

# STATEMENT OF ENVIRONMENTAL EFFECTS

59 – 87 Hammond Avenue, Wagga Wagga (Lot 5 DP 1192937)

Proposed Upgrade of Essential Energy Depot



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Essential Energy Depot,  
Wagga Wagga, SEE  
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## STATEMENT OF ENVIRONMENTAL EFFECTS

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# 1 INTRODUCTION

RPS acts on behalf of Essential Energy in preparing this Statement of Environmental Effects (SEE) to accompany a development application (DA) for upgrade works to an existing network depot (facility) at 59-87 Hammond Avenue (Lot 5 in DP 1192937), Wagga Wagga. Wagga Wagga City Council is the consent authority for the proposed works.

The upgrade works relate to the construction of an undercover canopy with one side enclosed for vehicle parking and shelter. Internal and external works are also proposed to the truck and storage shed including new internal partitions, new roller and access doors. The proposal also includes a new External Transformer Bunded Store.

A location plan showing the site and surrounding context is provided at **Figure 1**.

Essential Energy is a NSW Government-owned corporation, with responsibility for building, operating and maintaining Australia's largest electricity network.

Essential Energy maintains and operates distribution for 95% of NSW including Wagga Wagga and the surrounding area. Essential Energy is required to continually invest in their network to renew ageing assets and continue to meet safety and statutory requirements. This ensures that EE maintains a reliable service in future years.

The proposed upgrade works at the depot are required to provide the inventory and logistics team in Wagga Wagga with an expanded warehouse unloading and loading area and a Tier 2 Store to cater for expanded operations. The new External Transformer Bunded Store is required to meet environmental regulations on the storage of transformers.

This DA is being made on behalf of the Crown and therefore constitutes 'Crown Development' pursuant to clause 4.32 (2)(a) of the EP&A Act. Essential Energy, as a public utility, are prescribed to be 'the Crown' pursuant to clause 226 of the EP&A Regulations for the purposes of Division 4 of Part 4 of the Act.

The purpose of the SEE is to:

- Describe the land to which the DA relates and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposed development in the light of all relevant heads of consideration.

The proposed development has been designed having full and proper regard to the applicable development controls and qualities of the site and surrounds. This SEE demonstrates that the proposed development is consistent with planning objectives and controls and includes consideration of the matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

## 2 SITE ANALYSIS

### 2.1 Site Description

The subject site comprises one allotment legally described as Lot 5 in DP 1192937 and is addressed as 59-87 Hammond Avenue. The site is located approximately 1.7 kilometres north-east of Wagga Wagga town centre, refer to Location Plan at **Figure 3**.

**Figure 1 – Location Plan (Source: Six Maps)**



The site has a triangular shape with a southern frontage to Hammond Avenue of 456m, an irregular north-eastern frontage to an unadopted road leading from Hammond Avenue to the Murrumbidgee River (Wiradjuri Walking Track) of approx. 533m, and a western frontage of 383m. The site has an area of approximately 6.1ha. Vehicular access to the site is via Hammond Avenue.

The site is predominately sealed throughout (partial concrete and bitumen hardstand) and currently accommodates several industrial/storage/office buildings. The buildings total approximately 6,100m<sup>2</sup> in area and are built close to the western boundary.

The remainder of the site contains car parking and external storage areas for electricity poles, associated electrical infrastructure and equipment necessary for Essential Energy operations, all located on bitumen / concrete hardstand areas.

The site also contains the Essential Energy zone substation for the region in the eastern corner of the site.

The entire site is fenced and gated.

