

The New Umbango RFS Shed Statement of Environmental Effects (SEE)

Description of the Development

The development consists of a new, one bay Rural Fire Services (RFS) shed (12m x 5.4m x 4.2m high) near the intersection of Humula Rd and Wattle Vale Rd at Umbango. The project will include a new 100m gravel access road from Wattle Vale Rd, an internal waterless toilet, water tanks, solar panels and battery backup power and a gravel parking area.

Because direct access to the new shed from Humula Rd was deemed too dangerous, a new 100m long single gravel access road from Wattle Vale Rd is proposed.

There have been many locations identified and investigated for the new Umbango RFS Shed.



Description of the Site

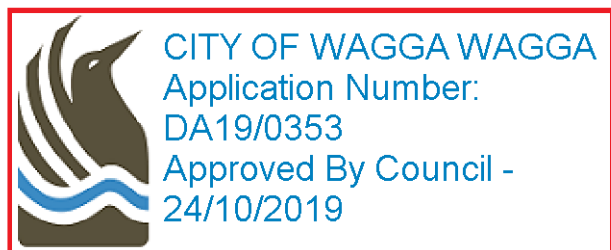
The proposed site for the new Umbango RFS Shed is situated half way between Tarcutta and Humula, at the intersection of Humula Rd and Wattle Vale Rd. The site is located within the Humula Rd Reserve. The intersection of the Humula Rd and Wattle Vale Rd is at the top of a crest and the proposed site location for the new RFS shed gently slopes towards the north. The nearest waterway / creek is approximately 130m away to the northwest of the shed location.

The land between the Wattle Vale Rd and the proposed site has been used in the past for the storage of road construction material.

Planning Controls

The site is not listed on WWCC's Heritage Items & Conservation Area Schedule and is not considered an Aboriginal Site or Place by the Aboriginal Heritage Information Management System (AHIMS)

1. Wagga Wagga Local Environmental Plan (LEP) 2010



The Wagga Wagga Local Environmental Plan (LEP) 2010, classes the land as an RU1 – Primary Production, therefore construction of a new emergency services asset is permissible.

2. Wagga Wagga Development Control Plan (DCP) 2010

Section 2 (Controls That Apply to All Developments) of the Wagga Wagga Development Control Plan will not be effected as there are no adverse effects from this project.

There will be no need for additional parking or off street parking as the project will allow for a gravel hardstand in front of the shed for all parking. All vehicles accessing the site will come via Wattle Vale Rd only.

There is no plan for any landscaping and as the surrounding land is gently sloping there is no perceived issues with erosion. Sediment control will be in place during construction.

There will be a RFS sign clearly visible on site to indicate the usage of the shed. The shed door and roller door will be lockable.

Section 3 (Heritage Conservation) of the Wagga Wagga Development Control Plan will not be effected as there are no heritage listed building nearby and the surrounding land is predominantly farmland.

Section 8 (Rural Development) of the Wagga Wagga Development Control Plan will not be effected due to the current land use and nature of the proposed works.

3. State Environmental Planning Policies (SEPPS)

There are no records of any contamination issues on the site and recent site visits by WWCC's Project Management Office indicate that there is currently no contamination issues.

Site Suitability

The proposed site is considered the best site from the two proposed sites for this project.

There is currently no Aboriginal Land Claim on the nominated parcel of land and a Native Title Manager Report Application is not required.

The Road Reserve parcel of land that the project is proposed for is approximately 30m wide by 150m long. Approximately 4,500m². The southern section of the parcel of land is level and the northern section is sloping to the north. The vegetation on the parcel of land consists of small gum trees, grasses and gravel left over from a gravel storage area.

The proposed site is not situated in a bush fire zone and there are no known natural hazards on this land.

The nearest waterway / creek is approximately 130m away to the northwest from the shed location.

Present and Previous Uses

The past and present use of the site has been for a road reserve.

Operation and Management

Construction is expected to take up to six weeks. The site will be fenced off with temporary fencing.

The working hours during construction would be consistent with the building industry hours of 7am to 5pm.

There will be a skip bin with a lid located on site for all building waste

Once completed, the RFS shed will be managed by the RFS.

Social Impact

There will be some slight impact (vehicle movement and noise) during the construction period. This will only be during the nominated working hours.

There will be a positive social impact by providing a much needed RFS shed.

Economic Impacts

There will be positive economic impact for local business during the construction period.

Ongoing management will be the responsibility of the RFS.

Pedestrian and Vehicle Movements

During construction there will be construction vehicles accessing the site. There will be no public access to the site during construction.

Following construction, the site will be accessed by the RFS for training and maintenance purposes and during fire emergencies.

Traffic movements along Humula Rd and Wattle Vale Rd will not be affected during or after construction.

Privacy, Views and Overshadowing

This project will have no negative effects on privacy, views or overshadowing as the closest neighbour is over 500m away.

Air and Noise

This project will not create any permanent air or noise emissions and the nearest neighbour is over 500m away.

There will be minimal construction noise during a short six week construction period.

Soil and Water

The stormwater from the shed will be diverted via downpipes to the ground.

The project is not located within a flood risk area and only minimal stormwater management will be required during construction.

Energy Efficiency

The only power usage will be for lighting. The shed will stand unattended for the majority of the time.

The high level Crimsafe window to be installed in the toilet will incorporate a gauze section to help improve cross ventilation.

Waste

During construction there will be a bin provided on site for waste and the site will be kept clean at all times.

During the operation of the new shed, the minimal waste produced and effluent produced from the waterless toilet will be managed by the RFS as per the EPA Guidelines.

Fire Safety and Other Building Upgrades

A fire extinguisher with signage will be installed in the new shed along with all of the firefighting equipment that comes with a RFS shed.

Demolition Management

There is no demolition involved in this project.

Landscaping

To keep costs down there is currently no intent for any landscaping for this project.