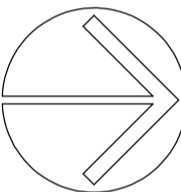
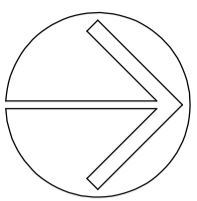
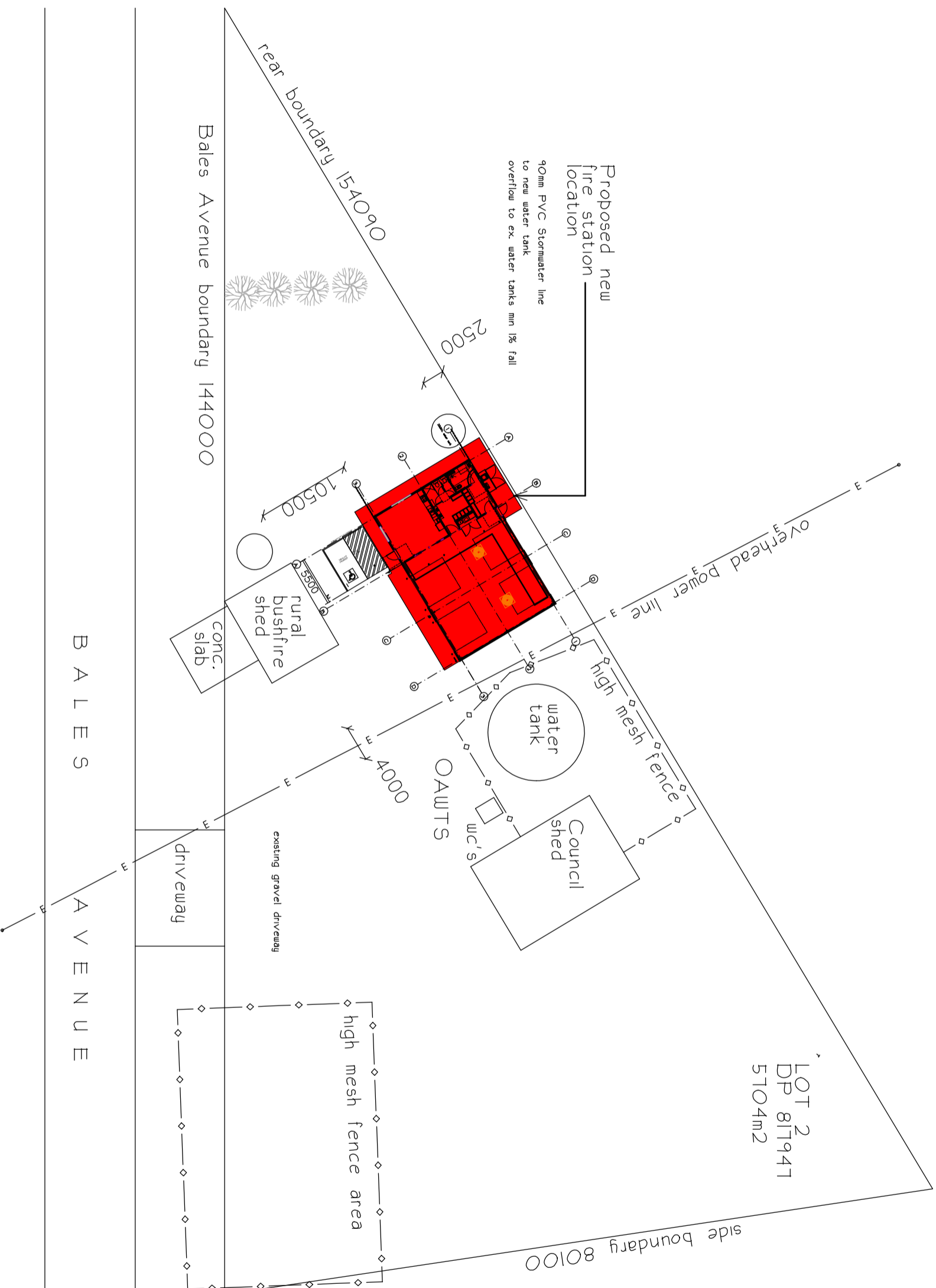


- 01 COVER SHEET
- 02 PROPOSED SITE PLAN
- 03 PROPOSED FLOOR PLAN
- 04 PROPOSED ELEVATIONS
- 05 PROPOSED SECTION
- 06 DETAIL PLAN CARPARK ACCESSIBLE



