Should any hollow-bearing trees require removal, it is then recommended to have an appropriately trained person (eg ecologist) on site during clearing to relocate any fauna encountered.

- Loading/unloading, transportation and placement of construction equipment and building materials;
- Construction of the new control centre and regional office, stores building, hot fire training ground, access road and carpark area;
- Completion of minor external/internal fittings including furniture transportation and installation;
- Make good/repair any damage caused to Council assets during the construction process; and
- Clean-up site and remove all materials and equipment from the site and make good. Clean site and any facilities used during the construction process.

#### **4.10.1. Construction Management**

The successful contractor will construct a compound within the site. Parking for construction personnel will be available on site.

The successful contractor(s) will implement the work procedures and mitigation control measures outlined in the Construction Environmental Management Plan (CEMP).

#### **4.10.2. Construction Equipment**

Construction equipment will include the following or similar equipment as required:

- Light commercial and passenger vehicles;
- Excavator;
- Crane, low loader transporters and delivery/material transport vehicles (construction and waste materials);
- Concrete agitator trucks, bob cat, back hoe, trenching machines and auger; and
- Chain saws, jackhammers and pneumatic hand tools.

#### **4.10.3. Hours of Construction**

Hours of construction will be as follows:

- Monday to Friday: 7.30am to 6.00pm.
- Saturdays: 7.30am to 1.00pm.
- Sundays and Public Holidays: No work allowed unless special permission granted.

It is anticipated the contractor will complete construction works within about 18 months of commencing.

#### **4.11. Ecologically Sustainable Development Principle**

The encouragement of ecologically sustainable development (ESD) is one of the Objects of the EP&A Act. The proposed development is considered to be consistent with these principles. Environmental safeguards have been proposed to be implemented during construction works to prevent long term and irreversible environmental degradation in accordance with the precautionary principle and inter-generational equity. The proposed development will have minimal impact on biological diversity and ecological integrity, given the previous disturbance of the site. The final detailed design will comply with the applicable sections of Section J of the BCA for energy efficiency and will include incorporation of the rainwater tanks.

## 5. Statutory Framework and Development Controls

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### 5.1. Legislation

The following Acts are relevant to the Proposal.

#### 5.1.1. Environmental Planning and Assessment Act 1979 (NSW)

As the proposed works will require development consent, Hilltops Council will be the consent authority and the proposal will be assessed as Crown development under Division 4, Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Section 79C of the EP&A Act requires that the consent authority take into account the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

This SEE has been prepared to meet the requirements of Section 79C of the Act, which require a consent authority “to take into consideration such of the following matters as are of relevance to the development the subject of the development application”:

(a) *the provisions of:*

- (a) *any environmental planning instrument, and*
- (b) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
- (c) *any development control plan, and*
- (d) *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
- (e) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
- (f) *any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),*

*that apply to the land to which the development application relates,*

- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

As a result of the assessment it is concluded that development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

### **Crown Statutory Provisions**

The proposal is considered to be a Crown Development, as it is being undertaken by a government department (public authority). The following statutory provisions are relevant to Crown Development:

- Section 89 of the EP&A Act states that a consent authority (other than the Minister) must not refuse its consent to a Crown development application, except with the approval of the Minister, or impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister.
- Pursuant to Section 109R(2) of the EP&A Act, the Crown is self-certifying and therefore a Construction Certificate will not be obtained and a Principal Certifying Authority will not be appointed for the development. However, a Section 109R Certificate will be obtained.
- Pursuant to Section 109M(2) of the EP&A Act, an Occupation Certificate is not required for the occupation or use of a new building that has been erected by or on behalf of the Crown.
- Section 69 of the *Local Government Act 1993* states that Section 68 does not require the Crown to obtain the approval of a council to do anything that is incidental to the erection or demolition of a building.
- Section 138 of the *Roads Act 1993* may not apply, as Schedule 2, Clause 5 of this Act indicates that Section 138 does not require a public authority to obtain a roads authority's consent to the exercise of the public authority's functions in, on or over an unclassified road other than a Crown road.
- Pursuant to Schedule 4A of the EP&A Act, referral to the Joint Regional Planning Panel is required for Crown Development greater than \$5 million. The estimated cost of this proposal is \$7,189,400 (including GST) and therefore referral to the Joint Regional Planning Panel is required.
- Section 94 of the EP&A Act relates to contributions towards provision or improvement of amenities or services. The Department of Planning Circular D6 provides a guide on the justifiable categories of section 94 contributions towards off-site works for Crown developments. It should be noted that the Circular stipulates that where councils intend to levy contributions on Crown developments, they must be justified in a Section 94 contributions plan.
- Section 94A of the EP&A Act relates to fixed development consent levies. In accordance with Circular D6, the levying of contributions from Crown developments requires a clear nexus between the developments and the works for which they are collected. As Section 94A plans collect indirect contributions, they are not applicable to Crown developments, such as the subject application.

#### **5.1.2. Environmental Planning and Assessment Regulation 2000 (NSW)**

Section 92 of the *Environmental Planning and Assessment Regulation 2000* prescribes a number of matters that must be taken into consideration by a consent authority in determining a development application, for the purposes of section 79C (1) (a) (iv) of the EP&A Act. A review of these matters indicates that none are relevant to the proposed development.

### 5.1.3. Biodiversity Conservation Act 2016 (NSW)

The *Biodiversity Conservation Act 2016* has repealed the *Threatened Species Conservation Act 1995*, the *Nature Conservation Trust Act 2001* and the animal and plant provisions of the *National Parks and Wildlife Act 1974*.

The Act specifies the requirements for biodiversity assessment for development applications under Part 4, environmental assessment of an activity under Part 5, or approval of State significant infrastructure under Part 5.1, of the *Environmental Planning and Assessment Act 1979*. For Part 4 assessment, the proponent of a development that is likely to significantly affect threatened species will have the option of providing a biodiversity development assessment report or a Species Impact Statement.

The facility is located in an established cleared rural land. Two non-endemic eucalypt species (*Eucalyptus cladocalyx*) located on the western boundary will be removed to provide road access to the site. These trees have been noted as showing evidence of dead branches and could contain tree hollows. A qualified arborist will confirm whether hollows exist before the trees are removed and if they do an appropriately trained person (eg ecologist) will be on site to relocate any fauna potentially encountered during clearing. The remaining Eucalypt and Peppercorn trees within the access road corridor will be retained but will require maintenance to improve their health.

A search of the BioNet database found 5 endangered ecological communities and 3 threatened bird species (Superb Parrot, Black-chinned Honey-eater and Flame Robin) recorded in the locality. Nevertheless, the removal of two trees and potential habitat for fauna is not anticipated to have a significant impact on the survival of any threatened species, populations or endangered ecological communities which may occur in the area. Landscaping of the site will incorporate native endemic plant species that could offset the loss of the two trees to be removed. No flora and fauna impacts are anticipated during operation of the facility.

### 5.1.4. Crown Lands Act 1989 (NSW)

The *Crown Lands Act 1989* sets out how Crown land is to be managed in NSW. The Act is administered by Crown Lands Division within the Department of Industry – Crown Land and Water (Dol – CL&W). The site is Crown reserve (R85737) that is reserved for aviation and racecourse.

Under s155 of the Act it is an offence to erect a structure, clear or dig up public land without a lawful authority. The project within Crown land will require authorisation by a lease, licence or other permit to allow the use of Public Land (section 45 of the Act). Council is the Crown Reserve Trust Manager and as the Reserve Trust Manager Council can licence or lease the site to RFS.

### 5.1.5. Crowns Land Management Act 2016 (NSW)

The *Crown Lands Management Act 2016* was passed in November 2016 but has not yet commenced. It is anticipated that the majority of this new legislation will commence in early 2018. Upon coming into force, this Act will consolidate eight pieces of legislation into one, including the *Crown Lands Act 1989*. The aim of the new legislation is to reduce complexity and duplication with regard to management of Crown lands. The proposed works are consistent with the *Crown Lands Management Act 2016* and this Act will not impose any requirements for additional approvals when it commences.

