



andrewmartin  
PLANNING



# STATEMENT OF ENVIRONMENTAL EFFECTS

*9 Polo Flat Road*  
**POLO FLAT**

***NSW Rural Fire Service – Monaro Fire  
Control Centre***

**22 September 2023**

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**PREPARED FOR**

**NBRS**

**ON BEHALF OF**

**NSW PUBLIC WORKS (NSW GOVERNMENT) AND  
NSW RURAL FIRE SERVICE**

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## Terms, Acronyms and Definitions

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AHD</b>                               | Australian height datum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>AoBV</b>                              | Area of outstanding biodiversity value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>ARTC</b>                              | Australian Rail Track Corporation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>BDAR</b>                              | Biodiversity Development Assessment Report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>BOM</b>                               | Bureau of Meteorology                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>BOS</b>                               | Biodiversity Offset Scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Brigade Station (CAT 3BS)</b>         | This is a RFS Rural Fire Brigade Station with the following infrastructure;<br><ul style="list-style-type: none"> <li>- Medium size multi-function building / amenity layout</li> <li>- 3 vehicle bays</li> <li>- Storage bay attached to vehicle bays</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>CASA</b>                              | Civil Aviation Safety Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>CIV</b>                               | Capital Investment Value is defined in the EPA Regulation as:<br><br><i>capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs: a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division, b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval, c) land costs (including any costs of marketing and selling land), d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).</i> |
| <b>CMLEP 2013</b>                        | Cooma-Monaro Local Environmental Plan 2013                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Council</b>                           | Snowy Monaro Regional Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>DCP</b>                               | Development Control Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>DP</b>                                | Deposited plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Emergency Services Facility (ESF)</b> | <i>State Environmental Planning Policy (Transport and Infrastructure) 2021 defines a ESF as:</i><br><i>“emergency services facility” means a building or place (including a helipad) used in connection with the provision of services by an emergency services organisation.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Emergency Operations Centre (EOC)</b> | The Emergency Operations Centre is a element of the FCC that normally works as a dedicated training space, but during emergencies, will transition to become the EOC. The EOC is a space for inter-agency emergency management and caters for all hazards that could impact the community. This provision is critical to emergency management for the Local Government Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>EP&amp;A Act 1979</b>                 | <i>Environmental Planning and Assessment Act 1979</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>EPA Regs</b>                          | <i>Environmental Planning and Assessment Regulations 2021</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>EPBC Act</b>                          | <i>Environment Protection Biodiversity Conservation Act</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>FCC</b>                               | Fire Control Centre. FCCs are special purpose buildings through which the operations, administration, training and emergency management of Rural Fire Districts are conducted and accommodated. The FCC is an important piece of the State's                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | emergency management infrastructure and is central to the effective and efficient management of emergency incidents within a Rural Fire District.                                                                                                                                                                                                                                                                                  |
| <b>Locality</b>                   | 10km radius of the study area                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Land Insight</b>               | Website database of property based environmental data for research and background information.                                                                                                                                                                                                                                                                                                                                     |
| <b>OSD</b>                        | On-site Stormwater Detention                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>RFS</b>                        | NSW Rural Fire Service                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Rural Fire Brigade Station</b> | Rural Fire Brigade Stations are locally based, secure buildings that house high value fire fighting appliances and assets required by volunteers to undertake their operational and risk management activities. Rural Fire Brigade Stations are also where volunteers meet to undertake training and maintenance activities, hold meetings and other community events, and plan for and undertake community engagement activities. |
| <b>SEPP</b>                       | State Environmental Planning Policy                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>SEPP B&amp;C</b>               | State Environmental Planning Policy (Biodiversity and Conservation) 2021                                                                                                                                                                                                                                                                                                                                                           |
| <b>SEPP R&amp;H</b>               | State Environmental Planning Policy (Resilience and Hazards) 2021                                                                                                                                                                                                                                                                                                                                                                  |
| <b>SEPP T&amp;I</b>               | State Environmental Planning Policy (Transport and Infrastructure) 2021                                                                                                                                                                                                                                                                                                                                                            |
| <b>Site</b>                       | Proposed Lot A in subdivision of Lot 14 DP250029                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>TOS</b>                        | Test of Significance                                                                                                                                                                                                                                                                                                                                                                                                               |

## 1.0 INTRODUCTION

This statement of environmental effects (SEE) has been prepared at the request of the NSW Rural Fire Service (RFS) and Snowy Monaro Regional Council in support of a development application to the Snowy Monaro Regional Council (the “Council”).

The project is known as the “NSW Rural Fire Service – Monaro Fire Control Centre”.

The project is for the Torrens Title subdivision of the land (one lot into two) and the construction and operation of a Fire Control Centre facility (FCC) on the newly created allotment. The parent lot is located at No. 9 Polo Flat Road, Polo Flat and is currently owned by the Snowy Hydro Ltd. The Snowy Monaro Regional Council is to purchase the land for use by the NSW RFS.

Access to the FCC site is to be facilitated via a new road off Geebung Street. The access road is to be approved under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and is not part of this application.

The NSW Rural Fire Service is to construct a state-of-the-art emergency services facility for the NSW RFS Monaro District, its staff and volunteers. The FCC will provide administrative and training spaces and a dedicated operations centre. The facility will also be able to function as an Emergency Operations Centre for State Government Agencies and Local Government to assist in managing bush-fire support and recovery functions. The development also includes a new District Stores building, helicopter hangar and helipad.

The locality of the site is the northern end of the general industrial area of Polo Flat, north west of the existing emergency services cluster comprising the Comma-Monaro SES, Cooma-Monaro Fire Control Centre and Cooma RFS. All utility services are capable of being provided either to the site or via onsite facilities. Access to the site is a new road off Geebung Street.

The development is defined as an emergency services facility (ESF) pursuant to the provisions of the State Environmental Planning Policy (Transport and Infrastructure) 2021. The provisions of this SEPP prevail over the zoning and landuse permissibility table of the Cooma-Monaro Local Environmental Plan 2013 (CMLEP). Notwithstanding, the proposed development satisfies the objectives of the E4 General Industrial zone for the Snowy Monaro LGA and is a suitable site for the FCC.

The proposal satisfies the planning objectives and is acceptable given that:

- The site is located on the outskirts of Cooma township, within an existing industrial precinct, at the northern end of the airstrip. Thus, it is appropriately placed amongst other non-residential uses;
- The industrial precinct is located well away from the urban and residential areas of the township therefore minimising the potential for any significant adverse amenity impacts;
- The site is to be owned by the Snowy Monaro Regional Council, providing public land to an essential service that serves the broader community year-round and particularly during an emergency;
- The development will provide a Fire Control Centre for the coordination and direction of emergency services to areas throughout the LGA and beyond;
- The radio communication tower will enable enhanced GRN network coverage to assist in emergency response coordination, thereby providing much needed connection to outlying areas.
- When combined with the capability of enhanced communications and helicopter landings, this will allow for improved and efficient access to those areas;

- The ancillary storage of emergency related equipment on the site will allow for quicker, more efficient access to that equipment, a secure and accountable place to store it and ease of operation from a central location.
- The proposal will impact on 1.9 ha of PCT 3414 - Monaro Snowgrass-Kangaroo Grass Grassland. A total of 29 ecosystem credits are required to offset the residual impacts of the proposed development.

The proposal is assessed under Part 4 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act). This statement has been prepared pursuant to Section 4.12 of the EP&A Act, and cl 47 and Schedule 1, Part 1, Clause 2(c) of the *Environmental Planning and Assessment Regulations*. The report reviews the applicable environmental planning legislation and instruments and development control plans that apply to the subject property as well as the natural and built environmental impacts of the proposal with particular reference to the relevant heads of consideration listed under s4.15 of the EP&A Act.

## 2.0 DESCRIPTION OF SITE AND LOCALITY

### 2.1 Site Description and Land Ownership

The parent site is legally described as Lot 14 DP250029, No. 9 Polo Flat Road, Polo Flat.

The landowner of the subject site is Snowy Hydro, is a fully Australian-owned company, incorporated under the Corporations Act (Cth). The company is an integrated electricity supplier.

Snowy Monaro Regional Council is negotiating to purchase the subject site and is to construct the Geebung Street extension to service the site (separate to this Part 4 Development Application)

The FCC is to be located on a newly created site within existing Lot 14. The development area is 1.9 ha in area, and is 92.095m fronting the new roadway, side boundaries of 196.9m (west) and 181.97m (east) plus two small splays of 6.7m and 13.223 at either end and northern boundary of 88.395m.

Access to the site is to be via road opening extension to the eastern extent of Geebung Street, immediately south of the Stewards Transport, NSW RFS and SES building on the eastern side of Geebung Street.

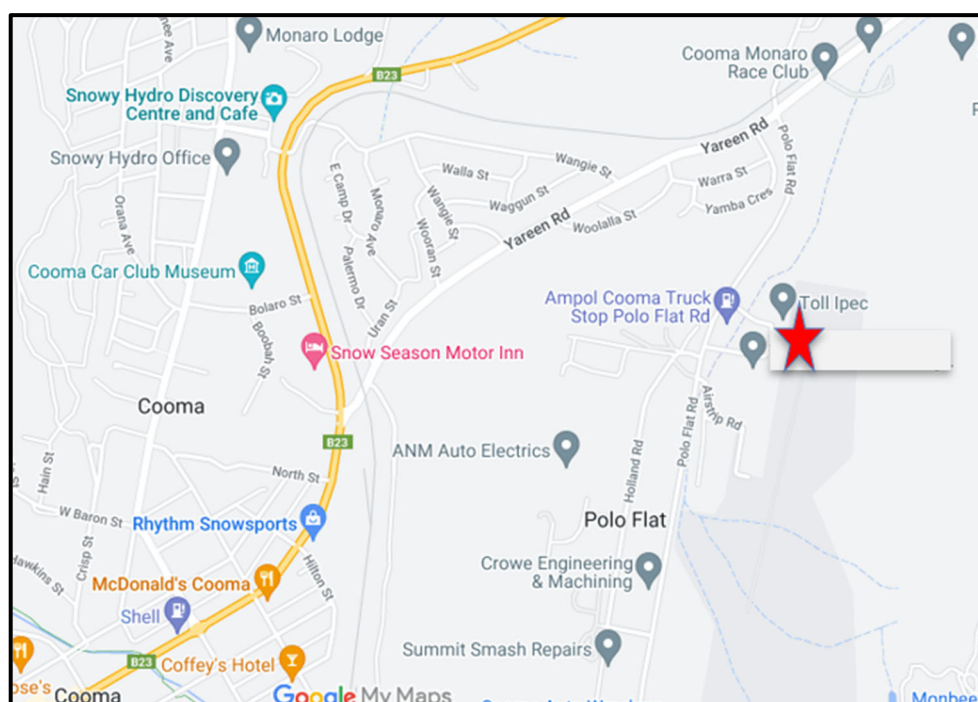


Figure 1: Location of the site



**Figure 2: Aerial of the site**



**Figure 3: View looking towards site from Geebung Street – along location of new road extension from Geebung Street to southern side of site**

## 2.2 Surrounding Development

The site is located at the northern end of the old airstrip, east of the NSW RFS and SES building off Geebung Street.

North: immediately north of the site is the Cooma Monaro Race Club, Aero Club, Monaro Air Rifle club and Cooma Bocce Sporting Club and Cooma Horse and Pony Club. The area is generally unbuilt upon and void of substantial vegetation.

North-west: the closest residential area (off Yamba Crescent) is some 240m from the northern boundary of the site, across Polo Flat Road. It is a low-density residential area characterised by single detached dwellings. The precinct connects to Yareen Road and then to Polo Flat Road.

South: the area is vacant and generally clear of vegetation. The land contains the disused, north/south airstrip.

East: the land is vacant and currently unused.