# LOCATION MAP

<p>ALL DIMENSIONS AND NOTES ARE TO BE CONFIRMED BY BUILDER AND/OR OWNER BEFORE COMMENCING WORKS. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL CONSTRUCTION WORK IS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CODES AND GOVERNING BODIES. TIMBER FRAMING IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL LIGHT TIMBER FRAMING CODE SAA 1184. CONCRETE SLABS AND FOOTINGS ARE TO BE IN ACCORDANCE WITH SAA 2870.1. ANY DISCREPANCIES FOUND IN THESE DRAWINGS MUST BE REPORTED TO SHERENE BLUMER BEFORE WORKS BEGIN. ALL NATURAL GROUND LINES, SITE CUTS, INDICATED LEVELS, DRIVEWAYS, LIGHTPOLES AND ALL OTHER GRAPHICALLY REPRESENTED SYMBOLS ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE BY THE BUILDER AND PROFESSION APPLICABLE BEFORE WORKS BEGIN.</p>		<p>NO. AMENDMENT DATE</p>	
<p>LEGEND</p>			
<p>PROJECT PROPOSED NEW CAT 2A FIRE BRIGADE STATION</p>		<p>DESIGN &amp; DOCUMENTATION BY <b>SHERENE BLUMER</b></p>	
<p>LOCATION<sup>N</sup> LOT 2 DP 817947 BALES AVENUE RANKINS SPRINGS NSW 2669</p>		<p>12 WHITTON STREET GRIFFITH NSW 2680 PH: 02 69644465 MOBILE: 0438 295862 E-MAIL: sherene@blumer.net.au</p>	
<p>CLIENT NSW RURAL FIRE SERVICE</p>		<p>SCALE NTS</p>	
<p>DRAWING LOCATION MAP &amp; COVER SHEET</p>		<p>DATE 6 MAY 2024</p>	
		<p>DRAWN SB</p>	
		<p>NUMBER 01</p>	

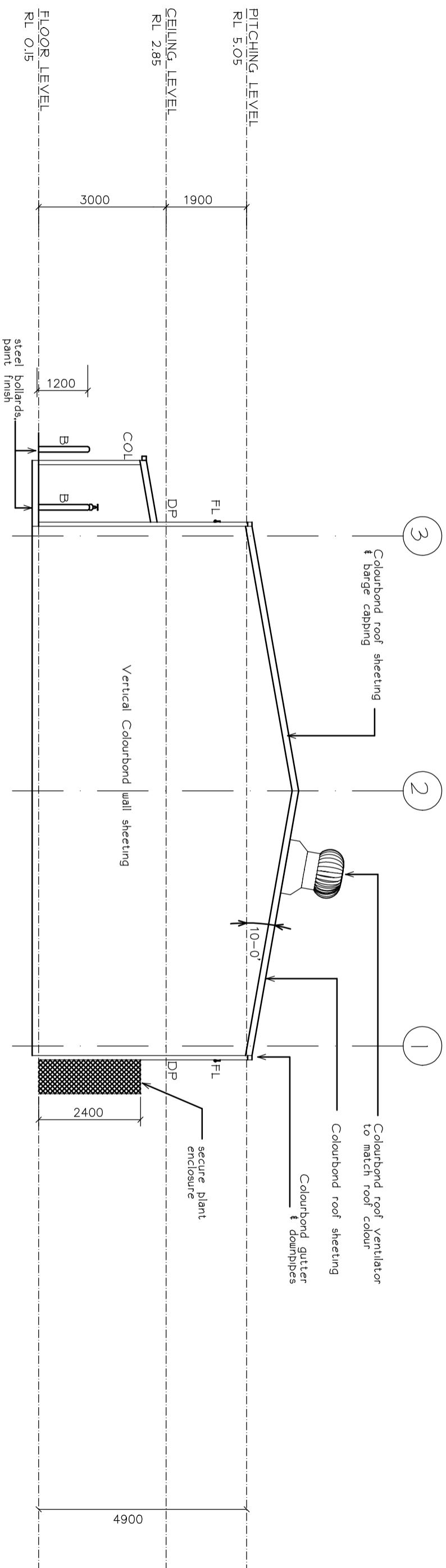


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 COPYRIGHT SHERENE BLUMER B. Sc (ARCH) 8 ARCH 2024