The site is zoned SP2 Infrastructure pursuant to Wagga Wagga Local Environmental Plan 2010 (WWLEP 2010) (Figure 4)



Figure 2 – Land Use Map (Source: Planning Portal NSW)



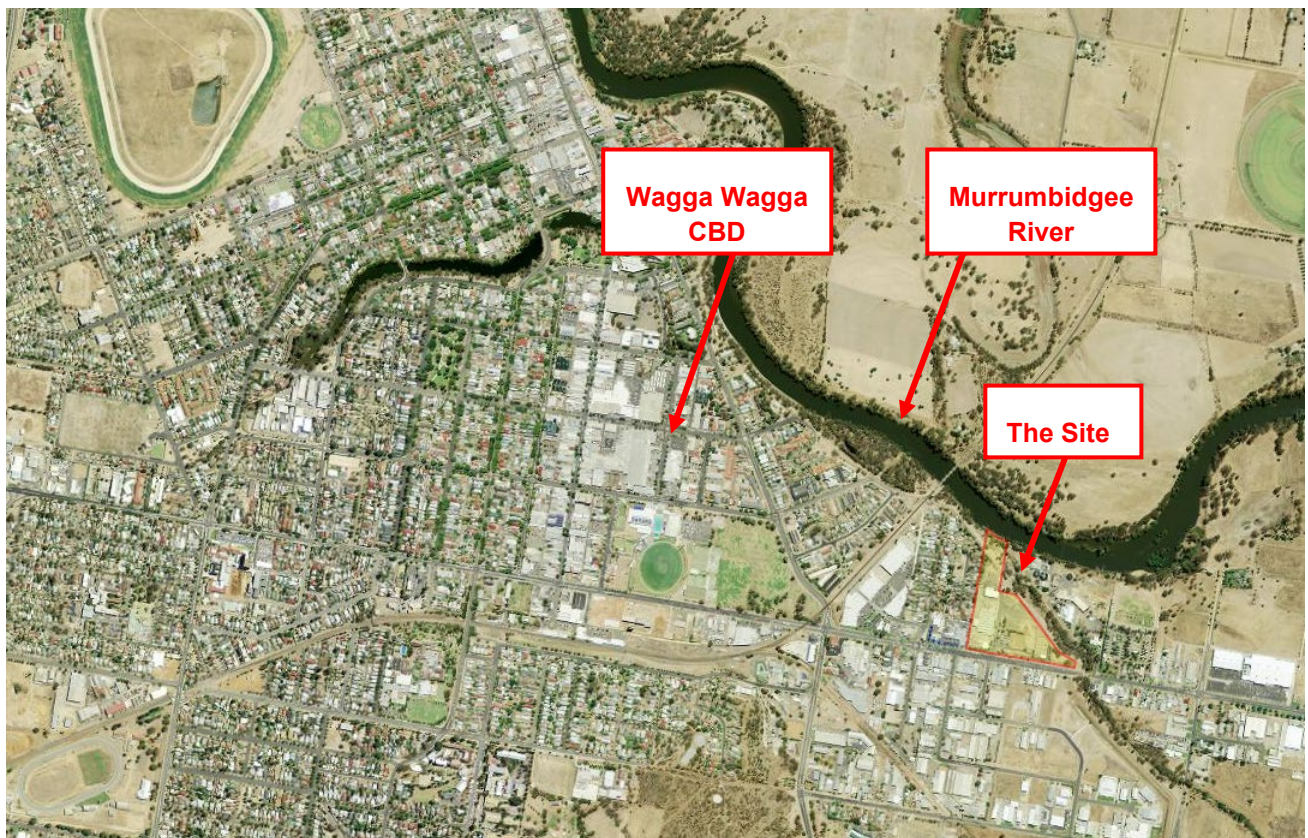
## 2.2 Locality Description

The locality has a mixed rural support / light industrial / commercial character. A location plan, zoning plan and aerial photo showing the site and surrounding context are provided at **Figures 2, 3 and 4**.

The surrounding uses are as follows:

- To the north of the site is the Murrumbidgee River, and beyond this bushland;
- To the east is a large industrial lot utilised by Riverina Water;
- To the south is an industrial and commercial area; and
- To the west is a residential area with a small shopping centre beyond.