### 5.1.6. Aboriginal Land Rights Act 1993 (NSW)

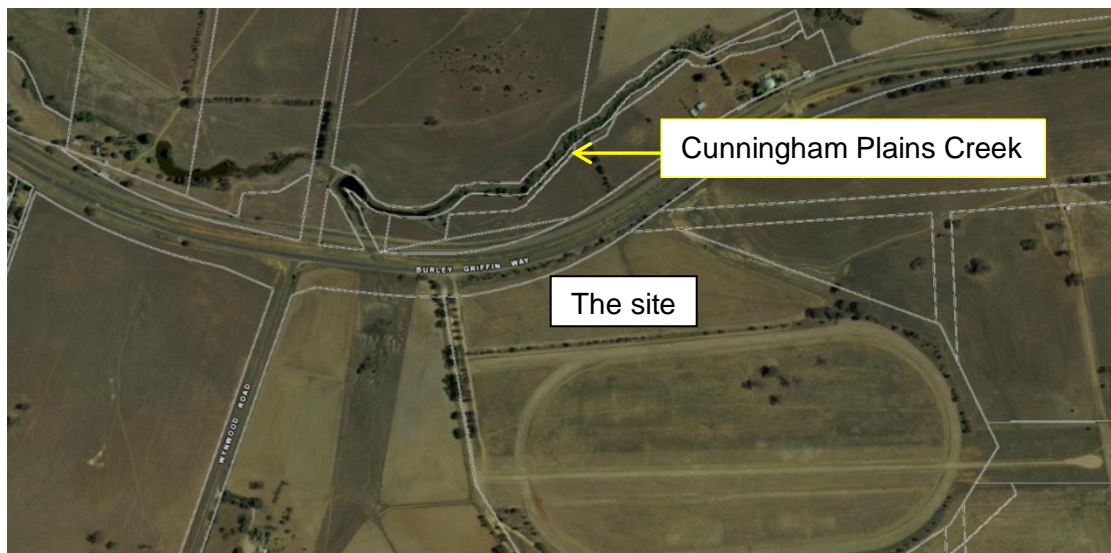
The NSW Officer of the Registrar has advised that the site does not appear on the Register of Aboriginal Land Claim database as being affected by an Aboriginal land Claim pursuant to sections 36 or 37 of the *Aboriginal Land Rights Act 1983* (Appendix B).

### 5.1.7. National Parks and Wildlife Act 1974 (NSW)

The *National Parks and Wildlife Act 1974* (NPW Act) provides for the statutory protection of Aboriginal cultural heritage places, objects and features. One of the objects of the NPW Act is the conservation of places, objects and features of significance to Aboriginal people (Section 2A).

Aboriginal Objects and Aboriginal Places are protected under Part 6 of the NPW Act and there are legislative penalties if a person harms or desecrates an Aboriginal Place or Object (s. 86). Harm to an Aboriginal Place or Object includes any act or omission that destroys, defaces or damages the object or place, or, in relation to an Aboriginal object, moves the object from the land on which it had been situated. It is a defence against prosecution for unintentionally harming Aboriginal Objects if due diligence had been exercised to determine that no Aboriginal object will be harmed, or the harm or desecration was authorised by an Aboriginal heritage impact permit (AHIP).

A search of OEH's Aboriginal Heritage Information Management System (AHIMS) indicated that no Aboriginal places or sites have been declared or recorded at the proposal site. The site boundary is within 200 metres of an ephemeral stream (Cunningham Plains Creek) located north of the site, on the other side of Burley Griffin Way and the railway line, which is a landscape characteristic often associated with Aboriginal cultural heritage. However, the site has been largely cleared, disturbed and used for agricultural purposes in the past. Therefore, it is considered that the potential for Aboriginal objects to be present is low and the proposal can proceed with caution without an Aboriginal Heritage Impact Permit (AHIP).



**Figure 5-1 Proximity to Cunningham's Plain Creek**

Source: [www.six.nsw.gov.au](http://www.six.nsw.gov.au), accessed November 2017

#### **5.1.8. Airports Act 1994 (Commonwealth)**

Part 12 of the *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996* establish a framework for the protection of airspace at and around airports.

The *Airports Act 1996* defines any activity resulting in an intrusion into an airport's protected airspace to be a "controlled activity", and requires that controlled activities cannot be carried out without approval. The Regulations provide for the Department or the airport operator to approve applications to carry out controlled activities, and to impose conditions on an approval.

The proposal includes a 30-metre communication tower that is located more than 200 metres north of the runway. The take-off and approach to the runway is from an east/west direction. It is understood the proposed tower is below the 45-metre observation limitation surface that forms the protected airspace for non-instrument runways (CASA 1999).

It has been identified that the proposed 30m communications tower must be reported to Air Services and RAAF as per the AC 139-08(0): Reporting of Tall Structures, requirements. This will be reported once the precise position of the tower and height above ground level is finalised. Erection of the tower will not commence until the notification has been received and confirmation from Air Services has been received in writing. In addition, RFS will install a rotating light at the top of the tower in accordance with CASA requirements for lighting of obstacles.

The roof sheet and external wall cladding on the eastern side of the buildings are non-reflective, colorbond paint finished, with the tower being a self painted finished in a non-reflective grey. Accordingly, the new structures are not anticipated to impact on aircraft safety with regard to reflectivity.

#### **5.1.9. Native Titles Act 1993 (Commonwealth)**

The *Native Title Act 1993* sets up processes to determine where native title exists, how future activity impacting upon native title may be undertaken, and to provide compensation where native title is impaired or extinguished. The Act gives Indigenous Australians who hold native title rights and interests or who have made a native title claim, the right to be consulted and, in some cases, to participate in decisions about activities proposed to be undertaken on the land.

A search of the National Native Title Register found one active application within the Hilltops LGA (Scott David Cowdry &Anor – NN2016/002). However, this application does not apply to the site but to a site in Young.

#### **5.1.10. Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)**

A number of Matters of National Environmental Significance are protected under the *Environment Protection and Biodiversity Conservation Act 1999*.

A search of the database for Matters of National Environmental Significance records 2 threatened ecological communities, 18 threatened species, 11 migratory bird species and 4 wetland of international importance occur in the locality (Appendix C). However, the site is disturbed and consists of grass groundcover and some native trees. Disturbance to vegetation is limited to the removal of two non-endemic eucalypts. No Matters of National Environmental Significance are anticipated to be dependent on the

site and therefore no referral to the Federal Minister for the Environment and Energy is required.

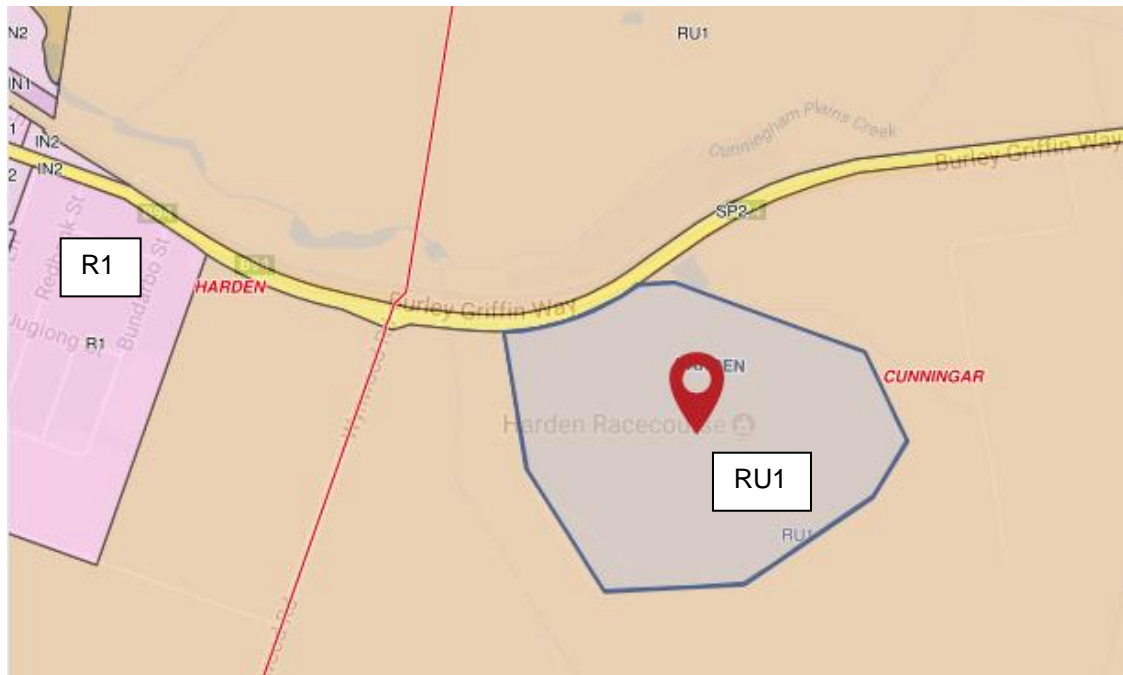
## 5.2. Environmental Planning Instruments

The following environmental planning instruments are relevant to the Proposal.