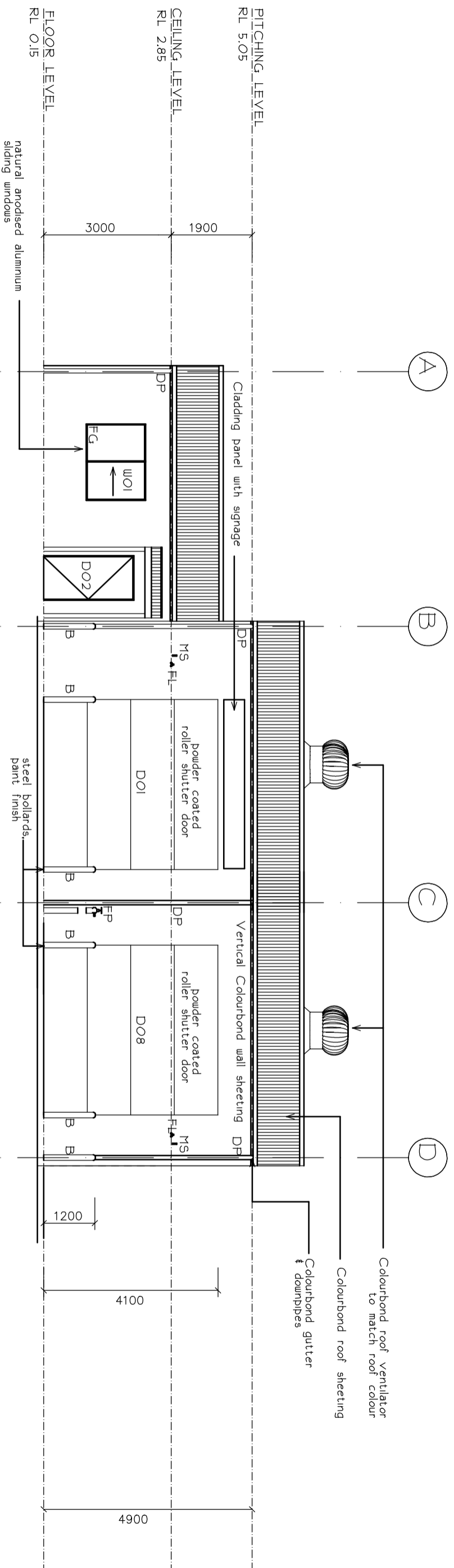
NO.	AMENDMENT	DATE

PROJECT	PROPOSED NEW FIRE STATION
LOCATION	BALES AVENUE RANKINS SPRINGS NSW 2669
CLIENT	NSW RURAL FIRE SERVICE
DRAWING	PROPOSED SITE PLAN

DESIGN & DOCUMENTATION BY	SHERENE BLUMER		
12 WHITTON STREET GRIFFITH NSW 2680	PH: 02 69644465	MOBILE: 0438 295862	E-MAIL: sherene@blumer.net.au
SCALE	DATE	DRAWN	NUMBER
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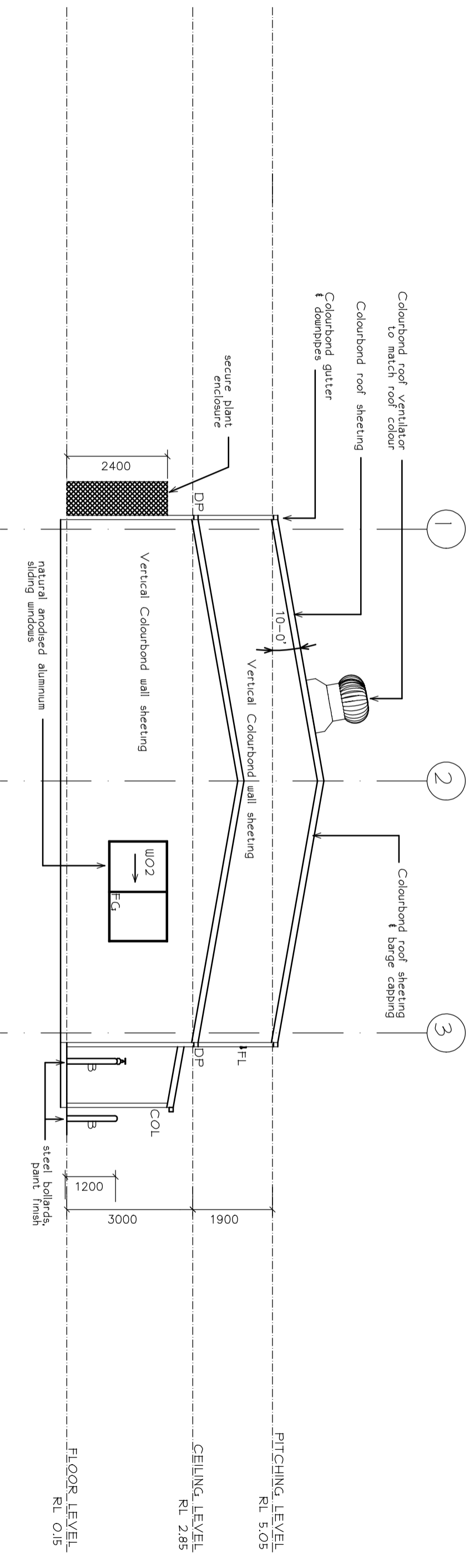