West: Geebung Street industrial precinct. Geebung Street is a circular, two-way street with two access points to Polo Flat Road. The estate contains a variety of general industrial landuses, including the Cooma Truck Stop, steel company, joinery, transport companies. Immediately adjoining the site is the co-shared Emergency Fire Control Centre used by the NSW RFS and SES.



**Figure 4: Emergency Services facility adjoining western boundary of subject site**



**Figure 5: Development and landuse within proximity to the subject site**

## 2.3 Site History

The proposed site is part of the Polo Flat Industrial area which currently supports a range of local industries such as manufacturing and logistics, as well as emergency services. Site history obtained by EMM (2019) notes the following:

The site forms part of an airfield which was originally established in 1921. It was developed in the late 1950s and 1960s to service the Snowy Scheme. It became the base for the Snowy Mountains Hydro-electric Authority's flying unit and aircraft. By 1976 the fleet was reduced to one aeroplane, but the Polo Flat airstrip was still maintained. The original hangers and terminal buildings are extant on the northern part of Lot 14.

Lot 14 was sold by Snowy Hydro in 1998 where it continued use as a private airfield. Snowy Hydro purchased the land again in early 2019 and has since developed the southern portion of the Lot for a manufacturing facility. The southern portion now includes activities associated with the Snowy Mountains Hydro 2 project including the Segment Factory constructed in 2021.

## 2.4 Climate

Rainfall patterns in the Comma locality (BOM Station No 070278 - Cooma Visitor Centre, elevation 778m) show little variability across an average year. November is typically the wettest month with a mean of 64.5mm, while July is the driest month with a mean of 27.7mm (1973-2022).

Temperate records from 1973 show that the annual mean maximum temperate is 19.4<sup>0</sup> C, and minimum temperate is 4.1<sup>0</sup>C. January has an average of mean maximum of 27.4<sup>0</sup>C, with the lowest July mean maximum of 11.5<sup>0</sup>C.

Based on near-future climate change projections (Adapt NSW web site) it is predicted that there will be a mean temperature change: of +0.65<sup>0</sup>C. The mean rainfall change would be -1.8% across a year, with the greatest changes in Autumn (+6.5%) and Spring (-7.5%). The number of days per annum over 35<sup>0</sup>C is predicted to increase by +2.7 days, and high fire danger days to increase by +0.1 days.

## 2.5 Topography, Geology and Soils

The topography of the site is gently undulating ranging from 816-832m above sea level. There is no risk of slippage.

### 2.5.1 Geology

Most of the site consists of residual soils on the Colinton Volcanics (Src); part of the Silurian period Bredbo Group from the Silurian Period and the Monaro Volcanic (Tv) form the Tertiary Period. The Quaternary alluvium is only present in relatively minor amounts. The geology of the site is mapped as Quaternary alluvium with small areas of Tertiary basalt on the western and southern edges (EMM, 2019).

### 2.5.2 Soils

The study area is a residual soil landscape identified as the Maneroo Soil Landscape characterised by clay loams and sandy clays. No salinity hazard or naturally occurring asbestos is identified (refer to the Land Insight Due Diligence Report submitted with the DA package).

Soil testing has recently been undertaken on the site by EMM (2019). No analysis was undertaken of the two pits (Nos 5 and 6) sampled in the study area.



**Figure 6: Soil sampling sites within the study area**

## 2.6 Acid Sulfate Soils

Acid sulfate soils are not mapped on the Polo Flat site. The CISRO Atlas of Australian Acid Sulfate Soils notes that there is an extremely low probability of occurrence in this area - Cq(p4).

## 2.7 Contamination

A Contamination Assessment undertaken for the Snowy Hydro Segment Facility (EMM, 2019) was undertaken which included both visual and intrusive investigations of the site. Intrusive investigations included sampling of soils and groundwater for contaminants.

Soil samples reported poly fluoroalkyl substances (PFAS), hydrocarbons, metals, and sundry contaminants as present at concentrations below the relevant assessment criteria. Asbestos was not recorded as being present in soil samples, however asbestos containing material (ACM) fragments were found on the surface of the site at various locations.

Groundwater samples undertaken by EMM (2019) reported PFAS as present at concentrations below the relevant assessment criteria.

Several potentially contaminating industries are located within 200m of the site (Table X) consistent with the industrial nature of the locality. Given the topography of the site, these businesses are unlikely to affect the FCC.

| ID | Site name                        | Category                      | Location                            | Status* | Distance (m) | Direction |
|----|----------------------------------|-------------------------------|-------------------------------------|---------|--------------|-----------|
| 3  | Allenspach Steel                 | Foundry, Smelting or Refining | 3 Geebung St, Polo Flat NSW 2630    | Current | 0.0          | West      |
| 6  | C&C Self Storage                 | Depots and Storage Yards      | 1 Airstrip Rd, Polo Flat NSW 2630   | Current | 0.0          | West      |
| 8  | Cooma Horse & Pony Cub           | Agriculture / Horticulture    | Numeralla Rd, Cooma NSW 2630        | Current | 0.0          | North     |
| 1  | NSW Rural Fire Service           | Fire and Rescue               | 11 Geebung St, Polo Flat NSW 2630   | Current | 0.2          | West      |
| 9  | Monaro Truck Repairs             | Mechanical and Automotive     | 1 Geebung St, Polo Flat NSW 2630    | Current | 75.7         | West      |
| 2  | Burke's Plant Hire               | Depots and Storage Yards      | 45 Polo Flat Rd POLO FLAT2630NSW    | Current | 76.3         | West      |
| 4  | Snowy Mountains Mechanical       | Mechanical and Automotive     | 17 Geebung St POLO FLAT2630NSW      | Current | 76.5         | West      |
| 7  | AWH                              | Depots and Storage Yards      | 49 Polo Flat Rd, Polo Flat NSW 2630 | Current | 103.6        | West      |
| 5  | Ampol Cooma Truck Stop Polo Flat | Petrol Stations               | Polo Flat Rd, Cooma NSW 2630        | Current | 135.4        | West      |

**Figure 7: Potential contaminated industries in the locality**  
(Source: Land Insight, 2022)

## 2.8 Hydrology, Flooding and Water Quality

The site slopes from east to west. Overland flow is known to pool at the local low-point at the rear of the existing RFS station and adjacent buildings along Geebung Street. Other than a drainage swale which runs along the length of the airstrip (*pers comm* Jenny Crowe, Snowy Hydro), there is no waterway in the study area.

The land is not mapped as flood liable. Anecdotal evidence is that the overland flow drainage often accumulates at the rear of the properties on the eastern side of Geebung Street, including the Rural Fire Brigade and SES Facility.

## 2.9 Hydrogeology and Groundwater

The Due Diligence Report by Land Insight identifies extensive aquifers of low to moderate productivity within the study area and within 2km of the site. There is a large number of bores nearby, mostly authorised for monitoring, or not reported.

There are no mapped groundwater dependent ecosystems. Four records of historical borehole investigations relate to mineral exploration (1972) and survey purposes.

Groundwater samples undertaken by EMM (2019) reported PFAS as present at concentrations below the relevant assessment criteria. Asbestos and hydrocarbons were not recorded in groundwater samples.

## 2.10 Biodiversity

The following site description in relation to biodiversity is based on the Biodiversity Development Assessment Report, prepared by EMM, dated July 2023. This Statement should be read in conjunction with the full details in the EMM report, including its appendices.

### 2.10.1 Native vegetation

EMM consultant's report that the subject land is dominated by PCT 3414 Monaro Snow Template grass - Kangaroo Grass Grassland. The PCT is in moderate to poor condition with significant invasion of exotic plants throughout the subject land. Part of the grassland classifies as the Critically Endangered Ecological Community of Natural Temperate Grasslands under the Federal *Environmental Protection and Biodiversity Conservation Act 1999*.

Assessment of the site and the development impacts is required pursuant to the EPBC Act and the BC Act as the proposal will impact on 1.9 ha of PCT 3414 - Monaro Snowgrass-Kangaroo Grass Grassland. This will require ecosystem credits to offset the residual impacts of the proposed development. Refer to Section 5 findings and recommendations of the impact of the development on the known site conditions.

### 2.10.2 Threatened species

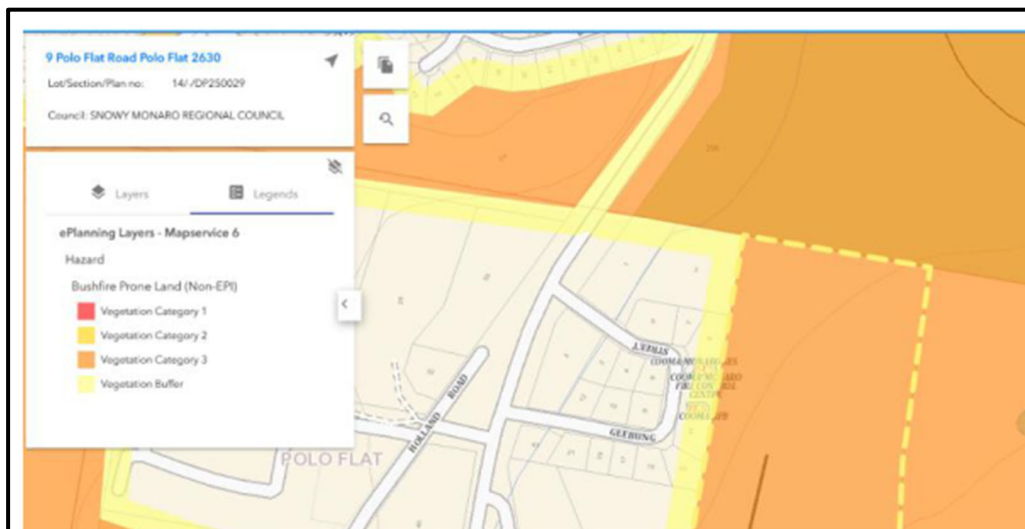
EMM consultants have identified several threatened species occurring on the subject land (Lot 14) that fall under the EPBC Act or the BC Act.

In 2019, surveys for six threatened species were undertaken, including Striped Legless Lizard (*Delma impar*), Grassland Earless Dragon (*Tympanocryptis osbornei*), Mauve Burr-daisy (*Calotis glandulosa*), Creeping Hop-bush (*Dodonaea procumbens*), Monaro Golden Daisy (*Rutidosis leiocarpis*), and the Silky Swainson-pea (*Swainsona sericea*). Three threatened species, Striped Legless Lizard (*Delma impar*), Little Whip Snake (*Suta flagellum* - ecosystem credit species) and Hoary Sunray (*Leucochrysum albicans* var. *tricolor*), were found during these surveys in another part of the overall Lot but not within the subject land.

EMM conclude that no species or communities listed as at risk of Serious and Irreversible impacts are known or likely to occur within the subject land. Refer to the EEM Biodiversity Development Assessment submitted with the DA package for a full overview of species.

## 2.11 Bushfire Prone Land

Peterson Bushfire report that the entire site is mapped as Category 3 bushfire prone land associated with grasslands. This category is medium bush fire risk vegetation (RFS, 2015). Figure 8 below is an extract of bushfire risk mapping for the site.



**Figure 8: Bushfire Category mapping (orange = Cat 3; yellow = buffer)**

## 2.12 Aboriginal Heritage

The Cooma FCC study area has previously been assessed as part of the *Aboriginal and Historic Cultural Heritage Assessment Report*, undertaken for the Snowy Hydro 2.0 Segment Factory (EMM, 2019). A field survey of the study area was undertaken on March 15, 2019, and July 10, 2019. The field survey identified significant levels of prior disturbance associated with grazing, land clearance, fencing and landform modification. These disturbances were identified as causing high levels of impact to almost all ground surfaces and to any Aboriginal objects which may have been present.

As a result, no Aboriginal objects were identified in the study area, and the site is considered to be of low archaeological potential and sensitivity.