Figure 3 – Surrounding uses (Source: Six Maps)



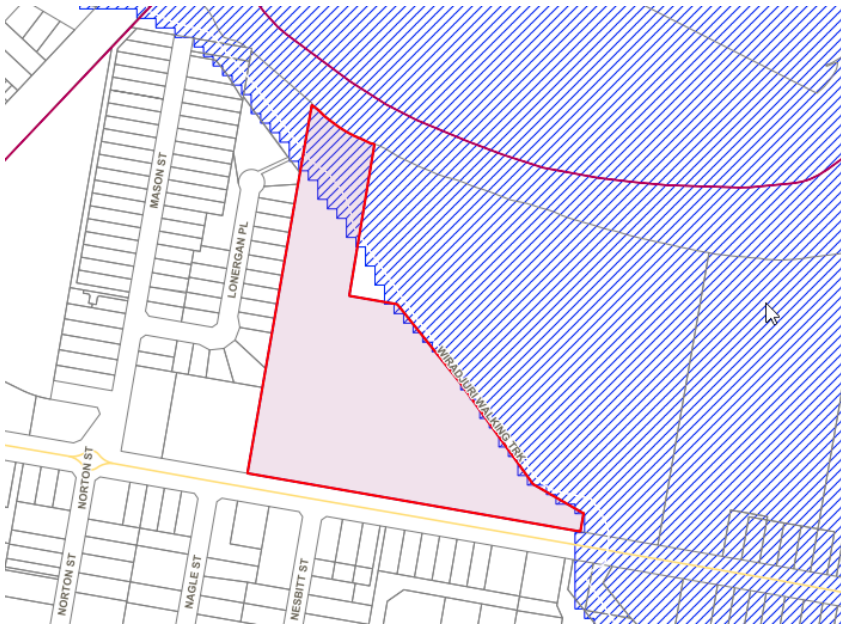
## 2.3 Bushfire prone land

The site is not identified as being bush fire prone land according a search conducted on the Rural Fire Service website on 16 January 2020.

## 2.4 Flood prone land

Most of the site is not identified as being flood prone land. The north corner of the lot extends to the Murrumbidgee River and in this area the map identifies a small area of the site as flood prone.

**Figure 4 – Flood Prone Map (Source: Wagga Wagga City Council)**



## 2.5 Heritage

The site is not listed as a heritage item, nor is it located within a heritage conservation area.

The adjacent property, 89 Hammond Avenue (Lot 2 DP 540063) contains the Wagga Waterworks which is identified as locally listed (I273).

**Figure 5 – Heritage Map (Source: Planning Portal NSW)**





## 3 PROPOSED DEVELOPMENT

### 3.1 Overview

Essential Energy propose to upgrade the existing facility at Wagga Wagga by carrying out works that require development consent under the EP&A Act and works that do not require development consent as per the following:

#### 3.1.1 Works requiring development consent

This SEE and DA has been prepared for the construction of the awning extension for vehicle parking and loading and unloading of equipment, the works to the truck and storage shed and the construction of a new Transformer Bunded Store. **Appendix A** contains the DA drawings prepared by Noel Thomson Architecture.

##### Extension to Awning

This development application seeks consent for the construction of an extension to the existing undercover awning with the western side enclosed for use as vehicle parking area.

The awning will measure 24m (L) x 18m (D) x 8m (H).

The awning will utilise the existing concrete slab but will have new concrete footings for the awning columns. Bollards will be located adjacent to columns to prevent damage to the awning from vehicular movements.

The roof sheeting will match the existing awning. New gutter guards and downpipes will be installed. The underside of the roof will be lined with sarking and safety mesh.

The awning will be enclosed on the western elevation with colorbond corrugated wall sheeting to two-thirds of the height. The remaining will be corrugated polycarbonate sheeting. This wall has been enclosed for security and to prevent damage from the elements to the equipment stored on the pallet racking. The north, south and east elevations will be open. A small area will be enclosed on the eastern elevation between the two roofs, this will be corrugated polycarbonate sheeting.

##### Works to Truck and Storage Shed

The proposed works to the truck and storage shed include:

- Enclose the existing shed with four roller doors;
- Installation of a personnel door;
- Division of the shed with a partition; and
- Relocation of the live line room.

