



TUMUT BUILDING  
DESIGN

Mel Tsarevich  
0413 997 717  
tumutbuildingdesign@outlook.com

# Statement of Environmental Effects

Proposed Awning to Replace Existing

96 Wynyard Street,  
TUMUT NSW 2720

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# 1 Introduction

This statement of environmental effects has been prepared by Tumut Building Design to accompany a development application for proposed awning to replace existing at 96 Wynyard Street, Tumut. The application is being lodged by Tumut Building Design, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Snowy Valleys Local Environmental Plan 2012, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

## 1.1 Location

The proposed development site is in the town of Tumut, NSW in the local government area of Snowy Valleys Council. Tumut is a town in the Riverina region of New South Wales, situated on the banks of the Tumut River, located on the north-west foothills of the Snowy Mountains. It is 411kms south-west of Sydney, 525kms north-east of Melbourne and 196km west of Canberra.

*Table 1-1: Location and Property Description*

LOCATION AND PROPERTY DESCRIPTION			
<b>Unit No:</b> NA	<b>Street No:</b> 96	<b>Street:</b> Wynyard Street	<b>Suburb:</b> Tumut
<b>Lot and DP or SP:</b> Lot 1, DP597407			<b>Post Code:</b> 2720



*Figure 1-1 Location Map of Lot 1 DP597407 (image taken from Six Maps)*

## 2 Proposed Development

Proposed posted awning to replace existing cantilevered awning on commercial building corner of Wynyard Street and Russell Street.

The design is in accordance with the Heritage Impact Statement prepared by Noel Thomson Architecture.

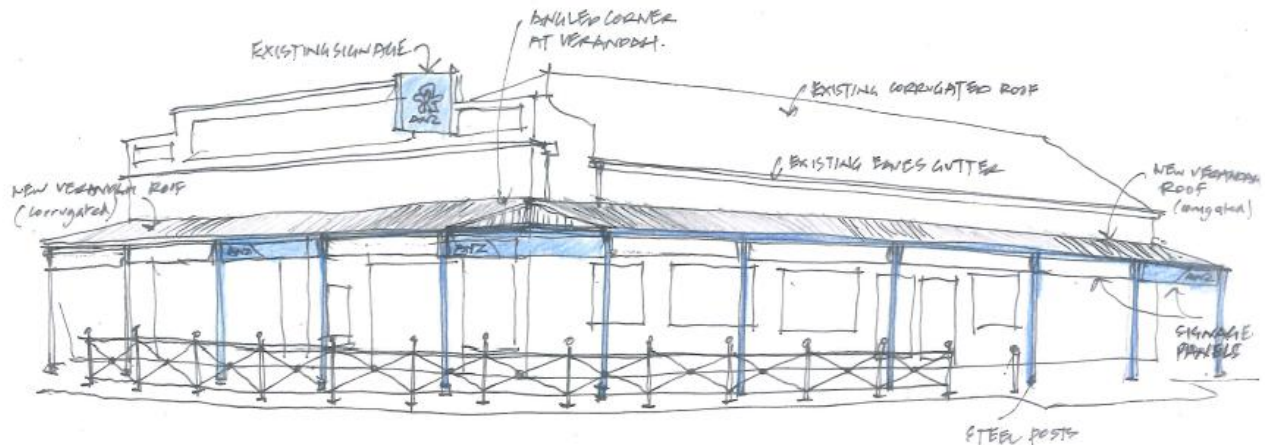


Figure 2-1 Perspective sketch

## 3 Site Suitability

The development site is a corner lot on Wynyard Street and Russell Street. There is an existing commercial building with cantilevered awning in an ageing condition. The awning is within the road reserve, outside the property boundary and over the Council footpath.

Google street view of the subject site is shown in **Figure 3** below.