A search of AHIMS was undertaken on November 9, 2022 (ClientID# 730794) of Lot14/DP 250029 with a buffer of 200 m. The search did not identify any recorded Aboriginal cultural heritage sites. The nearest recording of Aboriginal occupation (an open camp site) identified in the EMM report is over 1km from the FCC site.

There are no identified cultural and/or archaeological heritage constraints in regard to the proposed works. No Aboriginal objects are known or predicted to be present in the site, and no further archaeological investigations are required in relation to the study area.

## 2.13 European (Colonial) Heritage

There are no historic heritage items in the study area that are listed on heritage registers, including the Australian Heritage Database, State Heritage Register and the State Heritage Inventory.

A comprehensive field survey was undertaken as part of the Segment Factory EIS (EMM, 2019) did not identify any items of colonial heritage significance.

## **2.14 Traffic, Access and Parking**

There is no formal access to the site currently owing to the former land use as an airstrip, and fencing associated with Snowy Hydro operations. A new access road, as an extension of Geebung Street is to be constructed for the development. This work is being carried by Council, as shown in Figure 11.

Geebung Street does have some on street parking capacity and traffic generation is light, with a higher percentage of heavy vehicle use owing to the surrounding industrial land uses.

Parking for the FCC is incorporated into the site layout. Overflow parking during emergency events parking could be accommodated in Geebung Street or on Snowy Hydro land.

## **2.15 Utilities, services and easements**

The site is serviced as follows:

Water supply: Town water. It is available and to be extended to the site from Geebung Street.

Sewer: It is available and to be extended to the site from Geebung Street.

Stormwater: Stormwater to be made available to the entrance of the site off the newly opened public road. SWMP submitted with the DA package.

Electricity: Power is provided to the industrial precinct to the west and will be extended along the new roadway to the site.

Telecommunications: Similar to power, it is provided to the industrial precinct to the west and to the existing emergency services facility (NSW RFS and SES facility on Geebung Street). It is available to extended to the site.

## **2.16 Noise and Air Quality**

The locality dominated by industrial and rural land uses. There are no sensitive receptors within 200m of the site which means that there are unlikely to be any constraints associated with construction or operational activities which generate noise and emissions.

Noise generate by the FCC is unlikely to adversely affect the locality, except during full-scale emergency operations. Given the nature of the facility as a community emergency service, noise is unlikely to generate complaint.

Construction activities would not be extensive, and minimal bulk earthworks are required.

## **2.17 Obstacle Height Limitations – OLS**

There is no mapped obstacle height limitation on the land.

### 3.0 DESCRIPTION OF PROPOSAL

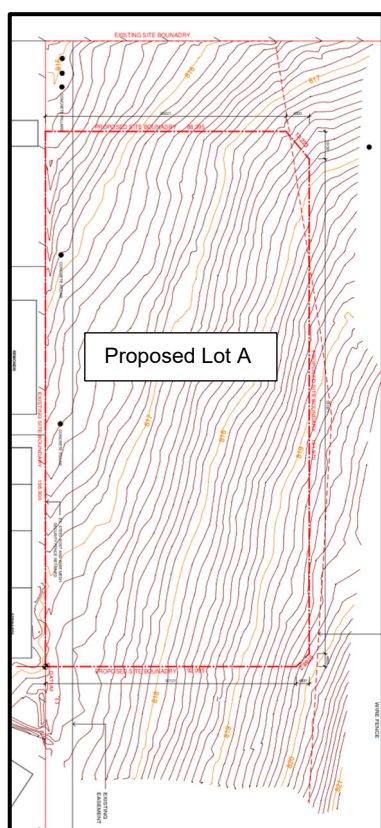
The development application comprises the torrens title subdivision of the Snowy Hydro Corporation land to create the FCC site and access to be provided via a newly formed road reserve from the western side of Geebung Street. On the newly created allotment it is proposed to construct a NSW RFS Fire Control Centre. The project is known as the NSW RFS Monaro Fire Control Centre.

#### 3.1 Land Subdivision

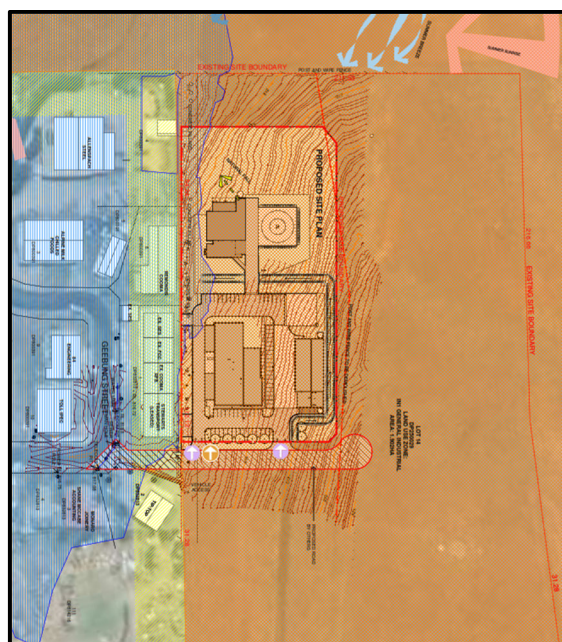
The proposal comprises the Torrens Title Subdivision of the parent lot, owned by the Snowy Hydro Corporation, into two lots, with the newly created allotment to be occupied by the proposed NSW RFS Monaro Fire Control Centre.

The new allotment is 1.9ha, and is 92.095m fronting the new roadway, side boundaries of 196.9m (west) and 181.97m (east) plus two small splays of 6.7m and 13.223 at either end and northern boundary of 88.395m.

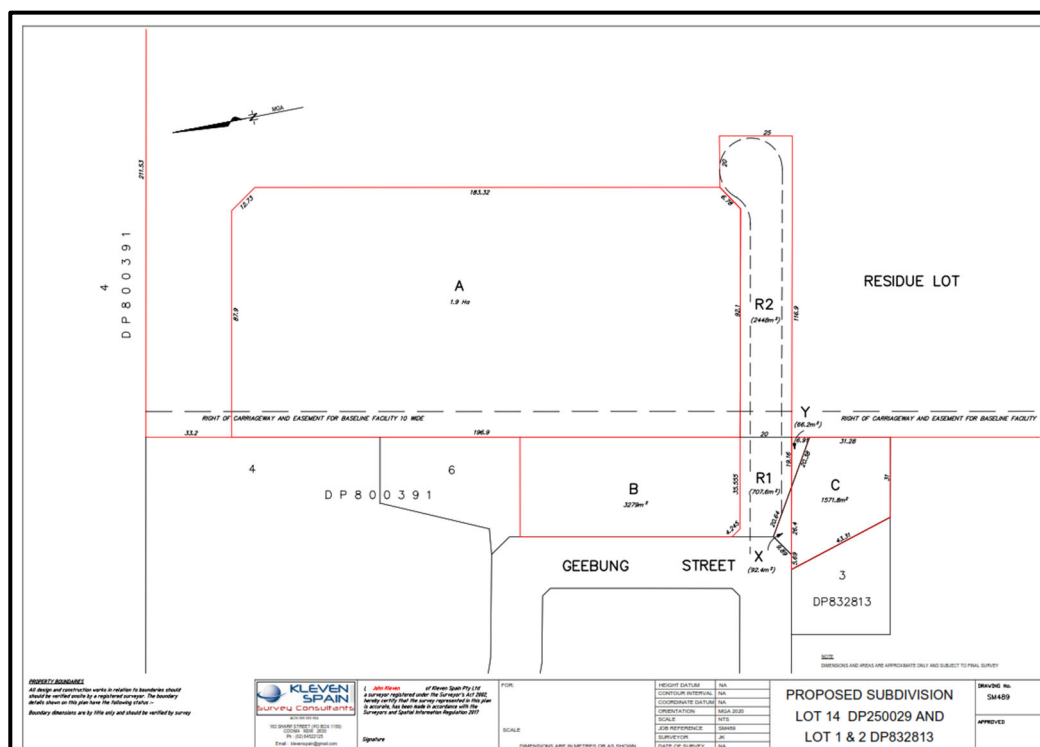
Access to the site is to be via road opening extension to the eastern extent of Geebung Street, immediately south of the Stewards Transport, NSW RFS and SES building on the eastern side of Geebung Street.



**Figure 9: Extract of proposed subdivision of land (Source: NBR, DA-101, P9)**



**Figure 10: Extract of site analysis plan showing proposed allotment with development layout (Source: NBR, DA-102, P9)**



**Figure 11: Reference only: Proposed Road (R1 & R2) opening plan by SMR Council**

### 3.2 NSW RFS Operations - General

The NSW RFS has a standard design concept for FCCs. The standard design concept ensures satisfactory alignment with operational capability and emergency service delivery requirements.

In each District NSW RFS staff members assist volunteers and brigades to prepare for and respond to operational incidents. The Fire Control Centre forms the administrative and operational base of the rural fire district or zone.

The Monaro NSW RFS station is located immediately west of this site so their activities will be able to readily integrated across the two sites. The coordination and management of local brigade responses to fire and other incidents – including natural disasters, motor vehicle accidents and other civil emergencies – is undertaken through the FCC.

The Emergency Operations Centre is the secondary function of the Training Centre, within the FCC building. This would to be utilised by Council for the local emergency operation management and enables co-locating with the RFS Operations Centre. The local SES facility is also located on Geebung Street, in the co-shared building with the NSW RFS.

The Fire Control Centre facility would comprise a new building (fire control centre building) for the administration of emergency services, a radio communications tower, helicopter hangar and helipad, a training pad, storage building. Ancillary parking, landscaping, drainage and landscape works are proposed as part of the development.

### 3.3 NSW Rural Fire Service – Monaro Fire Control Centre (FCC)

The site is to comprise:

Buildings:

- Fire Control Centre building
- Storage buildings (District 5 bays + Mitigation 2 bays)
- Aircraft hangar (helicopter)

Ancillary:

- Radio Communications Tower
- Training area
- Parking areas (permanent and overflow)
- Waste management for site – service yard/area
- Extension of utility services to the site (sewer, power, water, telecommunications)
- Landscaping
- Site identification signage (standard documentation)
- Internal wayfinding signage
- Rainwater tanks – 1 x 50kL FCC building, 2 x 25kL Storage building
- Fire water storage tanks (2 x 49,000L)
- Connection to local power network
- Connection to town water + new water meter along property boundary
- Connection of site to sewer manhole in Geebung Street
- Sewer pump out for hangar building (2kL) and storage building (cannot gravitate to existing infrastructure) + rising sewer mains
- Stormwater Management Plan
- Vehicles access (entry and exit crossovers and driveways to new roadway)
- Vehicular access (7m wide) to existing SES facility adjoining site to west.
- Fencing of the site – chain wire with barb wire on top; front fence – 1.8m palisade with security gates

### 3.4 Operation of the FCC

- General
  - Monday to Friday: 8 hours per day (or 40 hours per week)
  - Weekends – 2 days (12 hours)
  - Staffing: up to 10 people
- Emergency events
  - Conducted in accordance with emergency legislation
  - Staffing – up to 100 people at any one time
- Sustainability elements:
  - Rainwater storage, re-use for flushing of toilets and filling vehicles, solar power (30kW)
- Operations do not include:
  - RFS Vehicle maintenance on-site
  - Refueling on-site, except for helicopter fueling - next to hangar
  - Commercial kitchen facilities (limited to reheating and basic preparation only)

### **3.5 Training area**

The training ground is located on the northern side of the storage shed. It is an impervious concrete slab to be used for staff training purposes and may involve emergency simulations. Refer to the Site plan showing the location of the area.

There would be no use of firefighting foams or other contaminants in these training simulations, and therefore bunding is not required.

### **3.6 Aircraft Hangar and Helicopter Pad**

A dedicated aircraft hangar is to be constructed at the northern end of the FCC facility. The building is 35.34m long x 24.32m wide. It is sized to house a helicopter to be used for various emergency services and activities. Also in the building is a meeting room, office and accommodation for emergency personnel (5 bedrooms with ensuites), lounge, kitchen and laundry facilities.