The purpose of these works to the truck and storage shed is to make operations more efficient, streamlined and secure by creating a formal internal store area.

##### External Transformer Store

This development application also seeks consent for the construction of an External Bunded Transformer Store. The store is to be located to the north of the existing external store.

The store will measure 12.8m (L) x 15.1m (D) x 6m (H).

The transformer store will be enclosed with colorbond corrugated wall and roof sheeting. The store is enclosed to protect the transformers from the elements. Within the store will be a concrete bunded area to store the transformers to ensure any oil or chemicals does not leak into the rest of the site.

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The transformer store will have one access roller shutters on the west elevation (4.5m in length), the eastern elevation will be open. Along the northern elevation will be a 3 new 'el track' sliding door panel (10m in length).

### 3.1.2 Other works not requiring development consent (Exempt Development - Not requiring approval under 4.16 of the EP&A Act)

The proposed work has been reviewed against the exempt development provisions under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and *State Environmental Planning Policy (Infrastructure) 2007*.

The following work is considered to be exempt development:

- New pallet racking;
- Re-swinging existing door;
- Removal of internal shed pole;
- Line underside of shed with insulation blanket and safety mesh;
- Relocation of bollards;
- Roof sheeting and box guttering;
- Demolition of existing live line room;
- Relocation of fire reels;
- New colorbond sheeting to external walls; and
- Removal of asbestos sheeting and provision of new roof sheeting and box guttering.

An advice letter has been included within the DA submission detailing the relevant legislation in relation to each scope item.

## 3.2 Stockpiles

Materials and equipment are proposed to be stockpiled in an enclosed area within the depot site.

## 3.3 Construction plant and equipment

The proposed activity will require the use of the following equipment:

- Backhoe;
- Cement truck;
- Small and medium sized tipper truck;
- Small crane; and
- Power tools.

## 3.4 Construction hours

Construction will be undertaken during Monday to Friday 7am to 6pm; and Saturday 7am to 1pm.

### 3.5 Operation hours

The Wagga Wagga depot is a key support-related site for the ongoing operation of the Essential Energy network and accordingly use of the site can occur at any time.

## 4 ENVIRONMENTAL IMPACT ASSESSMENT

In determining the subject DA, Council is required to consider those relevant matters listed in Section 4.15 (1) of the EP&A Act. Each of the relevant matters are addressed below.

Section 4.15 (1) (a) requires the consent authority to take into consideration:

*“(a) the provisions of:*

*any [environmental planning instrument](#), and*

*any draft [environmental planning instrument](#) that is or has been placed on public exhibition and details of which have been notified to the [consent authority](#) (unless the [Director-General](#) has notified the [consent authority](#) that the making of the draft instrument has been deferred indefinitely or has not been approved), and*

*any [development control plan](#), and*

*(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*

*(iv) the [regulations](#) (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the [land](#) to which the [development application](#) relates,”*

These matters (and others) are addressed in this section.

### 4.1 Section 4.15(1) (a) – Environmental Planning Instruments and Development Control Plans

#### 4.1.1 State Environmental Planning Policy (Infrastructure) 2007

The aim of *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) is to facilitate the effective delivery of infrastructure across the State.

Clauses 40 to 43 of ISEPP relate to electricity transmission or distribution networks and are relevant for:

(a) above or below ground electricity transmission or distribution lines (including related bridges, cables, conductors, conduits, poles, towers, trenches, tunnels, access structures, access tracks and ventilation structures) and telecommunication facilities that are related to the functioning of the network,

(b) above or below ground electricity switching stations or electricity substations, feeder pillars or transformer housing, substation yards or substation buildings.

In this instance the proposed works do not constitute works as defined above and therefore do not fall under Clause 41 *Development permitted without consent* and do not constitute exempt development pursuant to clause 43 of ISEPP. Therefore, development consent is required pursuant to Part 4 of the EP&A Act.