### 5.2.1. Harden Local Environmental Plan 2011

#### Zoning

The *Harden LEP 2011* is the applicable planning instrument for development on the site. The site and surrounding land is zoned RU1 - Primary Production.



**Figure 5-2 Zonings on the site**

Source: [www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au), accessed November 2017

The objectives of this zone are to:

- to encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- to encourage diversity in primary industry enterprises and systems appropriate for the area.
- to minimise the fragmentation and alienation of resource lands.
- to minimise conflict between land uses within this zone and land uses within adjoining zones.
- to encourage the development of non-agricultural land uses that are compatible with the character of the zone.

Development permissibility within this zone is as follows:

#### ***Permitted without consent***

*Airstrips; Environmental protection works; Extensive agriculture; Home occupations; Roads*

### **Permitted with consent**

*Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Depots; Dwelling houses; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Mooring pens; Moorings; Open cut mining; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Signage; Veterinary hospitals; Water recreation structures; Water supply systems*

### **Prohibited**

*Schools; Any other development not specified in item 2 or 3*

The proposed development is considered to be consistent with previous and existing land use, activity and character of the locality. It is noted that other non-agricultural land uses (Harden Racecourse and an airstrip) are located on the same lot of land to the south of the site. Accordingly, the development is considered to be compatible with the character of the zone in the immediate vicinity of the site, and therefore is not inconsistent with the objectives of the zone.

In addition, development for the purposes of community facilities can be carried out with development consent within the RU1 – Primary Production. It is considered that the proposed emergency services facility meets the definition of a community facility under the LEP, which is defined as:

*A building or place owned or controlled by a public authority or non-profit community organisation and used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.*

Accordingly, the development is permissible with consent under the LEP. It is noted that the development is also permissible with consent under the provisions of *State Environmental Planning Policy (Infrastructure) 2007*, as detailed in Section 5.2.2 below. Section 5.12 of the LEP stating that it “does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under *State Environmental Planning Policy (Infrastructure) 2007*”.

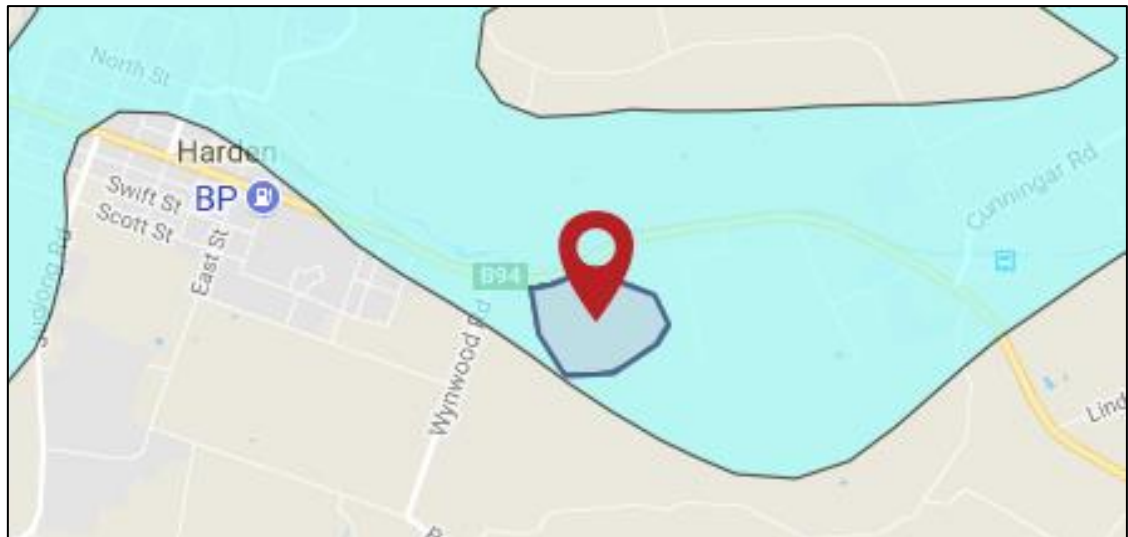
### **Clause 6.4 - Groundwater Vulnerability**

The proposal is located on land Harden LEP 2011 identifies as groundwater vulnerability (Figure 5-3). Before determining a development application for development on identified land the consent authority must consider:

- (a) any potential adverse impacts the proposed development may have on the characteristics of the groundwater present in the area, and

- (b) any risk of groundwater contamination from the proposed development, including from on-site storage or disposal of solid or liquid waste and chemicals, and
- (c) any cumulative impacts the proposed development may have on groundwater, including impacts on nearby groundwater extraction for a potable water supply or stock water supply, and
- (d) any adverse effect on groundwater dependent ecosystems.

Section 6.1.4 of this SEE addresses surface and groundwater issues.



**Figure 5-3 Harden Groundwater Vulnerability Map**

Source: [www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au), accessed October 2017

### **Clause 6.1 - Earthworks**

Clause 6.1 of the LEP requires Council to consider a number of matters before granting consent to earthworks. Although the proposed earthworks are ancillary to the overall development of the site, and therefore do not require separate consent, the provisions of this clause have been considered in the context of this development and the following response is provided:

- The development will not alter any drainage patterns.
- Flowpaths will not affect any neighbouring property.
- Geotechnical investigations have been undertaken to determine the quality of soil on site and any requirements for fill. A report is currently being prepared for the results of those investigations.
- All runoff from the site, including any potential impacts on groundwater, will be managed as described in Section 6.1.4. There are no waterways in the immediate vicinity and the site is not steeply sloped, thus reducing run-off and erosion potential at the site. Effective control measures will be established prior to commencement of construction to prevent any pollutants being washed off-site.
- The proposed development will create a platform that could easily be utilised in the future if the site usage was to change.

- The proposed development will involve cut and fill, and therefore the buildings will sit in the site rather than above. It is intended to provide a cut fill balance on site so that no spoil will be required to be removed from site.
- None of the earthworks proposed will affect the amenity of adjoining properties, which include rural development, a racecourse and an airstrip.
- The potential for Aboriginal relics on the site is considered to be low, as described in Section 5.1.7.

### **5.2.2. State Environmental Planning Policy – (Infrastructure) 2007**

State Environmental Planning Policy (SEPP) (Infrastructure) 2007 aims to assist in the effective delivery of public infrastructure by improving certainty and regulatory efficiency. It provides a clear definition of environmental assessment and approval process for public infrastructure and services facilities.

#### **Development Permitted with Consent – Emergency Services Facility**

In accordance with Clause 47(2), development for the purpose of an emergency services facility may be carried out with consent in a prescribed zone by or on behalf of the NSW Rural Fire Service.

Prescribed zones are defined in Clause 46 as any of the following land use zones or a land use zone that is equivalent to any of those zones:

- (a) RU1 Primary Production,
- (b) RU2 Rural Landscape,
- (c) RU3 Forestry,
- (d) RU4 Primary Production Small Lots,
- (e) RU5 Village,
- (e1) B1 Neighbourhood Centre,
- (f) B2 Local Centre,
- (g) B3 Commercial Core,
- (h) B4 Mixed Use,
- (i) B5 Business Development,
- (j) B6 Enterprise Corridor,
- (k) B7 Business Park,
- (k1) B8 Metropolitan Centre,
- (l) IN1 General Industrial,
- (l1) IN 2 Light Industrial,
- (m) IN3 Heavy Industrial,
- (n) IN4 Working Waterfront,
- (o) SP1 Special Activities,
- (p) SP2 Infrastructure

The site is zoned RU1 - Primary Production, which is a prescribed zone under Clause 46, and therefore the development is permissible with consent under SEPP (Infrastructure) 2007. Hilltops Council is the consent authority for the development.

### **Exempt Development - Signage**

Schedule 1 of SEPP (Infrastructure) 2007 specifies general exempt development which may be carried out by public authorities. In accordance with Clause 20A of the SEPP, development for a purpose specified in Schedule 1 is exempt development if:

- (a) it is carried out by or on behalf of a public authority, and
- (b) it meets the development standards for the development specified in Schedule 1, and
- (c) it complies with clause 20.