The helipad is a dedicated landing pad measuring 24m x 24m, construction on an impervious concrete surface. A wind sock is located on the southern side of the helipad. The helipad is outlined by a defined safety area – 8m wide to the east, north and south of the helipad.

Fuel storage for helicopter refueling is located on the northern side of the hangar. Its storage, siting, and operations will be in accordance with the Australian Standards and CASA circular for the safe handling and storage of fuels.

### **3.7 Site Servicing (Water, Power)**

Power to the Geebung Street industrial subdivision is currently provided and will be extended to the subject site via the new roadway reserve (identified as R1 and R2 on the road opening plan). The new development will be connected to the existing network.

Town water supply is to provide new water connection to existing 100mm water main in Geebung Street. The site requires a minimum 20l/s in the water main for the hydrant system but is not available from the current water main. The fire water storage tanks will be sized to meet a 4 hour storage in the two x 50,000L tanks. Tank dimensions are 4600mm (dia) x 3440mm (h).

Rainwater tanks are to be provided onsite. Refer to the Hydraulic Engineering Plans (Dwg No. H10.01). This water will be used for flushing of toilets, irrigation and the hot training ground).

Any augmentation of the network will be assessed during the DA process and conditions applied to the development approval. Details to be included with the Construction Certificate documentation.

### **3.8 Onsite Sewage Management**

The development site is a newly created allotment. There is no town sewer network currently servicing the site. The town sewage system will be extended from Geebung Street to the new allotment, as part of the development works for the FCC.

Internally, the hangar and storage sheds cannot gravity feed to the south-western corner of the site and to the town connection point. Those buildings will be fitted with a sewer pump pit and rising main to the new town connection.

Rainwater tanks are to be installed for flushing of toilets.

Refer to the Engineering Hydraulic plans (dwg No. H10.00) and Civil Engineering Plans submitted with the DA package.

### 3.9 Stormwater Management

All stormwater is to be collected and treated onsite prior to discharge north of the site. The design and layout of the stormwater system for the site is based on the outcomes of the Music Modelling undertaken for the development, in accordance with Engineers Australia – Runoff Quality: A Guide to Water Sensitive Urban Design, Table 1.2 Stormwater Treatment Objectives for Victoria and NSW.

As the site is vacant (pervious), the new development is required to have an on-site stormwater detention (OSD) system to restrict the flowrates to pre-development scenario for a variety of storm events. Onsite stormwater overflows will be channelled to the OSD basin at the northern end of the site via swales located around the buildings and outside of the hardstand accessways. Other measures to collect stormwater includes a rainwater reuse tank shown in the hydraulic engineering drawings. For the detailed design calculations refer to the Civil Engineering Plans, prepared by Northrop Sydney, Job Number 222002-07.

### 3.10 Site Access and Parking

Access to the newly created site is to be via a new roadway opening, from Geebung Street on the southern side of the existing NSW RFS/ SES/ Transport company building on Geebung Street. The roadway is not part of this Part 4 Development Application. It is to be constructed by Snowy Monaro Regional Council pursuant to Part 5 of the *EPA Act 1979*.

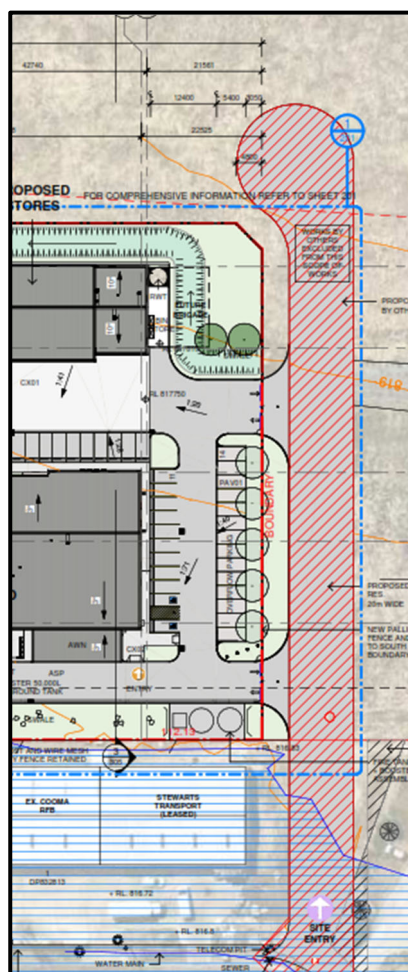
A Traffic and Parking Impact Assessment (aka “TIA”), prepared by McLaren Traffic Engineering, Ref: 220708.01FA, dated 22 August 2023 is submitted with the DA package.

Vehicular access to / from the Fire Control Centre is provided via two (2) separated two-way driveways to the new roadway (extension from Geebung Street). Refer to Figure 12 below.

The proposed design includes a total of 61 car parking spaces (38 formalised spaces and 23 informal overflow spaces), satisfying the likely demand of the site.

Swept path testing of the proposed design is reproduced in Annexure B of the TIA report. accordance with Clause 2.2(d) of AS2890.2:2018. The swept path results indicate that the site's internal and access design is able to successfully accommodate the design vehicles and that the proposed fire vehicle storage bays are able to be successfully accessed by fire vehicles.

Note: The adopted design vehicle to represent Category 1 fire vehicles for manoeuvring into and out of the truck parking bays is an 8.8m long Medium Rigid Vehicle (MRV) in accordance with *Clause 2.2(b)* of AS2890.2:2018. The adopted design vehicle for deliveries is a 20m long Articulated Vehicle (AV) in accordance with *Clause 2.2(d)* of AS2890.2:2018.

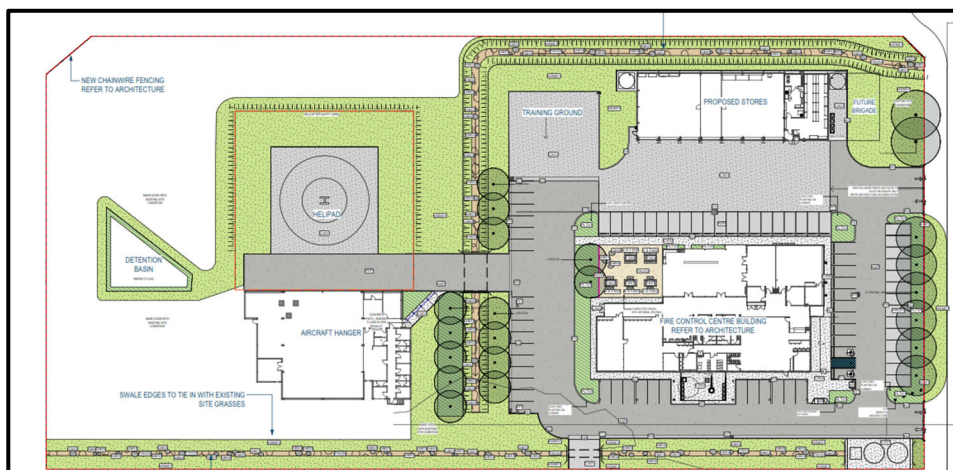


**Figure 12: Extract of site plan showing proposed access points to the site  
(Source: NBRs, Dwg No. DA-103, P10)**

### 3.11 Landscaping

Landscape plans for the site have been prepared by NBRs, Rev B, dated 23 August 2023. An extract of the site plan is below in Figure 13.

The site will be fully fenced. The side and rear boundaries will have a chain wire fence with barb wire on top, except for openings to the west to connect to the exiting NSW RFS building. The front fence will be 1.8m palisade fence with security gates.



**Figure 13: Extract of landscape site plan showing landscape areas of the site**

### 3.12 Signage

Business (site) identification signage will be required for the site within internal wayfinding and directional signage included. The main site sign will be located within the front setback adjacent the main entry driveway. It will a standardized sign for the NSW RFS.

### 3.13 DA Documentation:

The DA is accompanied by:

- Owners consent, by Snowy Hydro Ltd
- Site survey, prepared by *Kleven Spain*, Re SM489, dated 1.12.22
- Architectural Plans, prepared by *NBRS*, Project No. 22396, Rev 4-10, dated 2.8.23
- Landscape Plans, prepared by *NBRS*, Rev B dated 23.8.23
- Statement of Environmental Effects, prepared by *Andrew Martin Planning*, dated August 2023
- Bushfire Assessment, prepared by *Peterson Bushfire*, Ref 23017, dated 29.5.23
- BCA Report, prepared by *MBC Group*, Ref 22000602, dated 17 March 2023
- Civil Engineering Plans, prepared by *Northrop*, Project No. 222002-07, Rev 6, dated 23.8.23
- Electrical Services drawings, prepared by *Northrop*, Project No. SY 222002-07, Rev 5, dated 14.8.23
- Hydraulic drawings, prepared by *Northrop*, Project No. SY222002-07, Rev 4, dated 11.8.23
- Mechanical Services drawings, prepared by *Northrop*, Project No. SY222002-07, Rev 4, dated 11.8.23
- Cost Summary Reports (Detailed Design), prepared by *MBM*, dated 19.7.23
- Due Diligence Insight Report, prepared by *Land Insight*, Report No. LI-2965 DDR, dated 30.9.22
- Biodiversity Development Assessment Report (Draft), prepared by *EMM*, Ref E230081 RP1/V2, dated 26.7.23.
- Traffic and Parking Impact Assessment, prepared by *McLaren Traffic Engineering*, Reference No. 220708.01FA, dated 22 August 2023
- Waste Management Plan (Operational), prepared by *NBRS*, Rev A, dated 24.8.23

### 3.14 Development Plans

The following drawing register is provided, noting that detailed floor plans of the not reproduced in this SEE.

Architectural Plans, prepared by NBRS:

| SHEET LIST                               |              |                  |              |
|------------------------------------------|--------------|------------------|--------------|
| Sheet Name                               | Sheet Number | Current Revision | Current Date |
| COVER SHEET                              | 000          | P10              | 02/08/2023   |
| SITE PLAN - SUBDIVISION                  | 101          | P9               | 02/08/2023   |
| SITE ANALYSIS                            | 102          | P9               | 02/08/2023   |
| SITE PLAN - PROPOSED                     | 103          | P10              | 02/08/2023   |
| GROUND FLOOR PLAN - SOUTH                | 201          | P9               | 02/08/2023   |
| GROUND FLOOR PLAN - NORTH                | 202          | P6               | 02/08/2023   |
| SITE ELEVATIONS - SHEET 01               | 301          | P9               | 02/08/2023   |
| SITE ELEVATIONS - SHEET 02               | 302          | P6               | 02/08/2023   |
| SITE SECTIONS                            | 305          | P9               | 02/08/2023   |
| ELEVATIONS - FCC                         | 311          | P5               | 02/08/2023   |
| ELEVATIONS - STORES                      | 312          | P5               | 02/08/2023   |
| ELEVATIONS / SECTION - HANGAR            | 315          | P5               | 02/08/2023   |
| SIGNAGE DETAILS                          | 611          | P9               | 02/08/2023   |
| EXTERNAL FINISHES SCHEDULE               | 806          | P4               | 02/08/2023   |
| COOMA AIRCRAFT HANGAR - CONCEPT IMAGE 01 | 900          | P5               | 02/08/2023   |