#### 4.1.2 Wagga Wagga Local Environmental Plan 2010

##### 4.1.2.1 Zoning

The site is zoned SP2 Infrastructure under WWLEP 2010. The existing land use is characterised as a ‘Electricity Generating Works’ facility. The land zoning map shows the specific purpose of this site to be for ‘Electricity Generating Works’ which is permitted with consent. The proposed works are ancillary to the existing use of the land and are therefore also permitted within consent.



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The objective of the SP2 Infrastructure zone is:

- *To provide for infrastructure and related uses*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure*

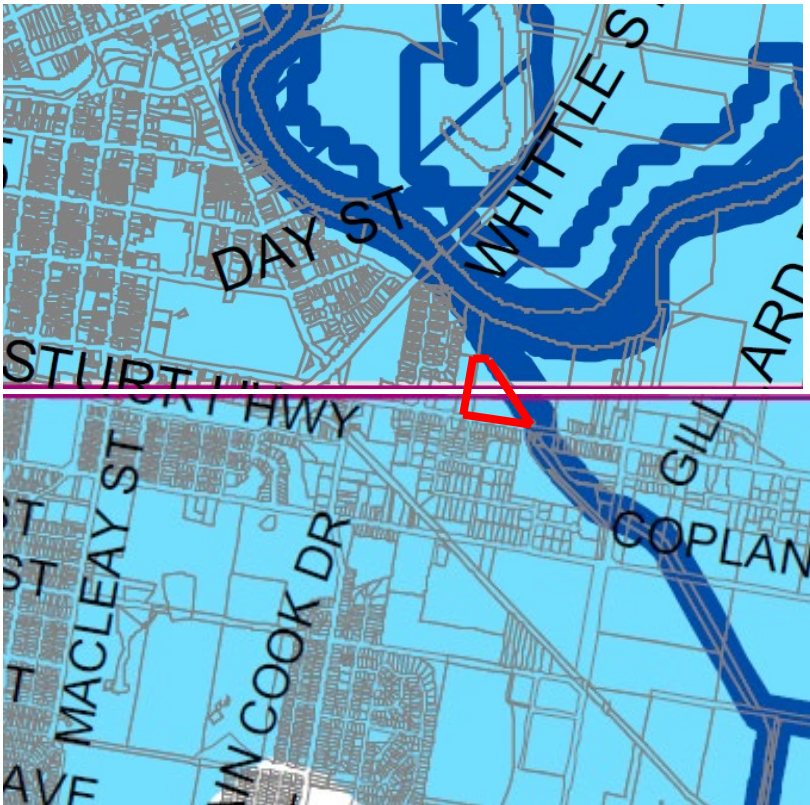
The proposed upgrade works are consistent with the zone objectives in that they will upgrade the existing electricity generating facility for which the site is zoned.

### 4.1.2.2 LEP Compliance Assessment

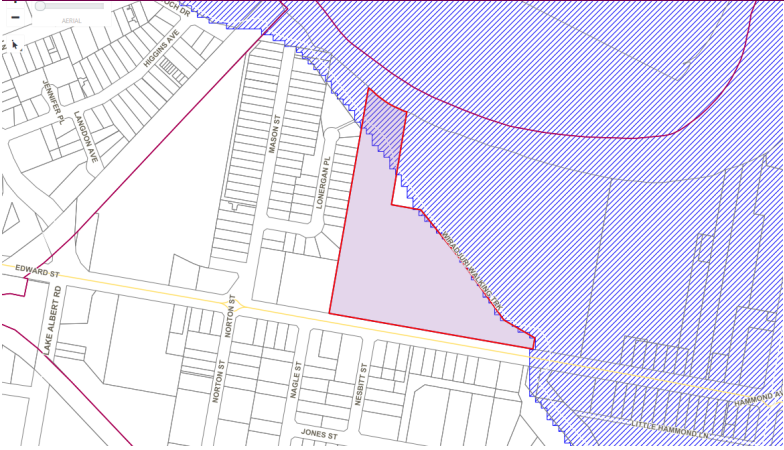
**Table 1 Wagga Wagga LEP Compliance Table**