Schedule 1 includes identification, directional, community information or safety signs, which are exempt development if the following criteria are met:

- The surface area does not exceed 3.5m<sup>2</sup>.
- The sign is located wholly within property boundary or attached to existing boundary fence and not projecting more than 100mm from fence.
- Obtrusive effects of outdoor lighting can be controlled in accordance with AS 4282–1997, *Control of the obtrusive effects of outdoor lighting*.

In addition, Clause 20 states that, to be exempt development, the development:

- (a) must meet the relevant deemed-to-satisfy provisions of the Building Code of Australia, or if there are no such relevant provisions, must be structurally adequate, and
- (b) must not, if it relates to an existing building:
  - (i) cause the building to contravene the Building Code of Australia, or
  - (ii) compromise the fire safety of the building or affect access to any fire exit, and
- (c) must be carried out in accordance with all relevant requirements of the Blue Book, and
- (d) must not be designated development, and
- (e) if it is likely to affect a State or local heritage item or a heritage conservation area, must involve no more than minimal impact on the heritage significance of the item or area, and
- (e1) must not involve the demolition of a building or work that is, or is part of, a State or local heritage item, and
- (e2) if it involves the demolition of a building, must be carried out in accordance with Australian Standard AS 2601—2001, *The demolition of structures*, and
- (f) must be installed in accordance with the manufacturer's specifications, if applicable, and
- (g) must not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless

that removal or pruning is undertaken in accordance with a permit or development consent, and

- (h) must not involve the removal of asbestos, unless that removal is undertaken in accordance with Working with Asbestos: Guide 2008 (ISBN 0 7310 5159 9) published by the WorkCover Authority.

Signage proposed as part of the development would be small (less than 2m<sup>2</sup>) and positioned on the north-western corner of the block near the entrance. Accordingly, the proposed wayfinding and car parking signage within the property boundary complies with the requirements for exempt development under SEPP (Infrastructure) 2007. Therefore, it does not require development consent.

### **Development with Frontage to Classified Road**

Clause 101 of SEPP (Infrastructure) 2007 includes provisions for development with frontage to a classified road, with the objectives to:

- (a) ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and
- (b) prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.

This clause states that the consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:

- (a) where practicable, vehicular access to the land is provided by a road other than the classified road, and
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:
  - (i) the design of the vehicular access to the land, or
  - (ii) the emission of smoke or dust from the development, or
  - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and
- (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

The development is considered to satisfy these provisions, as:

- Vehicular access to the land will be provided by an access road off Burley Griffin Way;
- A traffic assessment has been undertaken based on the anticipated vehicle movements to the site as a result of the development (see 6.1.2). RMS has agreed with the approach outlined in this assessment and confirmed the appropriate turn treatment for the intersection with Burley Griffin Way to account for peak vehicle movements associated with RFS training days and incident response (pers. comm. L. Croker, 7/11/2017).
- The development is not anticipated to emit smoke or dust that would impact on Burley Griffin Way;

- The development is not considered to be sensitive to traffic noise or vehicle emissions, with the need for acoustic treatments to the development considered in Section 6.1.3.

### **5.2.3. State Environmental Planning Policy No. 55 – Remediation of Land**

The objective of SEPP 55 is to provide for a Statewide planning approach to the remediation of contaminated land. In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:

- (a) by specifying when consent is required, and when it is not required, for a remediation work, and
- (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
- (c) by requiring that a remediation work meet certain standards and notification requirements.

Clause 7 of the SEPP requires that a consent authority must not consent to the carrying out of any development on land unless:

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The SEPP also requires that the issue of contamination be considered whenever a consent authority considers a development proposal on certain land (listed in Table 1 of the contaminated land planning guidelines) where the new use may increase risk from contamination if it is present. As Table 1 includes agricultural/horticultural activities as an activity that may cause contamination, and the site has been used previously for agricultural activities, preliminary contamination investigations have been carried out for the proposed use of the site for emergency services facilities.

A report regarding the potential contamination of the site has been prepared by Envirowest Consulting. The findings of this investigation are summarised below with the report provided in full in Appendix F of this SEE.

The site was inspected on 29 January 2018 by Envirowest Consulting in conjunction with a geotechnical assessment. The geotechnical assessment included 6 boreholes. A walkover and inspection was undertaken to identify evidence of past possible contaminating activities, identify potential contamination types and potential hot-spots and discuss the site condition.

The historical and current land-use of the site is livestock grazing and agriculture. Vegetation on the site was native grasses with moderate coverage due to climate.

The site walkover and inspection of the surface did not identify any evidence of contamination including soil staining, bare areas, asbestos containing material or

vegetation stunting. No odours or soil staining were detected in the soil from the boreholes.

No buildings or infrastructure were located on-site at the time of inspection. No structures were observed on the site including livestock yards, sheep dips, foot baths, drenching infrastructure, mixing sheds or chemical stores.

Based on the site walkover the contamination risk of the site is considered low.

Accordingly, a detailed investigation is not considered to be required.

### **5.3. Draft Environmental Planning Instruments**

There are no draft Environmental Planning Instruments relevant the proposed development.

### **5.4. Development Control Plans**

There is no Development Control Plan prepared by either the former Harden Shire Council or Hilltops Council which is relevant the proposed development.

## 6. Development Impact Assessment and Suitability

For the purposes of assessing the likely impacts of the development, the matters listed in Table 6-1 have been considered. Key impact assessment issues are detailed further in Section 6.1 below.

**Table 6-1 Matters Considered for the Impacts of the Development**

Primary Matters	How Addressed
Context and settings	See Section 6.1.1
Access, transport and traffic	See Section 6.1.2
Public domain	The development is not anticipated to impact on the public domain.
Utilities	See Section 4.4 and 4.5
Heritage	See Section 6.1.5
Other land resources	The site is not within a water catchment and is not identified as Biophysical Strategic Agricultural Land.
Water	See Section 6.1.4
Soils	See Section 4.7 and 5.2.1
Air and microclimate	See Section 6.1.8
Flora and fauna	See Section 6.1.6
Waste	See Section 4.6
Energy	See Section 4.5
Noise	See Section 6.1.3
Natural and technological hazards	The site and development are not affected by any natural and technological hazards. The development would comply with the requirements of the BCA.
Safety, security and crime prevention	See Section 4.9
Social impacts in the locality	See Section 6.1.7 and 4.1
Economic impacts in the locality	

Site design and internal design	See Section 4.2, 4.3 and 4.7
Construction	See Section 4.10 and 6.1

## **6.1. Impact Assessment Issues**

An assessment of key issues relating to the proposed development is provided below.

### **6.1.1. Context and Settings**

The site context is described in Section 3.1 and 3.2. The proposed facility is bounded by Burley Griffin Way to the north, an existing access road to the west, vacant land to the east and the racecourse to the south.

There is not anticipated to be to adverse/detrimental overshadowing or amenity impacts from the new development and it is not anticipated to be a prominent feature in the landscape, due to:

- the setbacks within the development
- the distances between the new development and the nearest rural residences
- the generally flat topography of the site
- the adjoining existing air strip and racecourse, which are also non-agricultural developments in the rural setting
- the inclusion of landscaped areas in appropriate locations within the development site

Furthermore, Council has identified the potential for the adjoining land to be developed for a future industrial estate. The proposed emergency services facility would be consistent with such a land use if it proceeds.

It is noted that the proposal includes external night-lights. These would be designed to avoid the “spill effect”. Rural residences are not located immediately opposite or next to the development and therefore any impact from night lighting is expected to be minimal.

### **6.1.2. Access, Transport and Traffic**

#### **Construction Impacts**

Construction personnel will park vehicles within the site. Construction plant and machinery (e.g. cranes and excavators) and trucks for the transport of materials, waste and construction equipment will access the site directly from the unnamed access road during the construction period. The number of vehicle movements per day is not known, however this is likely to be relatively small due to the scale of the works.

There will be short term and temporary traffic impacts to Burley Griffin Way during the works for the vehicle movements described above. Any additional traffic movements on this road over the construction period due to the works is anticipated to be minor and can be adequately managed to minimise impacts.