NORTH-EASTERN ELEVATION

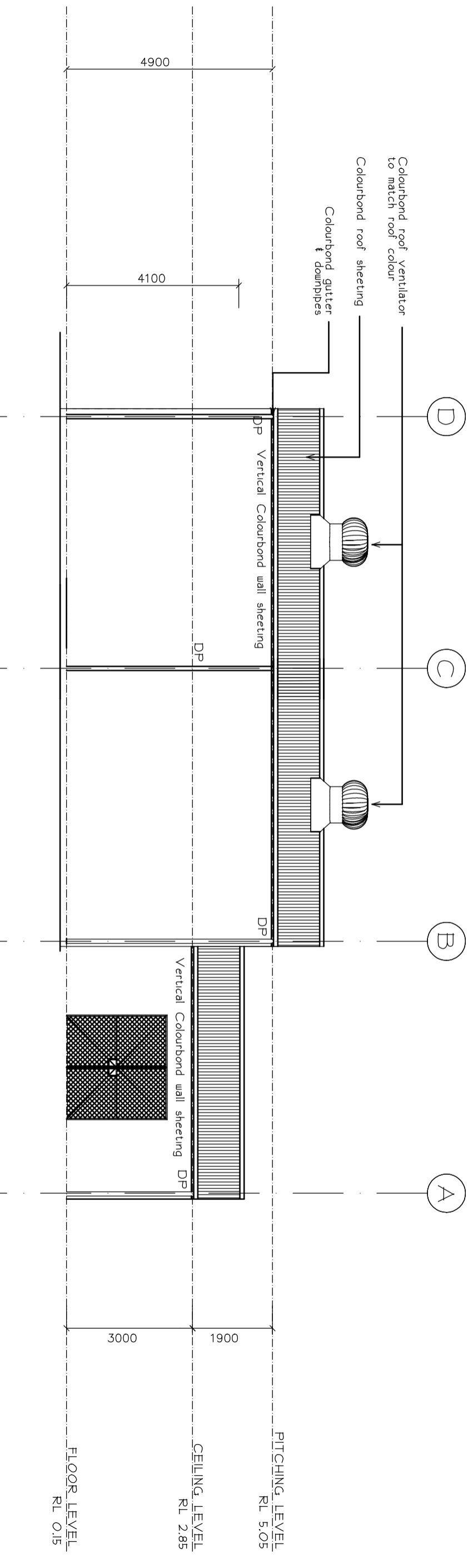


SOUTH-EASTERN ELEVATION

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						<p>PROPOSED NEW CAT 2A FIRE BRIGADE STATION</p>		<p>SHERENE BLUMER</p>	
<p>LEGEND</p> <p>--- circulation space required AS 1428.1</p>						<p>LOCATION LOT 2 DP 817947 BALES AVENUE RANKINS SPRINGS NSW 2669</p>		<p>12 WHITTON STREET GRIFFITH NSW 2680 PH: 02 69644465 MOBILE: 0438 295862 E-MAIL: sherene@blumer.net.au</p>	
						<p>CLIENT NSW RURAL FIRE SERVICE</p>		<p>SCALE 1:100@A3</p>	
						<p>DRAWING PROPOSED ELEVATIONS</p>		<p>DATE 6 MAY 2024</p>	
								<p>DRAWN SB</p>	
								<p>NUMBER 04</p>	

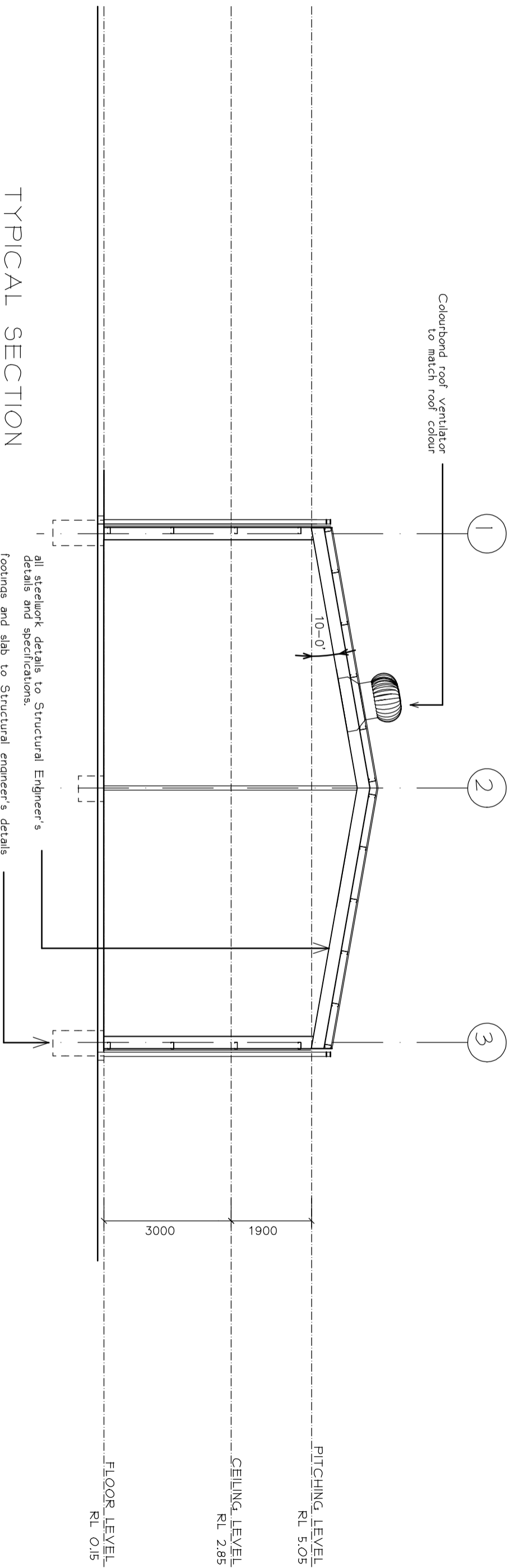


SOUTH-WESTERN ELEVATION



NORTH-WESTERN ELEVATION

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<p>LEGEND</p> <p>circulation space required AS 1428.1</p>		<p>PROJECT</p> <p>PROPOSED NEW CAT 2A FIRE BRIGADE STATION</p> <p>LOCATION LOT 2 DP 817947</p> <p>CLIENT BALES AVENUE RANKINS SPRINGS NSW 2669</p>		<p>DESIGN &amp; DOCUMENTATION BY</p> <p>SHERENE BLUMER</p> <p>12 WHITTON STREET GRIFFITH NSW 2680</p> <p>PH: 02 69644465</p> <p>MOBILE: 0438 295862</p> <p>E-MAIL: sherene@blumer.net.au</p>	
<p>PROPOSED ELEVATIONS</p>		<p>NSW RURAL FIRE SERVICE</p> <p>DRAWING</p>		<p>SCALE 1:100@A3</p> <p>DATE 6 MAY 2024</p> <p>DRAWN SB</p> <p>NUMBER 05</p>	