Landscape Plans, prepared by NBRS:

| Drawing List   |                          |          |            |
|----------------|--------------------------|----------|------------|
| Sheet No.      | Sheet Name               | Rev. No. | Rev. Date  |
| NBRS-DR-L-1000 | COVER SHEET              | B        | 23/08/2023 |
| NBRS-DR-L-1002 | VISION AND FEEL          | B        | 23/08/2023 |
| NBRS-DR-L-1003 | PLANTING PALETTE         | B        | 23/08/2023 |
| NBRS-DR-L-1004 | PLANTING SCHEDULE        | B        | 23/08/2023 |
| NBRS-DR-L-2000 | LANDSCAPE SITE PLAN      | B        | 23/08/2023 |
| NBRS-DR-L-3000 | LANDSCAPE DETAIL PLAN 01 | B        | 23/08/2023 |
| NBRS-DR-L-3001 | LANDSCAPE DETAIL PLAN 02 | B        | 23/08/2023 |
| NBRS-DR-L-4000 | PLANTING PLAN 01         | B        | 23/08/2023 |
| NBRS-DR-L-4001 | PLANTING PLAN 02         | B        | 23/08/2023 |
| NBRS-DR-L-5000 | PRELIMINARY DETAILS      | B        | 23/08/2023 |

Civil Engineering Plans, prepared by Northrop:

Dwg No. C3001, Rev 6, 23.8.23 Site Works and Stormwater Management Plan (sht 1)

Dwg No. C3002, Rev 6, 23.8.23 Site Works and Stormwater Management Plan (sht 2)

Hydraulic Engineering Plans, prepared by Northrop:

| HYDRAULIC SERVICES DRAWING LIST |                                                    |
|---------------------------------|----------------------------------------------------|
| DWG No.                         | DRAWING TITLE                                      |
| H00.00                          | COVER SHEET AND DRAWING SCHEDULE                   |
| H00.01                          | LEGEND OF SYMBOLS AND NOTES                        |
| H10.00                          | SITE PLAN - DRAINAGE LAYOUT                        |
| H10.01                          | SITE PLAN - PRESSURE LAYOUT                        |
| H20.00                          | FIRE CONTROL CENTRE - GROUND FLOOR DRAINAGE LAYOUT |
| H20.01                          | FIRE CONTROL CENTRE - ROOF DRAINAGE LAYOUT         |
| H20.10                          | STORAGE SHED - GROUND FLOOR DRAINAGE LAYOUT        |
| H20.11                          | STORAGE SHED - ROOF DRAINAGE LAYOUT                |
| H20.20                          | AIRPORT HANGAR - GROUND FLOOR DRAINAGE LAYOUT      |
| H20.21                          | AIRPORT HANGAR - ROOF DRAINAGE LAYOUT              |
| H30.00                          | FIRE CONTROL CENTRE - GROUND FLOOR PRESSURE LAYOUT |
| H30.10                          | STORAGE SHED - GROUND FLOOR PRESSURE LAYOUT        |
| H30.20                          | AIRPORT HANGAR - GROUND FLOOR PRESSURE LAYOUT      |
| H60.00                          | SCHEMATICS SHEET                                   |

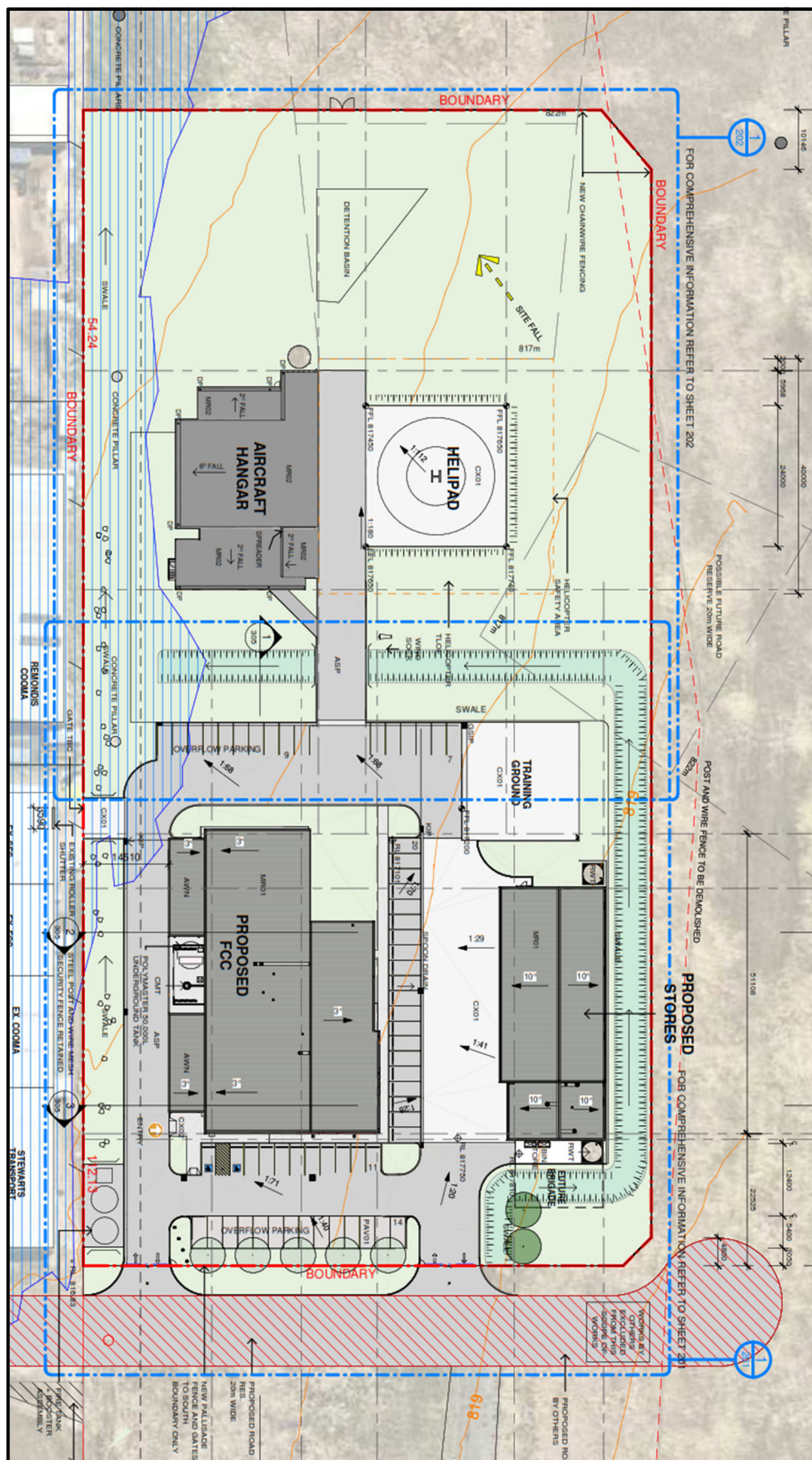


Figure 14: Proposed site plan (Source: NBR, DA-103, Rev P10)

## 4.0 STRATEGIC PLANNING

The *Draft South East and Tablelands Regional Plan 2041* (Department of Planning and Environment, 2022) provides the regional framework for planning decisions in the locality.

Theme 2 of the Plan relates to enhancing sustainable and resilient environments. Objective 7 focusses on the need to build resilient places and communities. Strategy 7.1 aims to “*integrate emergency management and recovery needs into new and existing urban areas including evacuation planning, safe access and egress for emergency services personnel, buffer areas, whole-of-life cycle maintenance and operation costs for critical infrastructure for emergency management.*”

A new Fire Control Centre at Polo Flat would support the Snowy Monaro LGA through the provision of emergency fire-fighting infrastructure at a district level. Collaboration between Snowy Monaro Regional Council and the NSW Rural Fire Service has identified that the new facility can be built on land that can become publicly owned and maintained. The proposed location provides good access emergency services personnel to the key arterial roads and highways.

As the impacts of climate change include more intense and larger bushfires, and development increases in the region, the imperative to have local emergency resources such as fire control centres for fire-fighting purposes increases to form part of the adaptation and resilience response.

## 5.0 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the overarching legislation applicable to development activities. Under the EP&A Act, a number of environmental planning instruments are relevant to the planning approval framework associated with the construction, operation and maintenance of infrastructure in NSW.

### 5.1 Crown Certification

Clause 6.28 of the Act specifies that Crown building work cannot be commenced unless the Crown building work is certified by or on behalf of the Crown to comply with the Building Code of Australia in force as at—

- (a) the date of the invitation for tenders to carry out the Crown building work, or
- (b) in the absence of tenders, the date on which the Crown building work commences.

Note: A construction certificate is not required for Crown building work that is certified to comply with the Building Code of Australia. However, the NSW RFS, or another party may require evidence of BCA compliance at design stage.

### 5.2 Section 4.15 Assessment – Heads of Consideration

In accordance with s4.15 of the EP&A Act 1979 the following matters shall be considered in determination of the development application.

#### **Section 4.15 Evaluation**

##### **(1) Matters for consideration—general**

*In determining a development application, a consent authority is 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:*
  - (i) any environmental planning instrument, and*
  - (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 Planning*

*Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*  
(iii) *any development control plan, and*  
(iia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*  
(iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*  
(v) *(Repealed) 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.*

### 5.3 Relevant Statutory Environmental Planning Policies

The following statutory planning policies have been considered as part of the assessment.

#### 5.3.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) is the relevant environmental planning instrument for the proposed development being for the purposes of an emergency services facilities. The associated development controls specified in Division 6 are considered in Table 1.

**Table 1: Transport and Infrastructure SEPP – Division 6 development controls**

| SEPP (T&I) Provision                                                                                                                                                                                                                                                                                                  | Proposal                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2.49 Definitions</b><br>“ <i>emergency services facility</i> ” means a building or place (including a helipad) used in connection with the provision of services by an emergency services organisation.                                                                                                            | The NSW Rural Fire Service – Monaro Fire Control Centre satisfies this definition.                                                                                                                                                                 |
| <b>2.51 Development permitted with consent</b><br>Development for the purpose of an <u>emergency services facility</u> may be carried out with consent in a <u>prescribed zone</u> by or on behalf of the NSW Rural Fire Service or an emergency services organisation that is not a public authority. (our emphasis) | The site is zoned E4 General Industrial (previously the IN1) pursuant to the Cooma-Monaro LEP 2013 (CMLEP).<br><br>The E4 zone is a prescribed zone listed in the T&I SEPP.<br><br>This clause applies as the site is zoned E4 General Industrial. |
| <b>2.52 Development permitted without consent</b><br>Development for the purpose of an emergency services facility may be carried out by or on behalf of a public authority (other than the NSW Rural Fire Service) without consent in a prescribed zone.                                                             | Not applicable. The development is being carried out on behalf of the NSW RFS. Therefore, development consent is required.                                                                                                                         |
| <b>2.53 Exempt Development</b><br>The development must comply with section 2.20.                                                                                                                                                                                                                                      | The FCC development is not specified.                                                                                                                                                                                                              |

### 5.3.2 State Environmental Planning Policy (Planning Systems) 2021

The SEPP (PS) 2021 commenced on 1 March 2022. Chapter 2 of the SEPP identifies development that is state or regional development, based on the capital investment value (CIV) of the project.

Schedule 6 Regionally Significant Development states:

#### 3 Council related development over \$5 million

*Development that has a capital investment value of more than \$5 million if—*

~~(a) a council for the area in which the development is to be carried out is the applicant for development consent, or~~

*(b) the council is the owner of any land on which the development is to be carried out, or*

~~(c) the development is to be carried out by the council, or~~

*(d) the council is a party to any agreement or arrangement relating to the development (other than any agreement or arrangement entered into under the Act or for the purposes of the payment of contributions by a person other than the council).*

#### 4 Crown development over \$5 million

*Development carried out by or on behalf of the Crown (within the meaning of Division 4.6 of the Act) that has a capital investment value of more than \$5 million.*

Under Schedule 6 (4) of State Environmental Planning Policy (Planning Systems) 2021 development carried out by or on behalf of the Crown that has a capital investment value (CIV) of more than \$5 million is considered to be “regionally significant development”.

Comment: The CIV for the NSW Rural Fire Service – Monaro Fire Control Centre is **\$23,807,427.00**. In accordance with both subsection 3 and 4 above the Southern Regional Planning Panel will be the consent authority (not Council).