#### **Operational Impacts**

The site has frontage onto Burley Griffin Way, which is classified as a state road and listed as Main Road 84 in the Government Gazette (NSW Roads and Maritime Services, RMS, 2014). The posted speed limit on Burley Griffin Way at this location is

100km/h. The road is a single carriageway, dual lane road. The site is accessed via an unnamed sealed access road, which also provides access to the racecourse and the airstrip. The posted speed limit on this road is 20km/h. It is understood that the racecourse is used, on average, once a year.

The predicted AADT volumes on the Burley Griffin Way in 2018 are 1363 vehicles eastbound and 1416 vehicles westbound (total of 2779 vehicles per day). These figures are based on the 2012 volumes, with a growth factor of 3% per year applied from 2012 to 2018. A 3% growth factor was determined from an analysis of traffic growth on the Olympic Highway, which is in the same region of NSW (Brown 2014).

**Table 6-2 Predict traffic volumes on Burley Griffin Way**

	AADT in 2012	Predicted AADT for 2018 (assuming 3% annual increase)	Estimated peak hour rate (14% of AADT)
<b>Eastbound</b>	1142	1363	191
<b>Westbound</b>	1186	1416	199
<b>TOTAL</b>	2328	2779	390

The proposed facility is expected to have approximately 15 full time staff on site on a regular basis. It is assumed that this will result in an increase of 15 vehicles entering the site during the morning peak hour and leaving during the afternoon peak hour, on an average day. During special events such as training days and/or conferences, patronage of the site may increase to up to 75 people. On occasions, a delivery truck (estimated to be no larger than an 18 tonne rigid bogey drive truck) will visit the site. During emergencies (such as bushfires), the amount of turn movements into and out of the site may increase dramatically.

The 15 vehicles movements expected on an average day represent only a small increase to the overall daily traffic volumes on Burley Griffin Way (from 2779 to 2794 vehicles per day).

It is noted that RFS would not require upgrades to the existing internal access road, except for the intersection at the entrance into the site to connect to both lanes for the suitability of the medium-ridged vehicles to access the site. Furthermore, Council has advised that the existing access road would form the main entrance to a potential future industrial estate, for which the requirements are unknown.

Regardless of the proposed development on the site, the *Guide to Road Design Part 4A: Signalised and Signalised Intersections 2017* requires, as a minimum, a basic turn treatment for two lane undivided roads with a design speed greater than 100km/hr.

The basic turn treatment will comprise:

- a widened shoulder on the major road that allows through vehicles, having slowed, to pass to the left of right turning vehicles
- a widened shoulder, which assists left turning vehicles to move further off the through carriageway making it easier for through vehicles to pass

If training days and/or conferences were taken into account, a channelised right hand turning lane from Burley Griffin Way to the access road will be required.



- 50 dB(A) for rural environments during the day (7am to 6pm);
- 45 dB(A) for rural environments during the evening (6pm to 10pm); and
- 40 dB(A) for rural environments during the night (10pm to 7am).

Operational noise associated with the facility will be associated with personnel using the structures for training, vehicle movements to and from the site and emissions from mechanical plant. Operational noise generated at the new facility is not anticipated to be significant, given the activities proposed at the facility and the measured background noise levels listed above.

Most administration requirements for the operation of the South West Slope Fire Control Centre and Regional Office West will be undertaken during daylight hours with negligible impacts to the surrounding land users. Similarly, most training activities will be undertaken during the daytime.

Night time activities at the site would include call-outs and after-hours deliveries, generally in response to emergency situations.

After hours deliveries will be infrequent and largely only occur during emergency response activities. Any such deliveries are expected to cause minimal impacts on the amenity of the surrounding environment.

It is estimated that the night time call-outs will be an average of 2 calls per month, between the hours of 6pm and 8am. There is the potential for operational noise associated with night time call outs to exceed the amenity criteria, however this is expected to occur on relatively rare occasions and all feasible mitigation measures will be implemented to minimise noise impacts from these activities.

Site management procedures should include noise management for night time activities, namely call-outs and deliveries. During night time activities, noise should be kept to a minimum. This may include preparing fire appliances within the garages and the use of sirens and restocking of trucks at night only when required, and undertaking activities during daytime hours as much as possible unless expressly required.

In relation to external noise impacts on the development, it is noted that AS2107:2016 *Acoustics - Recommended design sound levels and reverberation times for building interiors* recommends internal design sound levels of Call Centres, General Office Areas, Open Plan Office, etc. to be 40-45dB LA<sub>eq</sub>. To meet the recommendations of this AS and in consideration of the background noise levels, basic window glazing will meet this requirement. However, for peak noise levels, external noise may be audible at times within the proposed facility. The potential of the external noise impacts on operations and any requirement for higher rated or double-glazed glass will be considered during further detailed design of the new facility.

#### **6.1.4. Stormwater and Groundwater**

##### **Construction Impacts**

The main potential for water quality impacts is through the movement of any spoil material offsite during the construction of the proposed development. However, there are no waterways in the immediate vicinity and the site is not steeply sloped, thus reducing run-off and erosion potential at the site. Effective control measures will be established prior to commencement of construction to prevent any pollutants being washed into the stormwater drain.

## **Operation Impacts**

Any hazardous or potentially contaminating materials stored on site, such as fuel for the fire engine, generator or lawn mowing, will be of a similar nature and quantity to those used in a typical domestic setting.

The proposed stormwater system is shown in the Preliminary Treatment Train plan provided in Appendix E. The description of the system is also provided below.

### **Stormwater System**

An onsite drainage system will collect stormwater runoff from the impervious areas of the site.

The proposed stormwater system for the development will be setup in 3 parts, as follows:

1. One system will capture the various roof areas and direct the runoff to rainwater tanks for onsite reuse. The actual estimated usage is to be determined in conjunction with a hydraulic consultant. The overflow from these tanks is to be directed to the detention zone.
2. The ground water for the site, excluding the hot fire training ground, is to drain to a piped network which will discharge via a Gross Pollutant Trap (GPT) to an above ground detention zone.
  - a. The GPT is to be sized to be able to satisfactorily treat the ground level hardstand area for sediment, oils and hydrocarbons.
  - b. A preliminary catchment analysis indicates that the contributing catchment for the development area of the site only is in the region of 0.8120ha with a fraction impervious of 0.74. The predeveloped flow is in the region of 0.093m<sup>3</sup>/s for the 10% AEP event and 0.22m<sup>3</sup>/s for the 1% AEP event. To ensure that the developed runoff does not exceed these values a detention zone is proposed to be constructed by way of a constructed bund, sized with a storage capacity of some 117m<sup>3</sup>. This will include controlled discharge via a 300 diameter pipe to give a post development discharge flow of 0.090m<sup>3</sup>/s & 0.107m<sup>3</sup>/s for the 10% & 1 % AEP events respectively. This is below the current predeveloped flows.
3. Council has noted that the culvert under the highway may have to be upgraded. If this is currently undersized that may be the case; however, through the use of the detention zone it is anticipated that this development will not increase the loading on this culvert.

### **Groundwater**

The main concern for this development is identified as being the possibility of hydrocarbons, oils and sediment from the carpark areas and the possibility of chemicals from the hot fire training area impacting the ground water.

Through the use of a GPT that can treat oil, grit, sediment and hydrocarbons it is deemed that the carpark runoff will be satisfactorily treated.

For the hot fire training ground it is understood that firefighting foam is not going to be used so the anticipated pollutant runoff is minimised. Regardless of this it is proposed to set up the training area to use recycled water from a rainwater tank that will drain

back into the same storage tank, this will minimise the risk of pollutants entering the ground water.

The overflow from this tank will discharge via the GPT prior to discharging from site.

#### **6.1.5. Heritage**

The subject site has been largely cleared, disturbed and used for agricultural purposes in the past. Therefore, no impact on the significance of Cultural or Aboriginal heritage is anticipated.

The development site and adjoining properties are not subject to any heritage listings under the LEP or the State Heritage Register.

#### **6.1.6. Flora and Fauna**

The proposed development will require the removal of two trees. The development is not anticipated to have a significant impact on the survival of any threatened species, populations or endangered ecological communities which may occur in the area. Landscaping of the site will incorporate native endemic plant species that could offset the loss of the two trees to be removed. No flora and fauna impacts are anticipated during operation of the facility.

#### **6.1.7. Social and Economic Impacts**

The proposed RFS FCC facility will have a positive economic impact in the locality, as the proposed development will generate employment opportunities for local communities.