## TYPICAL SECTION

<p>ALL DIMENSIONS AND NOTES ARE TO BE CONFIRMED BY BUILDER AND/OR OWNER BEFORE COMMENCING WORKS. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL CONSTRUCTION WORK IS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CODES AND GOVERNING BODIES. TIMBER FRAMING IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL LIGHT TIMBER FRAMING CODE SAA 1684. CONCRETE SLABS AND FOOTINGS ARE TO BE IN ACCORDANCE WITH SAA 2870.1. ANY DISCREPANCIES FOUND IN THESE DRAWINGS MUST BE REPORTED TO SHERENE BLUMER BEFORE WORKS BEGIN. ALL NATURAL GROUND LINES, SITE CUTS, INDICATED LEVELS, DRIVEWAYS, LIGHTPOLES AND ALL OTHER GRAPHICALLY REPRESENTED SYMBOLS ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE BY THE BUILDER AND PROFESSION APPLICABLE BEFORE WORKS BEGIN.</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>AMENDMENT</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td colspan="3">LEGEND</td> </tr> </tbody> </table>		NO.	AMENDMENT	DATE	LEGEND		
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<p>PROJECT PROPOSED NEW CAT 2A FIRE BRIGADE STATION</p> <p>LOCATION LOT 2 DP 817947 BALES AVENUE RANKINS SPRINGS NSW 2669</p> <p>CLIENT NSW RURAL FIRE SERVICE</p> <p>DRAWING PROPOSED SECTION</p>		<p>DESIGN &amp; DOCUMENTATION BY <b>SHERENE BLUMER</b></p> <p>12 WHITTON STREET GRIFFITH NSW 2680 PH: 02 69644465 MOBILE: 0438 295862 E-MAIL: sherene@blumer.net.au</p> <p>SCALE 1:100@A3</p> <p>DATE 6 MAY 2024</p> <p>DRAWN SB</p> <p>NUMBER 06</p>							

### SPACE IDENTIFICATION

EACH DEDICATED SPACE SHALL BE IDENTIFIED BY MEANS OF A WHITE SYMBOL OF ACCESS IN ACCORDANCE WITH AS 1428.1 BETWEEN 800 MM AND 1000 MM HIGH PLACED ON A BLUE RECTANGLE WITH 0 SIDE MORE THAN 1200 MM. PLACED AS A PAVEMENT MARKING IN THE CENTRE OF THE SPACE BETWEEN 500 MM AND 600 MM FROM ITS ENTRY POINT AS ILLUSTRATED

### SPACE DELINEATION

PAVEMENT MARKINGS SPECIFIED IN ITEMS (A) AND (B) OF THIS CLAUSE SHALL BE YELLOW AND SHALL HAVE A SLIP RESISTANT SURFACE. RAISED PAVEMENT MARKERS SHALL NOT BE USED FOR SPACE DELINEATION.

PAVEMENT MARKINGS SHALL BE PROVIDED AS FOLLOWS:

#### 1. LINEMARKING

1.1. DEDICATED PARKING SPACES SHALL BE OUTLINED WITH UNBROKEN LINES 80 TO 100 MM WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.

#### 2. SHARED AREAS SHALL BE MARKED AS FOLLOWS:

2.1. WALKWAYS WITHIN OR PARTLY WITHIN A SHARED AREA SHALL BE MARKED WITH UNBROKEN LONGITUDINAL LINES ON BOTH SIDES OF THE WALKWAY EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.

2.2. OTHER VAANT NON-TRAFFICKED AREAS, WHICH MAY BE INTENTIONALLY OR UNINTENTIONALLY OBSTRUCTED (E.G. BY UNINTENDED PARKING), SHALL BE OUTLINED WITH UNBROKEN LINES 80 TO 100 MM WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL, AND MARKED WITH DIAGONAL STRIPES 150 TO 200 MM WIDE WITH SPACES 20 MM TO 300 MM BETWEEN STRIPES. THE STRIPES SHALL BE AT AN ANGLE OF 45 ±10 DEGREES TO THE SIDE OF THE SPACE.