### 5.3.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

*State Environmental Planning Policy (Biodiversity and Conservation) 2021* (B&C SEPP) aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for Koalas to ensure a permanent free-living population over their present range and reverse the current trend of Koala population decline. The B&C SEPP adopts two Chapters of relevance to Koala management, with Chapter 3 - *Koala habitat protection 2020*, and Chapter 4 - *Koala habitat protection 2021*.

While Koala SEPP 2021 applies to the parent lot (Lot 14) – as it is >1 ha in area, there is are no koala food trees on it or the subject site that would be impacted by the subdivision of the land or the proposed development. Therefore, the Koala is not considered further in this application.

### 5.3.4 State Environmental Planning Policy (Resilience and Hazards) 2021

#### Chapter 3 Hazardous and Offensive Development

No hazardous materials, of sizable quantities are to be stored on site (except helicopter fuel). Any other flammable materials will be less than 10ltrs and stored in suitable flammable cabinet, as per regulations.

Helicopter fuel will be stored in the tank on the northern side of the hangar. This location is well removed from the FCC and storage buildings. All works relating to the safe storage and handling of this fuel will comply with the Australian Standard AS1940 - 2004 The Storage and Handling of Flammable and Combustible Liquids and the Advisory Circular AC91-25v1.1 Fuel and Oil Safety publication.

## Chapter 4 Remediation of Land

Chapter 4 of the *State Environmental Planning Policy (Resilience and Hazards) 2021* provides a Statewide planning approach to the remediation of contaminated land.

Clause 4.6 states:

- (1) 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.*

Comment: The site is vacant land. A desktop assessment reported, generated by Land Insight, dated 30 September 2022 is submitted with the DA package. The report is based on information available from public databases and sources at the date of reporting. The information gathered relates to the land that is within a 200m-2000m radius (buffer zone) of the boundaries of the property (ie Lot 14). Matters not included in the report include dangerous goods searches, property certificates, hazardous building materials, areas of filling or dumping or spills of potentially contaminated materials.

The Land Insight report does not identify any known contamination matters for the subject site. The new allotment is located at the northern end of the old airstrip. This is well away from any fueling or storage areas that would have been used for aircraft when the airstrip was operational. Therefore, it is reasonable to assume there is low risk of contamination of the land without further assessment.

Coupled with the cleared and unused nature of the land, the site works proposed with the construction and operation of the FCC on the site involves some filling, building envelopes, driveways, parking and manoeuvring areas over half to two-thirds of the site. This hard stand area will essentially cap the natural surface of the site.

### 5.3.5 Cooma-Monaro Local Environmental Plan 2013

The Cooma-Monaro Local Environmental Plan 2013 (CMLEP) is the local planning legislation that applies to the subject site. The subject site is zoned E4 General Industrial. (previously IN1 General Industrial). Table 2 below provides an assessment of the proposal in terms of the CMLEP provisions.

#### Zone E4 General Industrial

##### 1 Objectives of zone

- *To provide a range of industrial, warehouse, logistics and related land uses.*
- *To ensure the efficient and viable use of land for industrial uses.*
- *To minimise any adverse effect of industry on other land uses.*
- *To encourage employment opportunities.*
- *To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.*
- *To ensure that development does not detract from the town centre as the primary business, retail and commercial area.*

##### 2 Permitted without consent

Environmental protection works

### 3 Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Restaurants or cafes; Rural supplies; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; **Any other development not specified in item 2 or 4.**

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industries; Home businesses; Home occupations; Home occupations (sex services); Home-based child care; Jetties; Marinas; Mooring pens; Moorings; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Retail premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities.

**emergency services facility** means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.

**emergency services organisation** means any of the following—

- (a) Ambulance Service of New South Wales,
- (b) Fire and Rescue NSW,
- (c) NSW Rural Fire Service,
- (d) NSW Police Force,
- (e) State Emergency Service,
- (f) New South Wales Volunteer Rescue Association Incorporated,
- (g) New South Wales Mines Rescue Brigade established under the Coal Industry Act 2001,
- (h) an accredited rescue unit within the meaning of the State Emergency and Rescue Management Act 1989.

It is noted that where there is an inconsistency between the provisions of a SEPP and the CMLEP, the SEPP provision prevails to the extent of the inconsistency (sec 3.28(4) of the EPA Act).

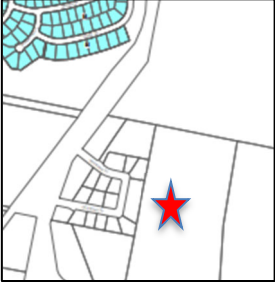
The proposal, by the above town planning definition (*emergency services facility*), is a permissible use in the E4 General Industrial zone as it is not listed as prohibited and falls under “Any other development not specified in item 2 or 4”. The proposal, including the helipad and hangar, is permissible with development consent.

Further, any prohibitive provision of the CMLEP is overridden by the SEPP T&I which provides the landuse definition for this development and the list of prescribed zones where this development is permissible (refer to Section 5.3.1 of this Statement). Therefore, to the extent of the inconsistency between the SEPP T&I and the CMLEP 2013, the SEPP T&I definition and landuse permissibility prevail.

**Table 2: Cooma-Monaro LEP 2013**

| CMLEP 2013 Provisions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Complies |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <p><i>(1) This Plan aims to make local environmental planning provisions for land in Cooma-Monaro in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.</i></p> <p><i>(2) The particular aims of this Plan are as follows—</i></p> <p><i>(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</i></p> <p><i>(a) to plan and manage for environmental sustainability,</i></p> <p><i>(b) to promote and coordinate the orderly and economic use and development of land,</i></p> <p><i>(c) to provide clarity and certainty for the community regarding the future development of Cooma-Monaro, while allowing flexibility to respond to change,</i></p> <p><i>(d) to encourage opportunities for primary production in rural areas,</i></p> <p><i>(e) to encourage opportunities for development in the urban area, including industrial land,</i></p> <p><i>(f) to support the growth of villages while ensuring their character is retained,</i></p> <p><i>(g) to protect historic, environmentally significant and cultural sites and areas of quality visual amenity,</i></p> <p><i>(h) to encourage the siting and management of development to avoid, as far as practicable, conflict between adjoining and nearby land uses, both within and between zones having regard to likely future land uses,</i></p> <p><i>(i) to provide a range of housing opportunities, including rural residential development in the vicinity of Cooma-Monaro and the villages,</i></p> <p><i>(j) to protect watercourses, riparian habitats, wetlands and water quality within water catchments.</i></p> | <p>The proposal is consistent with the aims of the plan as:</p> <ul style="list-style-type: none"> <li>• The subdivision of the land creates a publicly owned allotment for the construction of the FCC facility that provides essential services for the needs of the community and beyond;</li> <li>• The land is to held in public ownership and the development will provide a service directly and indirectly to the public;</li> <li>• The development is designed to provide a central, safe work environment in the case of emergencies;</li> <li>• The site opportunities and constraints have been reviewed and measures incorporated into the project to address and/or redress any physical or environmental impacts identified in the preliminary research of the land;</li> </ul> | Yes      |

|                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <p><b>1.9 Application of SEPPs</b></p> <p><i>(1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 36 of the Act.</i></p> | <p>Transport and Infrastructure SEPP provisions prevails over the CMLEP 2013 in terms of the landuse definition of the development and its listing as a permissible landuse within the E4 General Industrial zone. The definition in the SEPP is broader and includes training purposes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Yes</p>                                               |
| <p><b>Landuse Table - Zoning and Permissibility</b></p> <p><b>E4 General Industrial</b></p>                                  | <p>The site is zoned E4 General Industrial (as at 26 April 2023). It was previously IN1 General Industrial zone.</p> <p>The proposed FCC is permissible pursuant to the CMLEP and the definition under the provisions of the T&amp;I SEPP, noting that the T&amp;I SEPP provisions prevail over the CMLEP in terms of town planning landuse use definitions and permissible development in this instance.</p> <p>The development is an Emergency Services Facilities (ESF) and the E4 zone is a prescribed zone.</p> <p>An ESF is permissible in the E4 zone, with consent. In this case the consent authority will be the Southern Regional Planning Panel (due to the development CIV being over \$5M).</p> | <p>Permitted via the provisions of the T&amp;I SEPP.</p> |
| <p><b>4.1 Minimum subdivision lot size</b></p>                                                                             | <p>The site area of the proposed new lot is 1.9ha.<br/>Complies</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Yes</p>                                               |
| <p><b>4.3 Height of Buildings</b></p>                                                                                      | <p>Not adopted by the LEP for this site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>NA</p>                                                |

|                                                                                                                                |                                                                                                                                                                                                                                                                                                                               |            |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <p><b>4.4 Floor Space Ratio</b></p>           | <p>Not adopted by the LEP for this site.</p>                                                                                                                                                                                                                                                                                  | <p>NA</p>  |
| <p><b>5.10 Heritage Conservation</b></p>      | <p>The subject site does not contain a heritage item, is not located within a heritage conservation area and is not in proximity to any listed heritage item.</p>                                                                                                                                                             | <p>NA</p>  |
| <p><b>6.3 Terrestrial biodiversity</b></p>  | <p>The DA is accompanied by a Biodiversity Development Assessment, prepared by EMM consultants. The report addresses the state and commonwealth legislation for flora and fauna. Refer to the various section of this Statement and the full details in the BDAR submitted with the DA.</p>                                   | <p>Yes</p> |
| <p><b>6.1 Earthworks</b></p>                                                                                                   | <p>Earthworks, as detailed is the civil engineering plans are part of the proposal and will be assessed as part of the DA.</p> <p>The proposed earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p> | <p>Yes</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <p><b>6.10 Essential services</b></p> <p><i>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</i></p> <p><i>(a) the supply of water,</i><br/><i>(b) the supply of electricity,</i><br/><i>(c) the disposal and management of sewage,</i><br/><i>(d) stormwater drainage or on-site conservation,</i><br/><i>(e) suitable vehicular access.</i></p> | <p>Water: Available. To be extended to the site.</p> <p>Electricity: Available. To be extended to the site</p> <p>Sewage: Available. To be extended to the site</p> <p>Stormwater: Refer to the SWMP for the site submitted with the DA package.</p> <p>Vehicle access: To be extended to the site via a new roadway from Geebung Street (subject to separate Part 5 approvals)</p> <p>Refer to the Traffic and Parking Impact Assessment, prepared by McLaren Traffic Engineering submitted with the DA package.</p> | <p>Conditions of consent to apply for each service listed in the LEP.</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|

## 5.4 Other Environmental Legislation

### 5.4.1 Environment Protection Biodiversity Conservation Act 1999 (Commonwealth)

Consideration needs to be given as to whether the proposed development could affect matters of national environmental significance as defined under the *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). The following nine matters have been reviewed:

- World Heritage Properties
- National Heritage Places
- Wetlands of International Importance (Ramsar)
- Commonwealth Marine Park
- Nationally threatened species and ecological communities
- Migratory species
- The Great Barrier Reef Marine Park
- Nuclear actions (including uranium mining)

Under the EPBC Act, an action that may have a significant impact on a MNES is deemed to be a 'controlled action' and can only proceed with the approval of the commonwealth minister for the Environment. An action that may potentially have a significant impact on a MNES is to be referred to DCCEEW for determination as to whether or not it is a controlled action. If deemed a controlled action, the project is assessed under the EPBC Act and a decision made as to whether or not to grant approval.

The EMM BDAR identified potential impacts to nationally threatened ecological communities but no other matters listed in the MNES are likely to be impacted.