The operation of the proposed RFS FCC is anticipated to have a positive impact on the safety of the community, as the addition of the regional office within the RFS facility will assist in the effective control of operational emergencies, and the proposed FCC will contain emergency operational base that comprise advanced telecommunications.

#### **6.1.8. Air Quality**

##### **Construction Impacts**

Vehicular emissions from construction traffic may intermittently affect local air quality. Construction works are likely to generate some airborne dust. Appropriate and site-specific measures would be implemented to ensure there is no significant impact on the surrounding environment.

##### **Operational Impacts**

Minimal impacts on air quality are expected during operation of the new development. Any ground surface disturbed as a result of the proposed development would be stabilised to prevent movement of soil and dust off-site. Training activities are not anticipated to generate smoke, dust, ash or odours which would impact on air quality for adjoining properties.

#### **6.2. Site Suitability**

The subject site is identified as being zoned RU1 Primary Production pursuant to the Harden LEP 2011 and emergency services facilities are permitted with consent in this zone. The proposed development is considered to be consistent with previous and existing land use, activity and character of the locality.

Overall, the proposed development is considered satisfactory in terms of the likely impacts of the development and, as such, the subject site is considered suitable for the proposed development.

### **6.3. Public Interest**

The proposal is for a new facility that is to be used for emergency fire services and complies with current standards, health and safety standards, as detailed in Section 4.1. Accordingly, it is considered that the development is in the public interest.

## 7. References

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Brown, 2014, *Site Investigation Report South West Slopes Zone Fire Control Centre*

Department of Environment and Climate Change, 2009, *Interim Construction Noise Guideline*

CASA, 1999, *Obstacles in Air Space* Chapter 10-

<https://www.casa.gov.au/file/491/download?token=3DWUzYIs>

Environment Protection Authority, 2017, *NSW Noise Policy for Industry*

Landcom, 2004, *Managing Urban Stormwater: Soils and Construction*, 4th Edition (The Blue Book)

## Appendix A – Drawings

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## Appendix B – Aboriginal Lands Claim Letter

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30 August 2017



11-13 Mansfield Street  
Glebe NSW 2037  
PO Box 112, Glebe NSW 2037  
P. 02 9562 6327 F. 02 9562 6350

Mr Dirk Wymer  
Hilltops Council  
Locked Bag 5  
YOUNG NSW 2594

Dear Dirk

**Request - Search for Aboriginal Land Claim**

I refer to your letter dated 22 August 2017 to search the Register of Aboriginal Land Claims database in relation to land described by you as:

**Lot: 7017 DP 1031321**

**Parish: Murrumbolla  
County: Harden**

I have searched the Register of Aboriginal Land Claim database and the subject land described by you *does not appear* on the Register as being affected by an Aboriginal Land Claim in pursuant to sections 36 or 37 of the *Aboriginal Land Rights Act 1983*.

Regards

Chris Ingrey  
Office of the Registrar,  
*Aboriginal Land Rights Act 1983 (NSW)*

**Please Note:** 1. Search requests should not be made over privately owned land. Crown Land is the only land in NSW that is likely to be affected by an ALC under the Aboriginal Land Rights Act. If an ALC has been made over privately owned land it would be refused as soon as this is known.

2. Land across NSW with older land descriptors such as "portion, REF & TSR" have been allotted new descriptors over the last 10 years & many of these now have "Lot & DP" numbers. The ORALRA database lists the land descriptor at lodgement & may not include an updated land descriptor. If this may affect the land that you've described, we advise that you contact the Aboriginal Land Claims Investigation Unit on (02) 6883 3396.

## Appendix C – AHIMS Search Results

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Water Solutions

Date: 10 November 2017

McKell Building 2-24 Rawson Place  
Sydney New South Wales 2000

Attention: Stuart Wilmot

Email: [stuart@urbanperspectives.com.au](mailto:stuart@urbanperspectives.com.au)

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 7017, DP:DP1031321 with a Buffer of 50 meters, conducted by Stuart Wilmot on 10 November 2017.**

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 the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

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

**If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

**Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

## Appendix D – Flora and Fauna Searches

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Data from the BioNet BioNet Atlas website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed under the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1°; ^^ rounded to 0.01°). Copyright the State of NSW through the Office of Environment and Heritage. Search criteria : Public Report of all Valid Records of Entities in select area [North: -34.50 West: 148.34 East: 148.44 South: -34.60] returned a total of 335 records of 190 species. Of those, the following species are listed as threatened under NSW or Commonwealth legislation.

Report generated on 10/11/2017 2:43 PM

Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm. status	Records
Animalia	Aves	Psittacidae	0277	^^ <i>Polytelis swainsonii</i>		Superb Parrot	V,P,3	V	1
Animalia	Aves	Meliphagidae	8303	<i>Melithreptus gularis gularis</i>		Black-chinned Honeyeater (eastern subspecies)	V,P		1
Animalia	Aves	Petroicidae	0382	<i>Petroica phoenicea</i>		Flame Robin	V,P		1



# EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 10/11/17 12:06:16

[Summary](#)

[Details](#)

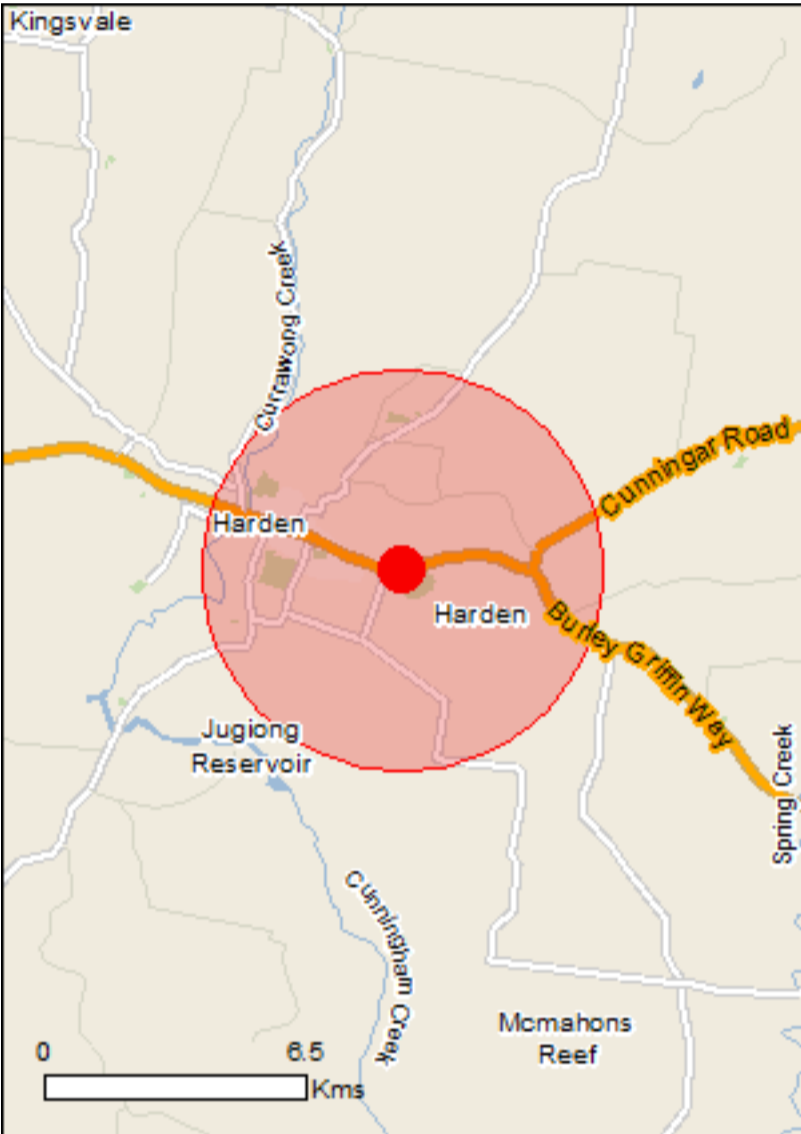
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

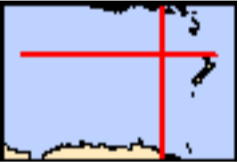
[Acknowledgements](#)



This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2010

[Coordinates](#)

[Buffer: 5.0Km](#)