2.3. NO SHARED AREA MARKINGS SHALL BE PLACED IN TRAFFICKED AREAS.

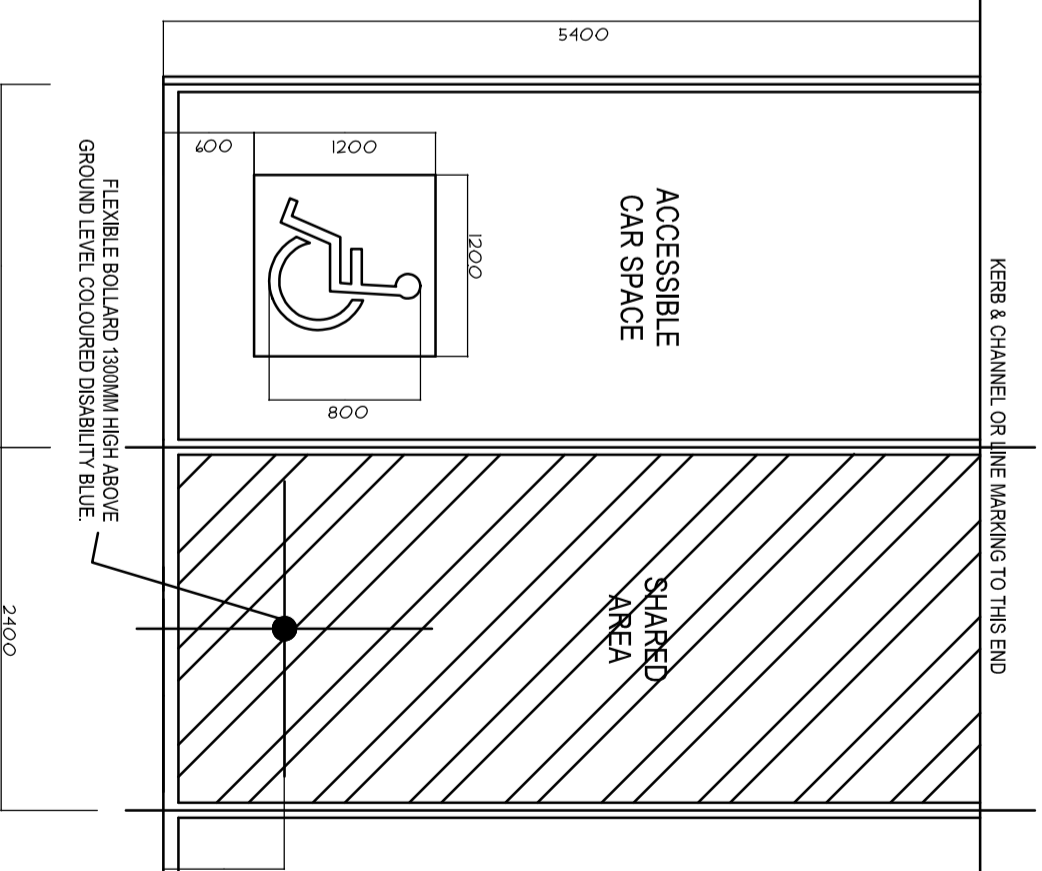
2.4. ALL LINEMARKING MUST BE NON SLIP

#### 3. BOLLARDS:

3.1. MINIMUM HEIGHT 1300MM

3.2. RECOMMENDED COLOUR BLUE TO CONTRAST AGAINST YELLOW LINE MARKING

3.3. RECOMMEND FLEXIBLE BOLLARDS TO REDUCE MOTOR VEHICLE DAMAGE



RIGHT HAND ACCESSIBLE CAR PARKING SPACES  
IN ACCORDANCE WITH AS2890.6

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CLIENT BALES AVENUE RANKINS SPRINGS NSW 2669		PH: 02 69644465 MOBILE: 0438 295862 E-MAIL: sheren@blumer.net.au		
DRAWING NSW RURAL FIRE SERVICE		SCALE 1:50@A3	DATE 6 MAY 2024	DRAWN SB
DETAIL PLAN CARPARKING ACCESSIBLE		NUMBER 07		

**CLEARSKY**  
**ENVIRONMENTAL SERVICES**

ABN: 42 605 228 147

**Amended 28 June 2024**

# Statement of Environmental Effects



**Emergency services facility - RFS fire shed**  
**19 Bales Avenue**  
**Rankins Springs NSW 2669**

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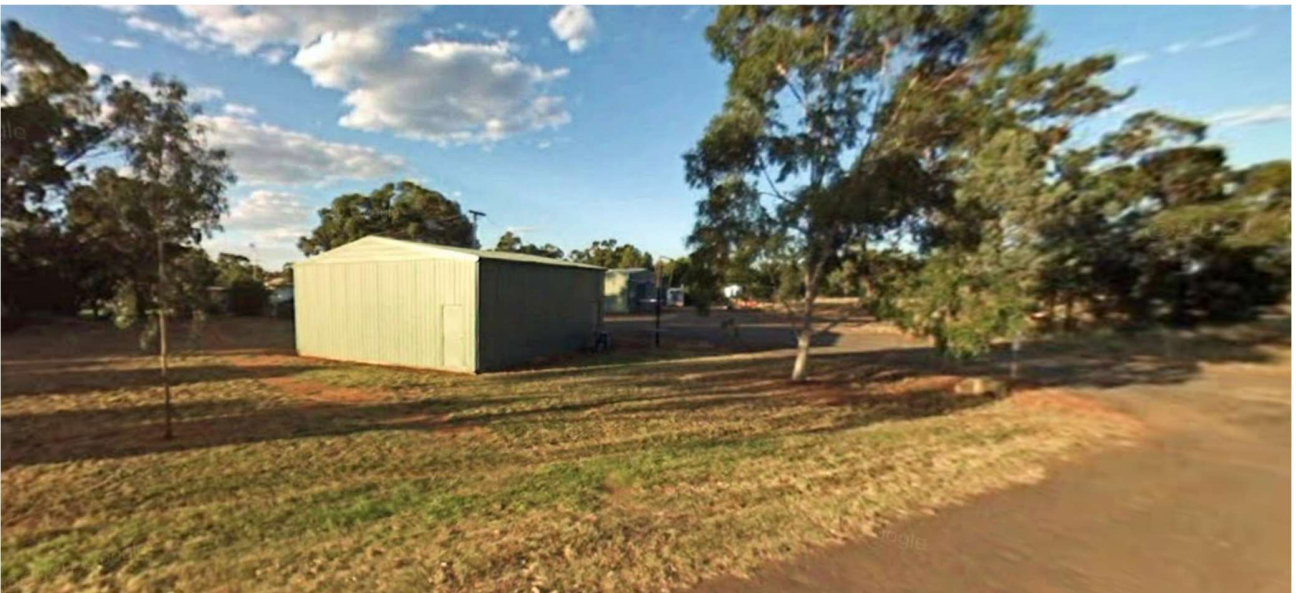
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## 1. INTRODUCTION