The Biodiversity Development Assessment (BDAR), prepared by EMM, dated July 2023, contains a comprehensive assessment of the site in terms of the provisions of the MNES and the EPBC Act. It concludes that:

*“In accordance with the Matters of National Environmental Significance: Significant Impact Guidelines (Australian Government Department of the Environment 2013), the project is likely to result in a significant impact on the listed community as 0.24 ha of habitat critical to its survival will be removed. Impacts to the 0.24 ha of the community removed by the project are known, predictable and irreversible.”*

EMM undertook a pre-referral meeting with the DCCEEW to discuss the assessments of significance undertaken as part of the BDAR process, which concluded that a significant impact on MNES is considered likely. However, due to the small area of poor condition grassland involved (PCT 3414 - Monaro Snowgrass-Kangaroo Grass Grassland), the proposal is not considered likely to have a significant impact on this CEEC.

Refer also to the EMM BDAR and section 5.4.3 below – BC Act assessment for more detail.

#### **5.4.2 Biosecurity Act 2015**

Four priority weeds of the Snowy Monaro Regional Local Weed Management Plan were recorded in the subject land, namely Serrated Tussock, African Lovegrass, St John's Wort and Sweet Briar. The following are the priority weeds and their control requirements:

- Serrated Tussock (*Nassella trichotoma*): Landowners/occupiers are required prevent and eliminate new infestations of the weed. Established infestations must be contained and reduced. A staged council approved plan may be used to manage infestations.
- African Lovegrass (*Eragrostis curvula*): Landowners/occupiers are required to prevent establishment and seeding of new infestations. Medium to dense infestations are to be contained and effort made to minimise seeding. A staged council approved plan may be used to manage infestations.
- St John Wort (*Hypericum perforatum*): Landowners/occupiers are required prevent and eliminate new infestations of the weed. Established infestations are to be contained and reduced. A staged council approved plan may be used to manage infestations.
- Sweet Briar (*Rosa rubiginosa*): Landowners/occupiers are required prevent and eliminate new infestations of the weed. Established infestations are to be contained and reduced. A staged council approved plan may be used to manage infestations.

A condition of consent can be applied to any development consent should specific management of the site for these weeds is considered necessary. The majority of the site will be under hard stand and buildings, set within a planted surrounds outside the development envelope. The grounds will be well maintained in general and required to be maintained for bushfire risk protection.

#### **5.4.3 Biodiversity Conservation Act 2016**

The *Biodiversity Conservation Act 2016* (BC Act) protects species of threatened flora and fauna, endangered populations and endangered ecological communities and their habitats in NSW.

A Biodiversity Development Assessment Report (BDAR), prepared by EMM, dated July 2023, is submitted with the DA package. The full findings of the work are reported in the EMM report and should be read in conjunction with this Statement.

The EMM BDAR follows the NSW Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method to document assessment methods, project design initiatives to

minimise biodiversity impacts, and additional mitigation and management measures. It also assesses potential impacts on Matters of National Environmental Significance (MNES).

### Impacts on native vegetation

The proposal will impact on 1.9 ha of PCT 3414 - Monaro Snowgrass-Kangaroo Grass Grassland. A total of 29 ecosystem credits are required to offset the residual impacts of the proposed development. A summary of the ecosystem credits is provided in Figure 15 below.

**Table 6.2 Summary of ecosystem credits required for all vegetation zones**

| Vegetation zone number | PCT                                              | Vegetation zone name | Area | Vegetation integrity score | Future vegetation integrity score | Change in vegetation integrity score | Credits required |
|------------------------|--------------------------------------------------|----------------------|------|----------------------------|-----------------------------------|--------------------------------------|------------------|
| 1                      | 3414 - Monaro Snowgrass-Kangaroo Grass Grassland | PCT 3414 Poor        | 0.24 | 61.6                       | 0.0                               | -61.6                                | 7                |
| 2                      | 3414 - Monaro Snowgrass-Kangaroo Grass Grassland | PCT 3414 Exotic      | 1.66 | 26.6                       | 0.0                               | -26.6                                | 22               |

**Figure 15: EMM BDR Table 6.2 – Ecosystem Credits**

### Impacts on threatened species

EMM consultants report that the Striped Legless Lizard (*Delma impar*) is known to occur within the broader parent lot (Lot 14). This species inhabits natural temperate grasslands but has also been found in modified grasslands with a high exotic component. It requires significant amounts of surface rocks which are used for shelter but sometimes will use dried cowpats for shelter. In winter, the species goes below ground under rocks or logs (Australian Government Department of Climate Change, Energy, the Environment and Water 2003). While the species has been recorded nearby, the site was not considered suitable habitat for this species as there is no shelter habitat within the significantly modified habitat. The practice of mowing the site combined with the fact that no shelter in the form of surface rocks, fallen timber or even cow pats is present, indicates that the site is not likely to support a population of this lizard.

Therefore, no candidate (species credit) species are likely to be impacted by the project. Potential impacts on predicted (ecosystem credit) species are offset through the ecosystem credit requirement listed in Figure 15 above.

### EMM BDAR Conclusion

*In terms of the BC Act requirements, the EMM BDAR report concludes:*

*The subject land is dominated by PCT 3414 Monaro Snowgrass-Kangaroo Grass Grassland. The PCT is in moderate to poor condition with significant invasion of exotic plants throughout the subject land. Part of the grassland classifies as the Critically Endangered Ecological Community of Natural Temperate Grasslands under the Federal Environmental Protection and Biodiversity Conservation Act 1999.*

*There are several threatened species identified as potentially occurring on the subject land are threatened under the EPBC Act and BC Act. However, EMM has determined that most of these species have a low or moderate likelihood of occurring on site. In addition, surveys for six threatened species were undertaken in 2019, including Striped legless Lizard (*Delmar impar*), Grassland Earless Dragon (*Tympanocryptis osbornei*), Mauve Burr-daisy (*Calotis glandulosa*), Creeping Hop-bush (*Dodonaea procumbens*), Monaro Golden Daisy (*Rutidosia**

*leirolepis), and the Silky Swainson-pea (Swainsona sericea). Three threatened species, Striped Legless Lizard (Delma impar), Little Whip Snake (Suta flagellum - ecosystem credit species) and Hoary Sunray (Leucochrysum albicans var. tricolor), were found during these surveys in another part of the overall Lot but not within the subject land.*

*No species or communities listed as at risk of Serious and Irreversible impacts are known or likely to occur within the subject land.*

#### 5.4.4 Rural Fires Act 1977

The subject land is identified as bushfire prone land by Snowy Monaro Regional Council, as shown by the bushfire prone land mapping on Figure 16. The development does not involve habitable uses (Class 1, 2 or 3) or Special Fire Protection Purpose (SFPP) development as defined by 'Planning for Bush Fire Protection 2019' (PBP). Section 8.3 of PBP prescribes the assessment methodology and bushfire protection measures for other uses that do not involve a habitable dwelling or SFPP development.

In order to comply with PBP, the following conditions must be met:

- *satisfy the aim and objectives of PBP outlined in Chapter 1;*
- *consider any issues listed for the specific purpose for the development set out in this chapter; and*
- *propose an appropriate combination of bushfire protection measures.*

It is also important to ensure that a 'defendable space' is provided for the size and scale of the development.

The aim and objectives of PBP are listed below:

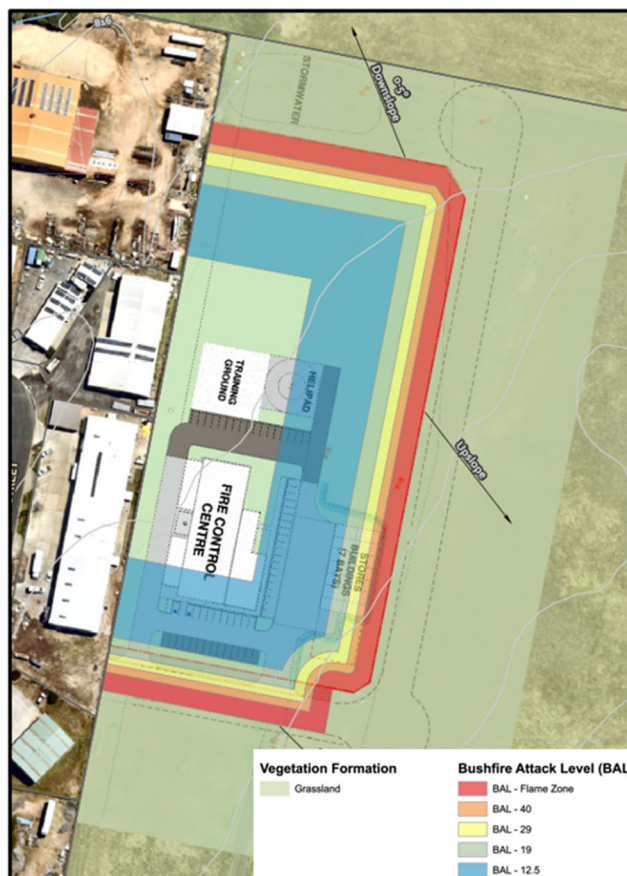
1. *The aim of PBP is to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.*
2. The objectives are to:
  - a) *afford buildings and their occupants protection from exposure to a bush fire;*
  - b) *provide for a defendable space to be located around buildings;*
  - c) *provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;*
  - d) *ensure that appropriate operational access and egress for emergency service personnel and occupants is available;*
  - e) *provide for ongoing management and maintenance of BPMs; and*
  - f) *ensure that utility services are adequate to meet the needs of firefighters.*

Section 8.3.1 of PBP lists the issues specific to Buildings Class 5-8. As stated in PBP, the NCC does not provide for any bushfire specific performance requirements for these building classes. As such the Asset Protection Zones (APZ) and Bushfire Attack Levels (BAL) do not apply as deemed-to-satisfy provisions for bushfire protection. The general fire safety construction provisions of the NCC are taken as acceptable solutions however construction requirements for bushfire protection (i.e. BALs) are to be considered on a case-by-case basis in order to satisfy the aim and objectives of PBP.

The specific issues to be assessed for Buildings Class 5-8 are in relation to access, water supply and services, and emergency and evacuation planning as follows:

1. *Provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation;*
2. *Provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;*

3. *Provide adequate services of water for the protection of buildings during and after the passage of bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building; and*
4. *Provide for the storage of hazardous materials away from the hazard wherever possible.*



**Figure 16: Extract of Peterson Bushfire Assessment Report – BAL levels for site**

The development site will provide a compliant defensible space and effective APZ of at least 40 m for the FCC building, resulting in BAL-12.5. The stores building will benefit from a 7m defensible space (noting that it is setback 8.145m from the eastern side boundary and the landscape plan shows that the setback is to contain a gravel swale with plants and boulders).

The bushfire consultant recommends BAL compliance for the FCC building due to the significance of the asset to the community.

The bushfire report recommends the following:

1. *The proposed administrative building (FCC building) is to be designed and constructed to comply with BAL-12.5 construction specifications listed within AS 3959 and the NSW variation listed within Section 7.5.2 of Planning for Bush Fire Protection 2019 (PBP).*

Comment: Condition of consent to apply.

2. *Maintenance of the site and landscaping to comply with the standard of an Inner Protection Area (IPA) as described in Appendix A4.1.1 of Planning for Bush Fire Protection 2019 (PBP).*

Comment: Condition of consent to apply.

3. *Fire hydrants are to be installed to comply with AS 2419.1–2005 Fire Hydrant Installations - System Design, Installation and Commissioning (AS 2419).*

Comment: Condition of consent to apply.

4. *Any gas services are to be installed and maintained in accordance with AS/NZS 1596-2014 The storage and handling of LP gas.*

Comment: Comment: Condition of consent to apply.

5. *Hazardous materials are not to be stored externally.*

Comment: As stated in Section 5.3.4 Helicopter fuel will be stored in the tank on the northern side of the hangar. This location is well removed from the FCC and storage buildings. All works relating to the safe storage and handling of this fuel will comply with the Australian Standard AS1940 - 2004 The Storage and Handling of Flammable and Combustible Liquids and the Advisory Circular AC91-25v1.1 Fuel and Oil Safety publication.

#### **5.4.5 National Parks and Wildlife Act 1974**

Under section 90 of the *National Parks and Wildlife Act 1974* it is an offence to disturb, destroy or deface Aboriginal objects without the consent of the NSW Office of Environment and Heritage.