# Summary

## Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

<a href="#">World Heritage Properties:</a>	None
<a href="#">National Heritage Places:</a>	None
<a href="#">Wetlands of International Importance:</a>	4
<a href="#">Great Barrier Reef Marine Park:</a>	None
<a href="#">Commonwealth Marine Area:</a>	None
<a href="#">Listed Threatened Ecological Communities:</a>	2
<a href="#">Listed Threatened Species:</a>	18
<a href="#">Listed Migratory Species:</a>	11

## Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

<a href="#">Commonwealth Land:</a>	1
<a href="#">Commonwealth Heritage Places:</a>	None
<a href="#">Listed Marine Species:</a>	17
<a href="#">Whales and Other Cetaceans:</a>	None
<a href="#">Critical Habitats:</a>	None
<a href="#">Commonwealth Reserves Terrestrial:</a>	None
<a href="#">Commonwealth Reserves Marine:</a>	None

## Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

<a href="#">State and Territory Reserves:</a>	None
<a href="#">Regional Forest Agreements:</a>	None
<a href="#">Invasive Species:</a>	24
<a href="#">Nationally Important Wetlands:</a>	None
<a href="#">Key Ecological Features (Marine)</a>	None

# Details

## Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)		[ Resource Information ]
Name	Proximity	
<a href="#">Banrock station wetland complex</a>	700 - 800km upstream	
<a href="#">Hattah-kulkyne lakes</a>	500 - 600km upstream	
<a href="#">Riverland</a>	600 - 700km upstream	
<a href="#">The coorong, and lakes alexandrina and albert wetland</a>	800 - 900km upstream	

Listed Threatened Ecological Communities	[ Resource Information ]
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For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
<a href="#">Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia</a>	Endangered	Community may occur within area
<a href="#">White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland</a>	Critically Endangered	Community likely to occur within area

Listed Threatened Species	[ Resource Information ]
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Name	Status	Type of Presence
Birds		
<a href="#">Anthochaera phrygia</a> Regent Honeyeater [82338]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Botaurus poiciloptilus</a> Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Grantiella picta</a> Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Polytelis swainsonii</a> Superb Parrot [738]	Vulnerable	Breeding likely to occur within area
<a href="#">Rostratula australis</a> Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area
Fish		
<a href="#">Maccullochella peelii</a> Murray Cod [66633]	Vulnerable	Species or species

Name	Status	Type of Presence
<a href="#">Macquaria australasica</a> Macquarie Perch [66632]	Endangered	habitat may occur within area  Species or species habitat may occur within area
Frogs		
<a href="#">Litoria booroolongensis</a> Booroolong Frog [1844]	Endangered	Species or species habitat may occur within area
<a href="#">Litoria raniformis</a> Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog [1828]	Vulnerable	Species or species habitat may occur within area
Mammals		
<a href="#">Nyctophilus corbeni</a> Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat may occur within area
<a href="#">Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)</a> Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat may occur within area
<a href="#">Pteropus poliocephalus</a> Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour may occur within area
Plants		
<a href="#">Prasophyllum petilum</a> Tarengo Leek Orchid [55144]	Endangered	Species or species habitat may occur within area
Reptiles		
<a href="#">Aprasia parapulchella</a> Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665]	Vulnerable	Species or species habitat may occur within area
<a href="#">Delma impar</a> Striped Legless Lizard [1649]	Vulnerable	Species or species habitat may occur within area
Listed Migratory Species		[ <a href="#">Resource Information</a> ]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Migratory Marine Birds		
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]		Species or species habitat may occur within area
<a href="#">Motacilla flava</a> Yellow Wagtail [644]		Species or species habitat may occur within area
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat likely to occur within area
<a href="#">Rhipidura rufifrons</a> Rufous Fantail [592]		Species or species habitat may occur within area
Migratory Wetlands Species		
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within

Name	Threatened	Type of Presence
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		area  Species or species habitat may occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Commonwealth Land	[ Resource Information ]
The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.	
Name	Commonwealth Land - Australian Telecommunications Commission

Listed Marine Species	[ Resource Information ]	
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Birds		
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within area
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<a href="#">Ardea alba</a> Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
<a href="#">Ardea ibis</a> Cattle Egret [59542]		Species or species habitat may occur within area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
<a href="#">Haliaeetus leucogaster</a> White-bellied Sea-Eagle [943]		Species or species habitat may occur within area
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]		Species or species habitat may occur within area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
<a href="#">Merops ornatus</a> Rainbow Bee-eater [670]		Species or species habitat may occur within area
<a href="#">Motacilla flava</a> Yellow Wagtail [644]		Species or species habitat may occur within area
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat likely to occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Rhipidura rufifrons</a> Rufous Fantail [592]		Species or species habitat may occur within area
<a href="#">Rostratula benghalensis (sensu lato)</a> Painted Snipe [889]	Endangered*	Species or species habitat may occur within area

## Extra Information

Invasive Species

[ Resource Information ]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
<div>Passer domesticus</div> <div>House Sparrow [405]</div>		Species or species habitat likely to occur within area
<div>Passer montanus</div> <div>Eurasian Tree Sparrow [406]</div>		Species or species habitat likely to occur within area
<div>Sturnus vulgaris</div> <div>Common Starling [389]</div>		Species or species habitat likely to occur within area
<div>Turdus merula</div> <div>Common Blackbird, Eurasian Blackbird [596]</div>		Species or species habitat likely to occur within area
Mammals		
<div>Bos taurus</div> <div>Domestic Cattle [16]</div>		Species or species habitat likely to occur within area
<div>Canis lupus familiaris</div> <div>Domestic Dog [82654]</div>		Species or species habitat likely to occur within area
<div>Felis catus</div> <div>Cat, House Cat, Domestic Cat [19]</div>		Species or species habitat likely to occur within area
<div>Feral deer</div> <div>Feral deer species in Australia [85733]</div>		Species or species habitat likely to occur within area
<div>Lepus capensis</div> <div>Brown Hare [127]</div>		Species or species habitat likely to occur within area
<div>Oryctolagus cuniculus</div> <div>Rabbit, European Rabbit [128]</div>		Species or species habitat likely to occur within area
<div>Rattus rattus</div> <div>Black Rat, Ship Rat [84]</div>		Species or species habitat likely to occur within area
<div>Vulpes vulpes</div> <div>Red Fox, Fox [18]</div>		Species or species habitat likely to occur within area
Plants		
<div>Asparagus asparagoides</div> <div>Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]</div>		Species or species habitat likely to occur within area
<div>Austrocylindropuntia spp.</div> <div>Prickly Pears [85132]</div>		Species or species habitat likely to occur within area
<div>Cytisus scoparius</div> <div>Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]</div>		Species or species habitat likely to occur within area
<div>Nassella neesiana</div> <div>Chilean Needle grass [67699]</div>		Species or species habitat likely to occur within area
<div>Nassella trichotoma</div> <div>Serrated Tussock, Yass River Tussock, Yass Tussock, Nassella Tussock (NZ) [18884]</div>		Species or species habitat likely to occur within area
<div>Pinus radiata</div> <div>Radiata Pine Monterey Pine, Insignis Pine, Wilding Pine [20780]</div>		Species or species habitat may occur within

Name	Status	Type of Presence
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		area  Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Solanum elaeagnifolium Silver Nightshade, Silver-leaved Nightshade, White Horse Nettle, Silver-leaf Nightshade, Tomato Weed, White Nightshade, Bull-nettle, Prairie-berry, Satansbos, Silver-leaf Bitter-apple, Silverleaf-nettle, Trompillo [12323]		Species or species habitat likely to occur within area

# Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

## Coordinates

-34.56049 148.38834

# Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

## Appendix E – Statement of Impacts and Design Brief for the Civil Stormwater Management

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20171408  
16 February, 2018

NSW Public Works  
Level 5, 234 Sussex St  
SYDNEY NSW 2000

Attention: Darren Hession

Dear Darren

RE: South West Slopes Fire Control Centre and Regional Office - Harden NSW

In response to the Hilltops Council request for additional information dated 02/02/18 we have reviewed items 2 & 3 with our findings and comments detailed below.

Item 2  
Stormwater Management

We have reviewed the proposed development design and offer a preliminary layout (attached) for an effective stormwater network onsite. This network will be setup in three parts.