This statement of environmental effects has been prepared to support a development application for a new Rural Fire Service shed at 19 Bales Avenue Rankins Springs NSW. The proposal has been designed to achieve the relevant provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979 and the Carrathool Local Environment Plan 2012.

This statement has been prepared based on drawings by Sherene Blumer and submitted for and on behalf of Ben Schulz and the NSW Rural Fire Service.

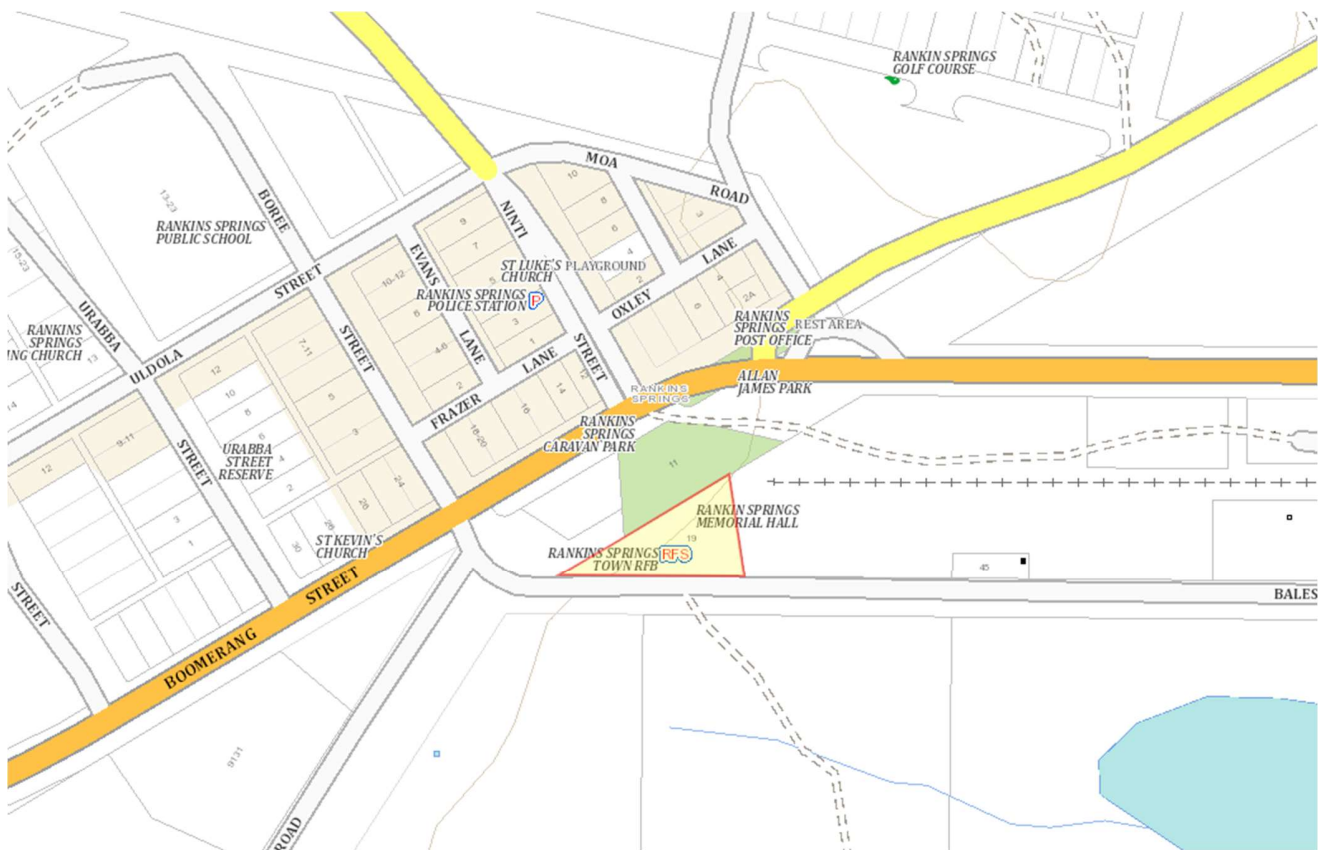


Street view image of 19 Bales Avenue Rankins Springs (Source: Google Maps)

## 2. SITE DESCRIPTION AND ANALYSIS

### 2.1 Location and property description

The development site is Lot 2 Deposited Plan 817947 known as 19 Bales Avenue Rankins Springs New South Wales. The site is located on the southern side of the village of Rankins Springs and is zoned SP2 Infrastructure in the Carrathool Local Environmental Plan 2012.