Control	Proposed	Complies
<b>Floor Space Ratio</b>		
An FSR does not apply to this site	N/A	N/A
<b>Height of Building</b>		
There is no maximum building height for this site	N/A	N/A
<b>Lot Size</b>		
No minimum lot size for this site.	N/A – This control is not applicable to this proposal	N/A
<b>Heritage</b>		
Heritage Conservation clauses apply to works directly impacting a heritage item, Aboriginal object or within a conservation area. This works includes demolishing or moving the item, altering a heritage item, disturbing or excavating an archaeological site or Aboriginal place of heritage significance, erecting a building on land or subdividing land.	The site is adjacent to a heritage item but is not located in a conservation area. The proposed works are well separated from the heritage item and will have no adverse impact on its heritage qualities.	Yes
<b>Terrestrial Biodiversity</b>		
	N/A - The site does not lie in a Terrestrial Biodiversity area, noting that the closest area is along the banks of the river and a small area in the adjacent lot.	N/A
<b>Vulnerable Land</b>		
	N/A – The site is not located within vulnerable land.	N/A
<b>Water Resource</b>		
<b>Natural Resources Sensitivity - Water</b>		

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Control	Proposed	Complies
 <p>The site is located within a groundwater sensitive area, with some of the area location as waterway.</p> <p>The LEP specifies that development consent cannot be granted in these areas unless Council is satisfied that development:</p> <ul style="list-style-type: none"> <li>• Is unlikely to adversely impact on existing ground water sources;</li> <li>• Is unlikely to adversely impact on future extraction from ground water sources for domestic and stock water supplies; and</li> <li>• Is designed to prevent adverse environmental impacts, including the risk of contamination of groundwater sources from onsite storage or disposal facilities.</li> </ul>	<p>The north western boundary Yes of the site, closest to the waterway, has a small area which is identified within the waterway. The remaining site is identified as a sensitive area for ground water.</p> <p>Clause 7.6 Ground Water Vulnerability relates only to the specific developments listed in 7.6(4). The proposed development for works ancillary to an Electricity Generating Facility are not on this list and therefore do not require consideration of the matters in this clause.</p>	Yes
<b>Natural Resources Sensitivity – Biodiversity</b>		
The site is not located in a sensitive area for biodiversity.	N/A	N/A
<b>Natural Resources Sensitivity – Land</b>		
The site is not located in a sensitive area for land	N/A	N/A
<b>Flooding</b>		

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Control	Proposed	Complies
 <p>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—</p> <ol style="list-style-type: none"> <li>is compatible with the flood hazard of the land, and</li> <li>will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and</li> <li>incorporates appropriate measures to manage risk to life from flood, and</li> <li>will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and</li> <li>is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.</li> </ol>	<p>The majority of the site is not located within the flood zone, however a small proportion to the north of site is included. The proposed development is not located in the flood area.</p> <p>The awning extension is 180m from the flood zone.</p> <p>The proposed is an extension to the existing structure which will not impact on the flood behaviour of the site or result in additional risk as it is a predominately open structure.</p> <p>The warehouse is existing and is 50m from the flood zone. The works are to enclose the store as well as internal alterations. These works are not considered to result in any adverse impacts and no additional measures are considered to be required to manage the flooding risk.</p> <p>In addition, the new transformer store is behind the existing workshop and approximately 150m from the flood zone. Its construction will not impact on the floor behaviour of the site or increase flood risk.</p>	Yes

### 4.1.3 Wagga Wagga Development Control Plan 2010

The purpose of Wagga Wagga Development Control Plan (DCP) 2010 'the plan' is to guide development within the local authority boundary to be consistent with the aims and objectives of WWLEP 2010.

The relevant planning considerations outlined by the plan are addressed in **Table 2** below.