Figure 3-1 Google Street View of Lot 1, DP597407



## 4 Planning Controls

The site is zoned E1, Local Centre



Figure 4-1 E1 zoning of Lot 1 DP597407 (image taken from Planning Portal)

### 4.1 State Environmental Planning Instruments

Evaluation under S4.15 of the EP& A Act 1979		
S4.15(1)(a) Any Environmental Planning Instrument		
Applicable EPI	Relevant Sections/Clauses	Compliance
<a href="#">State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</a>	Division 2 Advertising and Signage Exempt Development Code, Subdivision 1 & 2	Any signage associated with the development will comply with the provisions of these subdivisions or a separate Development Application will be submitted

### 4.2 Tumut Local Environmental Plan 2012

S4.15(1)(a) Any Environmental Planning Instrument Continued	
Tumut Local Environmental Plan 2012	
<i>Delete rows that are not applicable</i>	
<a href="#">2.1 Land Use Zones</a>	Development lot is zoned E1 – Local centre Commercial buildings are permitted with consent within the zone and existing use rights also apply
<a href="#">2.7 Demolition requires development consent</a>	Demolition of the existing awning is included in the application for new awning

<a href="#">5.10 Heritage Conservation</a>	The development application acknowledges that the development site is within a Heritage Conservation area and a Heritage Report has been included with the submission
<a href="#">5.11 Bushfire hazard reduction</a>	The site does not identify as bushfire prone
<a href="#">5.21 Flood planning</a>	The site does not identify as flood prone
<a href="#">6.11 Essential services</a>	Existing electrical, water supply, sewerage and drainage connections

### 4.3 Snowy Valleys Development Control Plan 2022

<b>1(a)(iii) SVC Development Control Plan - delete clauses that are not applicable</b>	
Variations to the DCP	No variations are identified
<b>Requirements Applying to all Types of Development</b>	
Objectives	Noted
Vehicle access standards	Proposed development does not affect existing access
Bushfire	The site does not identify as bushfire prone on current mapping
Car Parking	Proposed development does not affect car parking provision or requirements
Construction over Council land and services	Construction is required over the Council footpath. Any imposed conditions as part of a development consent to comply with this clause will be implemented prior to and during construction
Contaminated land	None known
Cut and fill	No excavation required
Demolition	Demolition of the existing awning shall be undertaken by a licensed contractor. No hazardous materials are expected
Development near electrical easements	Not applicable
Erosion & sediment control	Not applicable, no excavation
Flooding	The development site is not affected by flooding on current planning maps
Heritage	The development site is within a heritage conservation area. A Heritage Report has been prepared and submitted with the Development Application
Landscaping	No new and no change to existing proposed
On-site Wastewater Management	Existing sewage connection
Provision of services	Electricity, water, sewer, drainage and phone are all available
Retaining walls	None proposed
Safer by design	Proposed development does not affect the existing safety and security of the building and development site
Stormwater/roof water Management	Stormwater from the roof will be diverted to gutter, downpipe and to the kerb

<b>Commercial Development</b>	
Building Design	<p>Posts supporting the proposed verandah are approximately 1900mm from the kerb, exceeding the 600mm minimum.</p> <p>The awning design includes a hipped corner to provide an architectural feature to the corner.</p> <p>The awning has been designed to be sympathetic within the heritage conservation area as proposed in the Heritage report</p> <p>The awning height has been designed to be similar to existing and has a clearance height of approximately 3165mm at the building line</p>
General Signage	The awning has fascia signage, below the building's roof line proposed
Heritage	Heritage advice has been sought on the proposal and the design completed in accordance with the report
Stormwater	Stormwater will be collected by the gutter, to downpipes and discharged to the kerb
Waste Management	Skip bins will be placed in the parking area behind the existing building for secure storage of demolition and construction waste