Site location (Source: LPI Six Maps)

### 2.2 Site characteristics

The site is flat, triangular in shape and 5704m<sup>2</sup> in area. The site contains a small RFS storage shed, a council storage shed and water tank centrally with meshed fenced off areas and scattered trees around the remainder of the site. Bales Avenue provides access to the site.

## 2. SITE DESCRIPTION AND ANALYSIS

### 2.3 Surrounding development

The development immediately surrounding the site is characterized by public open space and primary production lots to the south.



Development surrounding 19 Bales Avenue Rankins Springs (Source: Google Maps)

### 3.1 Proposed works and ongoing use

The development is the proposed construction of a Rural Fire Service shed on the northern side the site at 19 Bales Avenue Rankins Springs.

The steel portal frame shed will be constructed on a concrete slab, be metal clad, generally rectangular in shape 12m x 18.5m with a split gable roof at a peak height of ≈5.9m.

The shed will have an open floor section for fire truck parking 12.5m x 12m on the eastern side of the shed, an attached 6m x 6.1m multi purpose room and amenities/change rooms (5.9m x 6m) on the western side. Two large roller doors and a PA door to access the shed will be located on the front southern wall.

Post construction the shed will be used for the storage of rural fire fighting trucks and equipment and Rankins Springs RFS meetings.

### 3.2 Services

#### Sewage

The shed will be connected to the on-site sewage system located to the east of the shed. There will be no increase in the number of people using the site, the RFS staff will just have upgraded facilities from the existing RFS shed at the site.

#### Electricity, water and gas supply and communications

Services are existing at the site and new internal power connections will be established during construction.

## 4. MATTERS FOR CONSIDERATION

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

### 4.1 State Environmental Planning Policies (SEPP's)

SEPP	Title	Compliance	Comment
SEPP	(Biodiversity and Conservation) 2021	Not applicable	
SEPP	(Exempt and Complying Development Codes) 2018	Not applicable	
SEPP	(Housing) 2021	Not applicable	
SEPP	(Industry and Employment) 2021	Not applicable	
SEPP	(Planning Systems) 2021	Not applicable	
SEPP	(Precincts-Central River) 2021	Not applicable	
SEPP	(Precincts-Eastern Harbour City) 2021	Not applicable	
SEPP	(Precincts-Regional) 2021	Not applicable	
SEPP	(Precincts-Western Parkland) 2021	Not applicable	
SEPP	(Primary Production) 2021	Not applicable	
SEPP	(Resilience and Hazards) 2021	Not applicable	
SEPP	(Resources and Energy) 2021	Not applicable	
SEPP	(Sustainable Buildings) 2022	Not applicable	
SEPP	(Transport and Infrastructure) 2021	Applies	The site is in SP2 Infrastructure zoned land which is prescribed land under the SEPP and emergency services facilities may be constructed with development consent on prescribed land. The proposed shed will be constructed within 5m of exposed power lines.

## 4. MATTERS FOR CONSIDERATION

### 4.2 Local Environmental Plan

#### Carrathool Environmental Plan 2012

The subject site is zoned SP2 – Infrastructure under the provisions of the Carrathool Local Environmental Plan 2012. Rural Fire Service sheds are a type of emergency services facility and the Transport and Infrastructure SEPP permits the development for the purposes of NSW Rural Fire Services facilities in SP2 Infrastructure zoned land.

### 4.3 Development control plans (DCP's)

DCP	Title	Compliance	Comment
	DCP is under review		

### 5.1 Air quality

The proposed development construction activities have no potential for off-site dust impacts. No controls are recommended.

### 5.2 Noise impacts

The construction works will generate noise impacts associated with the vehicle movements and the use of power tools. The works will be limited to day time hours.

### 5.3 Waste

Waste generated from the construction works will be removed by contractors to facilities which can lawfully receive the waste.

### 5.4 Water quality & stormwater

There is no potential to pollute surface waters and stormwater falling on the roof reports to a rainwater tank.

### 5.5 Traffic and operations

There will be a minor increase in vehicle movements during the development's construction works. The proposed ongoing use of the development is not traffic generating with monthly RFS member meetings during winter and the shed will only be utilised as required during the fire season to support fire fighting operations.

### 5.6 Visual impacts

The development's visual impact of the will be negligible given the location of the development at the rear of the site and with a modest height of 5.9m.

### 5.7 Overshadowing and privacy

There are no potential to impacts to adjoining neighbours solar access or privacy.

The proposed development meets the requirements of all the matters for consideration at Section 4.15 of the Environmental Planning and Assessment Act 1979 including the obligations of all the relevant environmental planning instruments that apply to the land. Emergency services facilities are permitted development at the location and we seek approval from Carrathool Shire Council as the consent authority for the proposed development.

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