1. One system will capture the various roof areas and direct the runoff to rainwater tanks for onsite reuse. The actual estimated usage is to be determined in conjunction with a hydraulic consultant. The overflow from these tanks is to be directed to the detention zone.
2. The ground water for the site, excluding the hot fire training ground, is to drain to a piped network which will discharge via a GPT to an above ground detention zone.
  - a. The GPT is to be sized to be able to satisfactorily treat the ground level hardstand area for sediment, oils and hydrocarbons.
  - b. A preliminary catchment analysis indicates that the contributing catchment for the development area of the site only is in the region of 0.8120ha with a fraction impervious of 0.74. The predeveloped flow is in the region of 0.093m<sup>3</sup>/s for the 10% AEP event and 0.22m<sup>3</sup>/s for the 1% AEP event.  
To ensure that the developed runoff does not exceed these values a detention zone is proposed to be constructed by way of a constructed bund, sized with a storage capacity of some 117m<sup>3</sup>. This will include controlled discharge via a 300 dia pipe to give a post development discharge flow of 0.090m<sup>3</sup>/s & 0.107m<sup>3</sup>/s for the 10% & 1 % AEP events respectively. This is below the current predeveloped flows
3. Council has noted that the culvert under the highway may have to be upgraded, if this is currently undersized that may be the case but through the use of the detention zone it is anticipated that this development will not increase the loading on this culvert and therefore may not require upgrading.

**Calare Civil Pty Ltd**

ABN 41 050 057 933  
170 Rankin Street  
Bathurst NSW 2795

**Tel:** 02 6332 3343  
**Fax:** 02 6331 8210  
**Email:** bathurst@calare-civil.com.au  
**Web:** www.calare-civil.com.au

Item 3

Impact on Groundwater

The main concern for this development is identified as being the possibility of hydrocarbons, oils & sediment from the carpark areas and the possibility of chemicals from the hot fire training area impacting the ground water.

Through the use of a GPT that can treat oil, grit, sediment & hydrocarbons it is deemed that the carpark runoff will be satisfactorily treated.

For the hot fire training ground it is understood that firefighting foam is not going to be used so the anticipated pollutant runoff is minimised.

Regardless it is proposed to set up the training area to use recycled water from a rainwater tank that will drain back into the same storage tank, this will minimise the risk of pollutants entering the ground water.

The overflow from this tank will discharge via the GPT prior to discharging from site.

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It is believed that by providing the above systems (GPT & Detention) that the impact on the downstream system will be minimised.

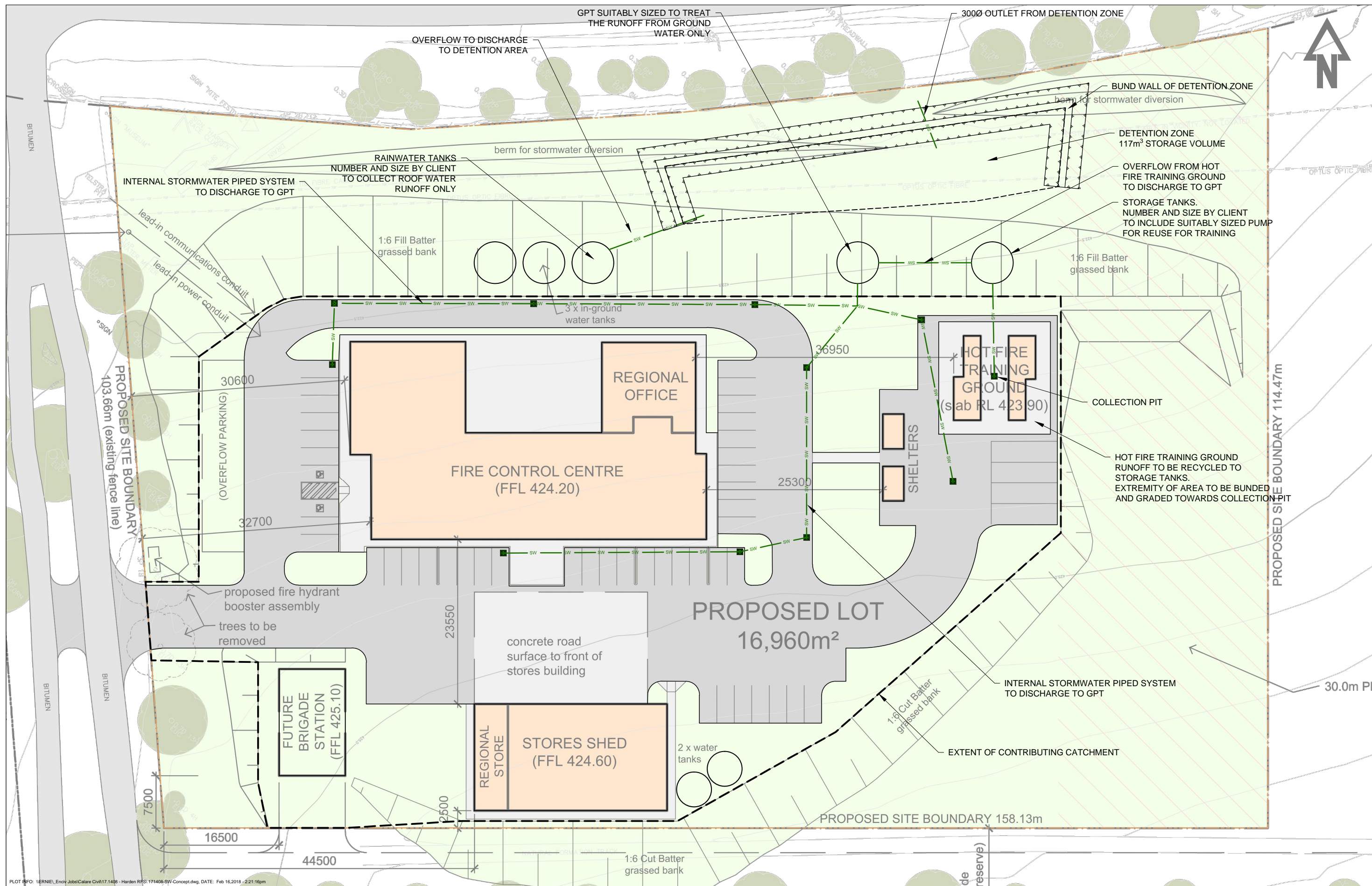
Full design details will be submitted to Council as part of a development consent condition, included with this letter is a preliminary concept stormwater treatment train.

Yours faithfully,  
CALARE CIVIL PTY LTD

Grant Lyons  
for and on behalf of;

A handwritten signature in black ink, appearing to read 'G. Dean', written over a light blue circular stamp.

Garth Dean  
B.E M.I.E. Aust. NPER-3, GDSTT, RBT (Vic.)



PLOT INFO: IERNIEL\_Enclor Jobs\Calare Civil\17.1408 - Harden RPS\171408-SW-Concept.dwg, DATE: Feb 16, 2018 - 22:16pm

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## Appendix F – Contamination Statement

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16 February 2018

Calare Civil Pty Ltd  
17 Rankin Street  
Bathurst NSW 2795

Attn: Ellen Windsor

Ref: L9270c

Dear Ellen,

Site inspection, proposed Fire Control Centre, Part Lot 7017 DP 1031321, Harden NSW

A new fire control centre is proposed for the north western section of Part Lot 7017 DP 1031321, Harden NSW. The development area is approximately 1.6 hectares of vacant land adjacent to Harden Racecourse, 4559 Burley Griffin Way, Harden NSW.

The site was inspected on 29 January 2018 by Envirowest Consulting in conjunction with a geotechnical assessment. The geotechnical assessment included 6 boreholes. A walkover and inspection was undertaken to identify evidence of past possible contaminating activities, identify potential contamination types and potential hot-spots and discuss the site condition.

The historical and current land-use of the site is livestock grazing and agriculture. Vegetation on the site was native grasses with moderate coverage due to climate.

The site walkover and inspection of the surface did not identify any evidence of contamination including soil staining, bare areas, asbestos containing material or vegetation stunting. No odours or soil staining were detected in the soil from the boreholes.

No buildings or infrastructure were located on-site at the time of inspection. No structures were observed on the site including livestock yards, sheep dips, foot baths, drenching infrastructure, mixing sheds or chemical stores.

Based on the site walkover the contamination risk of the site is considered low.

Regards,

Andrew Ruming BSc  
Senior environmental scientist



66 Harrington Street  
SYDNEY NSW 2000

[www.publicworksadvisory.nsw.gov.au](http://www.publicworksadvisory.nsw.gov.au)