**Table 2: Wagga Wagga DCP 2010 Compliance Table**

DCP Section	DCP Section	Complies	Comment
<b>Section 1 - General</b>			
1.9	Lodging a Development Application	Yes	All the required documentation has been included in the submission of this DA.
<b>Section 3 -</b>			
3.24	Development in the vicinity of a heritage item	Yes	The development is in the vicinity of heritage item - the adjacent property, 89 Hammond Avenue (Lot

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DCP Section	DCP Section	Complies	Comment
			2 DP 540063) contains the Wagga Waterworks which is identified as locally listed (I273).
			The truck and storage shed is located closest to the listed item. The works do not significantly impact the existing building, comprising of enclosing the open side of the warehouse, new transformer storage and internal alterations. It is therefore considered that it will not have any impact on the setting of the item.
<b>Section 4 – Environmental Hazards and Management</b>			
4.2	Flooding	Yes	The northern part of the site is identified as flood prone. No development exists or is proposed in this location. The new awning, transformer store and truck and storage shed does not fall within flood prone land.  The proposed development will not result in any additional flood risk on site.

## 4.2 Section 4.15 (1) (b) – Environmental, Social and Economic Impacts

Section 4.15 (1) (b) requires the consent authority to consider:

*“(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.”*

The relevant matters are addressed below:

### 4.2.1 Impacts on the Natural Environment

The proposed development has been considered in the context of the natural environment. It is not anticipated that the development in its current form will have any impact on the existing natural context. The site is in an established industrial area of Wagga Wagga and there will be no vegetation loss and no removal of trees to facilitate the proposed changes.

### 4.2.2 Impacts on the Built Environment

The proposal is generally consistent with the objectives and development controls contained within relevant environmental planning instruments and development control plans that apply to the site (see Section 4.1). The extended awning structure has limited visibility from Hammond Avenue and will be consistent with the existing light industrial / rural industry character of the area. The new Transformer Store sits behind the existing administration building and depot and is not visible from the street. For these reasons it is considered that the development will have no impact on the character of the locality.

### 4.2.3 Social and Economic Impacts

The development comprises the orderly economic development of the site for purposes for which it is zoned and used for. The proposed upgrade will reinforce the existing operation of the facility. The proposal will not have any negative social or economic impacts.

## 4.3 Section 4.15(1) (c) – The Suitability of the Site

Section 4.15 (1) (c) requires the consent authority to consider:

*“(c) the suitability of the site for the development.”*



The site remains suitable to EE operations in the Wagga Wagga area and therefore it is considered that the site is eminently suitable for the development proposed.

### **4.4 Section 4.15(1) (d) – Submissions**

Section 4.15(1)(d) requires the consent authority to consider:

*“(d) any submissions made in accordance with this Act or the regulations”.*

Any submissions will need to be considered by Council in the determination of the development application.

### **4.5 Section 4.15(1) (e) – Public Interest**

Section 4.15(1)(e) requires the consent authority to consider:

*“(e) the public interest”.*

The public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning regime and in accordance with the prevailing planning controls. The development is a permissible form of development, is consistent with the planning controls and is therefore considered to be in the public interest.

## 5 CONCLUSION

This DA seeks to carry out upgrade works at an existing Essential Energy network depot (facility) at 59-87 Hammond Avenue, Wagga Wagga.

The works include the construction of an awning extension with one side enclosed for vehicle parking area. The awning will be on the existing concrete slab. The works will ensure the ongoing operation of the existing facility. The existing structure is located centrally within the site and is well setback from Hammond Avenue and will have no impact on surrounding development, nor negatively affect the existing character of the locality.

Additional works are required to the truck and storage shed for a portion of this building to operate more efficiently and securely as a store. This includes changes to the internal layout and provision of external roller doors and access door to enclose the open side of the shed.

In addition, a new transformer store is required to the north of the existing administration building and depot to provide a location to keep used transformers and ensure they do not create an environmental risk to the site and surrounding area.

The proposal is permissible with the consent of Council and is consistent with the provisions and objectives of WWLEP 2010 and WWDCP 2010.

The development comprises the orderly economic development of the land and will not have any negative social or economic impacts. The proposal is reasonable and appropriate when considered under the relevant heads of consideration in Section 4.15 of the EP&A Act and is worthy of favourable consideration by Council.