The Cooma FCC study area has previously been assessed as part of the *Aboriginal and Historic Cultural Heritage Assessment Report*, undertaken for the Snowy Hydro 2.0 Segment Factory (EMM, 2019). A field survey of the study area was undertaken on March 15, 2019, and July 10, 2019. The field survey identified significant levels of prior disturbance associated with grazing, land clearance, fencing and landform modification. These disturbances were identified as causing high levels of impact to almost all ground surfaces and to any Aboriginal objects which may have been present.

As a result, no Aboriginal objects were identified in the study area, and the site is considered to be of low archaeological potential and sensitivity.

A search of AHIMS was undertaken on November 9, 2022 (ClientID# 730794) of Lot14/DP 250029 with a buffer of 200 m. The search did not identify any recorded Aboriginal cultural heritage sites. The nearest recording of Aboriginal occupation (an open camp site) identified in the EMM report is over 1km from the FCC site.

There are no identified cultural and/or archaeological heritage constraints in regard to the proposed works. No Aboriginal objects are known or predicted to be present in the site, and no further archaeological investigations are required in relation to the study area.

#### **5.4.6 Roads Act 1993**

The proposed subdivision of Lot 14 (as shown in the road opening plan in Figure 11) requires connection to Geebung Street in order to provide legal access to the development. Snowy Monaro Regional Council is working separately to this application to open a new public road from Geebung Street along the southern boundary of the new allotment. This will provide two two-way crossovers and driveways into the FCC facility. The road is subject to Part 5 of the EPA Act and is not part of this Part 4 Development application.

A s138 Application will be submitted to Council for the construction of the crossovers and driveways to the new roadway. The DA package includes Civil Engineering design plans of the proposed access arrangements.

## 5.5 Non-Statutory Development Control Plans

### 5.5.1 Cooma-Monaro Shire Development Control Plan 2014 (Amendment 4)

The Cooma-Monaro Shire DCP 2014 (CMDCP) contains the relevant development guidelines for the proposed development within that portion of the LGA covered by the CMLEP and DCP.

The proposed development comprises a torrens title subdivision of industrial zoned land. This is addressed in Part 4 – Requirements for Subdivision of the DCP. The proposed subdivision is essentially the excision of one lot of land from the parent lot, with a specific development to be constructed on it. The majority of the DCP provisions and controls do not relate to the proposal. Notwithstanding, the relevant IN1 controls are addressed in Table 3 below or within the body of this Statement.

The construction of the proposed Fire Control Centre, including the Fire Control Centre building, NSW RFS storage building and aircraft hangar are not specifically covered by the provisions of the DCP. Part 2 – General Development Controls are addressed in Table 3 below or within the body of this Statement.

**Table 3: Cooma-Monaro Shire Development Control Plan**

| DCP Provision                                                                                                                                                                                                                                                                                                                                                                                                  | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                         | Complies |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Part 4 - Requirements for Subdivision</b>                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |
| <b>4.1 Land (torrens title) Subdivision</b>                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |
| <b>4.1.2.3 Road System, Kerb and Guttering in R1, R2, B3, B4, B5 and IN1 Zones</b> <ul style="list-style-type: none"> <li>An applicant (developer/subdivider) will be required to provide fully serviced subdivisions including the provision of a sealed road system with drainage and kerb and guttering to adequately and safely provide both vehicular and pedestrian access to each allotment.</li> </ul> | <p>The newly created lot (known as proposed Lot a in Lot 14) will be serviced via a new roadway being constructed by Council.</p> <p>Services to the site, being water, sewer, power and telecommunications will be extended from Geebung Street by the proponent.</p> <p>Stormwater drainage will be incorporated into the roadway design and construction.</p> <p>Power to the site will be provided along the new roadway – underground.</p> | Yes      |
| <b>4.1.2.6 Street lighting and name signs</b> <ul style="list-style-type: none"> <li>Street lighting will be required for new roads within a subdivision in Zone R1, R2, all Business Zones, IN1 and RU5.</li> </ul>                                                                                                                                                                                           | Works within the new roadway reserve is not part of this application.                                                                                                                                                                                                                                                                                                                                                                           | NA       |
| <b>4.1.3 Design requirements for lots</b> <ul style="list-style-type: none"> <li>In Zones IN1 and B5 all new lots</li> </ul>                                                                                                                                                                                                                                                                                   | The new allotment will have a 92.1m long southern boundary to the new roadway.                                                                                                                                                                                                                                                                                                                                                                  | Yes      |

|                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                  |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <i>must have a minimum street frontage of 20 metres, unless the lot is accessed by a battle-axe access handle or a Right-of Way which complies with the provisions in this DCP.</i>                                                                                               |                                                                                                                                                                                                                                                                                                                                  |                          |
| <b>4.1.6 Landscaping and street trees</b><br><br>New subdivisions in Zones R1, R2, R5, RU5, B4, B5 and IN1 must provide street trees and landscaping at the following rates:<br><br>Street trees: 1 per 25 metres of road frontage                                                | Works within the new roadway reserve are not part of this application.<br><br>Council to provide street tree planting in accordance with council's booklet Trees and Shrubs suitable for Cooma-Monaro.                                                                                                                           | NA                       |
| <ul style="list-style-type: none"> <li>• A basic landscaping plan showing intended location, type and mature height of trees is required to be submitted with a development application for subdivision where there is a requirement for landscaping under this clause</li> </ul> | There are no works proposed as part of the subdivision of the land. A landscape scheme for the future development of the site is included with the DA package.                                                                                                                                                                   | Not part of subdivision. |
| <b>4.1.7 Stormwater</b>                                                                                                                                                                                                                                                           | Stormwater is to be provided within the road reserve by Council as part of the road opening.<br><br>Internal stormwater for the development is detailed in the civil engineering plans submitted with the DA package.<br><br>All stormwater is to be either gravity feed to the new roadway or collected and disposed of onsite. | Yes                      |
| <b>4.1.8 Provision for Utility Services</b>                                                                                                                                                                                                                                       | Refer to Section 3 of this Statement regarding extension of utility services to the new lot.                                                                                                                                                                                                                                     | Yes                      |
| <b>4.1.9 Water supply and sewerage systems</b>                                                                                                                                                                                                                                    | Both systems to be extended to the new lot via the road reserve of the new roadway.                                                                                                                                                                                                                                              | Yes                      |
| <b>Part 2 – General Development Controls</b>                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                  |                          |
| <b>2.1 Streetscape</b>                                                                                                                                                                                                                                                            | The development is located on the outer edge of the Geebung Street industrial subdivision. It will face the new roadway along its southern boundary.                                                                                                                                                                             | Yes                      |

|                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|                                                                   | <p>The closest buildings to the new roadway will be the FCC building and the storage building.</p> <p>Both buildings are setback 21.5m from the front boundary, activated by the front main entry to the FCC building, its main parking area and landscaping.</p>                                                                                                                                                                                                                                                       |             |
| <b>2.2 Building height and bulk</b><br><br><b>No specific HOB</b> | <p>The maximum height of each building is:</p> <p>FCC building: 4.45m<br/>         Stores building: 6.75m<br/>         Hangar: 7.84m<br/>         Communication tower: 17.5m</p>                                                                                                                                                                                                                                                                                                                                        | Acceptable. |
| <b>2.3 Building setbacks</b>                                      | <p>FCC building:<br/>         Front: 21.5m<br/>         West: 21m to external wall &amp; 15m to wall of services</p> <p>Stores building:<br/>         Front: 21.5m<br/>         East: 8.1m</p> <p>Hangar:<br/>         Rear: 44.4m<br/>         West: 15.7m</p>                                                                                                                                                                                                                                                         | Yes         |
| <b>2.4 Crime and safety</b>                                       | <p>The industrial design of the buildings do not contain recesses or similar which would present opportunities for hiding.</p> <p>Formal parking is located in front of the FCC building, near the main entry.</p> <p>Other parking around the site is centrally located with good vision to the stores building and hangar</p> <p>The site is an active site with staff and visitors onsite daily</p> <p>The landscaping scheme for the site does not create hiding spaces around the buildings or across the site</p> | Yes         |
| <b>2.5 Vehicular access and roads</b>                             | <p>Addressed in various sections throughout this Statement, within the plans and reports submitted with the DA.</p>                                                                                                                                                                                                                                                                                                                                                                                                     | Yes         |

|                                                                |                                                                                                                                                         |     |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>2.6 Stormwater</b>                                          | Addressed in various sections throughout this Statement and detailed in the Civil Engineering plans submitted with the DA.                              | Yes |
| <b>2.7 Building performance and energy efficiency</b>          | Non-residential development – no BASIX required. Solar panels, rainwater tanks and rainwater reuse incorporated into the design and layout of the site. | Yes |
| <b>2.8 Erosion and sediment control</b>                        | Addressed in engineering plans.                                                                                                                         | Yes |
| <b>2.9 Landscaping</b>                                         | Addressed in the landscape plans submitted with the DA.                                                                                                 | Yes |
| <b>2.10 Off-street parking and delivery vehicle facilities</b> | Addressed in the Traffic and Parking Assessment submitted with the DA.                                                                                  | Yes |
| <b>2.11 Infrastructure and Easements</b>                       | Addressed in various sections throughout this Statement and detailed in the Civil Engineering plans submitted with the DA.                              | Yes |

## 5.6 Likely impacts of the development and suitability of the site

The development of the plans for the site has included extensive consultant to formulate the design brief and detailed layout and functionality for the FCC. The Project Team has undertaken extensive research into identifying the site opportunities and constraints for the site.

The impacts on the natural and built environments are of a level considered acceptable for development of the scale and nature proposed. In this instance, the impact level is not to the extent that would require refusal or modification of the proposal.

## 5.7 Any submissions made in accordance with this act or the regulations

Council is responsible for the referral of the application to relevant Government bodies and to adjoining owners. Any submissions will be reviewed by the applicant and Council during the assessment process, and duly considered.

## 5.8 The public interest

Given that the relevant issues have been addressed with regard to the public interest as reflected in the relevant planning policies and codes, the development is unlikely to result in any significant adverse impact to the public interest in the circumstance of the case, particularly noting the public benefit of the development in this case. There is a high level of community support for increasing emergency services capabilities in the Cooma Monaro district.

## 6.0 CONCLUSION

The project comprises the Torrens Title subdivision of the land (one lot into two) and the construction and operation of a Fire Control Centre facility (FCC) on the newly created allotment. The parent lot is located at No. 9 Polo Flat Road, Polo Flat and is currently owned by the Snowy Hydro Ltd. The Snowy Monaro Regional Council is to purchase the land for use by the NSW RFS.

The project is known as the “NSW Rural Fire Service – Monaro Fire Control Centre”.

The proposal, being a Fire Control Centre (aka an Emergency Services Facility) for the NSW RFS is permissible on the subject site via the provisions of the Cooma-Monaro LEP 2013 and the Transport and Infrastructure SEPP.

The proposal has been assessed in accordance with the relevant environmental legislation at a Commonwealth, State and Local level. At each level the development is considered to satisfy the aims, objectives, standards and performance criteria of the relevant legislation.

The development will provide a central location for the control and direction of emergency services in times of greatest community need. The Fire Control Centre will be fitted with the latest equipment and technology to allow for the coordination of a range of emergency services – both public and private services at any given time.

The site is considered suitable for the Fire Control Centre as it has unimpeded access to the main traffic routes into and out of Cooma. All utility services are capable of being extended or provided onsite as the site is large enough to accommodate the needs of the development.

Approximately 0.24 ha of the EPBC Act listed community will be impacted by the proposed development. A total of 29 ecosystem credits are required to offset the residual impacts of the proposed development.

Given the relevant planning policies, codes and requirements of the *EP&A Act 1979* have been duly satisfied, the proposed application is worthy of approval.



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