<b>Heritage</b>	
7.4 Maintaining old buildings	The proposed development supports this clause with replacement of the existing aging awning. The existing awning is in a condition where replacement is more financially viable over repair
7.5 Demolition/removal of heritage items	The demolished awning will be replaced with another of similar bulk and scale
7.6.1 Sympathetic design	The new awning matches other posted awnings in the street. It does not affect any part of the building itself such as windows etc
7.6.2 Development in the Conservation Area	The new awning design is of similar size and scale to the existing awning therefore not expected to dominate the building, streetscape or surrounding area
7.6.3	Not Applicable
7.6.4 Siting, setback and orientation	Although this clause specifies that no new structures will be built forward of the building line, in the case of the proposed development the awning is a replacement to an existing awning forward of the building line. Setbacks from the road are similar to the existing awning
7.6.5 Size and scale and roof forms	The new awning has been designed at similar height to the existing to minimise impact on the streetscape. Construction materials of steel frame and sheeting match the existing roof construction materials
7.6.6 Materials and colours	Materials and colours will match existing
7.6.7 Removal of unsympathetic alterations and additions	Not applicable. The existing awning is appropriate, only aged

7.6.8 New technologies	Not applicable. No new services required
7.6.9 Landscaping	Not applicable. No new landscaping proposed and the development does not affect current landscaping surrounding the development site and area
7.6.10 Fencing	Not applicable. No fencing proposed
7.6.11 New ancillary structures	The ancillary structure is a replacement to existing therefore location behind building line is not relevant. The awning is single storey in height with construction materials matching the existing building. The new roof, as it is a posted awning, may be visible from the street therefore roofing material to match the existing building roof (profile and colour) will be used
7.6.12 Shopfronts	The new awning has been designed to retain the overall façade of the existing shopfront with similar awning size, height and setbacks
7.6.13 Signage	Fascia signage is proposed as typical on the surrounding buildings. No plans for rooftop signage and no early original signage to be considered
7.6.14 Accessibility	Not applicable. The proposed development is before the pedestrian entry to the building

## 5 Likely Impacts of the Development

4.15(1)(b) Likely Impacts of the Development	
Context & Setting	The new awning matches others of similar design in the main street. The posted verandah is considered a visual improvement over the existing considering the heritage conservation of the area
Access, Transport & Traffic	The proposed development does not affect access, transport or traffic
Public Domain	Improvement to the building will have a positive impact on the public domain
Landscaping / Clearing	The proposed development does not require clearing of vegetation
Noise And Vibration	Post-construction the awning will not result in noise pollution or vibration. Construction activities will be undertaken during approved hours only to avoid nuisance to surrounding properties and area.
Air Quality	The proposed development will not result in any air pollution
Waste	All demolition and construction waste will be secured neatly in skip bins behind the existing building for regular collection by contractor
Energy	The proposed awning does not have any energy requirements
Views	The awning is a replacement to existing so will not affect any views of surrounding properties
Safety, Security & Crime Prevention (NSW Police Service Checklist)	The awning does not affect the current safety and security of the building
Social Impact in the Locality	The development is expected to have positive social impact to the locality with visual improvement within the streetscape
Economic Impact In The Locality	The proposed development is not expected to have any economic impact
Site Design & Internal Design	Not applicable
Flora & Fauna	No vegetation removal proposed



## **6 Operational and Management Details**

The proposed development of awning to replace existing does not affect, or relate to use or management of the building use.

## **7 CONCLUSION**

This Statement of Environmental Effects accompanies a Development Application for proposed awning to replace existing at 96 Wynyard Street, Tumut. The assessment of environmental effects makes the following findings:

- ✓ The proposed development meets the provisions of relevant planning instruments including the Tumut Local Environmental Plan 2012;
- ✓ The proposed development is compatible with the character of the locality, streetscape and surrounding land uses;
- ✓ The proposed development will not impact on the amenity of neighbouring properties in relation to noise, overshadowing or privacy;
- ✓ The proposed development improves the amenity of the site.

Given the above assessment, the proposed development has planning merit and the DA can therefore be supported and granted with consent by Council.

I/we declare to the best of my/our knowledge and belief that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Name: Tumut Building Design  
Date: 07.02.25