

STATEMENT OF ENVIRONMENTAL EFFECTS

FIVE VILLA DEVELOPMENT

110 RUSSELL STREET, TUMUT
NSW 2720

10 APRIL 2025

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1.0 INTRODUCTION

1.1 GENERAL

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application (DA) for the construction of a five villa development at No 110 Russell Street, Tumut NSW 2720.



FIGURE 1 – SUBJECT SITE

This DA is being lodged for Snowy Valleys City Council's consideration pursuant to Section 4.12 of the *Environmental Planning & Assessment Act 1979* as amended (EPAA1979).

The development proposal has been generally prepared in accordance with the provisions of *Tumut Local Environmental Plan 2012* (TLEP2012), and *Snowy Valleys Development Control Plan 2024* (SVDCP2024).

1.2 REFERENCED SUPPORTING INFORMATION

The proposal described and assessed in this SEE relies on the details and information provided on the plans, and in the specialist reports, accompanying and supporting documents listed below.

Document	Reference	Revision	Date	Prepared by
Detail Survey Plan	D233033	A	10/02/23	CEH Consulting
Suite of Plans	20230020	A	03/01/25	Ingenuity Home Design
BASIX Certificate	1417534M_03		05/03/25	Illawarra Basix Solutions
NatHERS Certificate	0008953040		05/03/25	Illawarra Basix Solutions
Landscape Concept Plan	MS2023228	A	21/03/25	Mark Spence

Site Waste Minimisation and Management Plan	20230020		03/01/25	Ingenuity Home Design
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2.0 SITE SUITABILITY

2.1 SUBJECT PROPERTY

The subject land is legally described as Lot B in DP 155961 and is known as No 110 Russell Street, Tumut. The development site is regular in shape and has a total area of 1872m². It has an eastern street frontage of 18.51m to Russell Street, a northern and southern side boundary of 101.371m and a western rear boundary of 18.51m.

The site slopes from the eastern street frontage to the western rear boundary with a range from approximately RL 280.40m AHD down to approximately RL 279.20m AHD. The site is currently occupied by a clad dwelling with a metal roof and multiple detached metal sheds. There are a no trees and shrubs located on the site that will be impacted upon as part this development. The existing levels and features of the site are shown on the Detailed Survey Plan prepared by Maker Eng. The property is zoned R2 Low Density Residential under Tumut City Council Local Environmental Plan (LEP) 2012.



Figure 2 – Site Zoning

2.2 ADJOINING LAND USE

The adjoining and surrounding land use is predominately low-density residential development consisting of one and two-storey dwelling houses together with recently constructed multi unit developments.

2.3 GEOTECHNICAL / SUBSIDENCE

The S10.7 certificate identifies known issues of geotechnical instability or subsidence in the area. As such, a Geotechnical Assessment has been submitted in support of the application.

2.4 FLOODING

Snowy Valley Council's online mapping does not identify the site as flood prone and as such is not subject to floodplain development controls

2.5 BUSHFIRE

Snowy Valley Council's online Mapping does not identify the site as Bushfire prone.

2.6 HERITAGE

Snowy Valley Council's online mapping does not identify heritage items on the site or in the immediate vicinity.

2.7 ESSENTIAL SERVICES

The site is serviced by water, sewer, power, telecommunications and gas.

2.8 CONTAMINATION & HAZARDOUS MATERIALS

There are no known previous uses that may suggest that the site may contain contaminated material. The S10.7 certificate does not identify any known issues of contamination.

2.9 ACID SULFATE SOILS

Snowy Valley Council's online Mapping does not identify Acid Sulphate Soils

2.10 NATURAL RESOURCE SENSITIVITY – BIODIVERSITY

Snowy Valley Council's online Mapping does not identify any areas of natural resource sensitivity on the site or in the immediate vicinity.

2.11 PROXIMITY TO FACILITIES

The subject site is located within an established residential area, within a short drive to the local shopping precincts, local parks and located close to local public primary and secondary schools. The site is also within 400m of the local bus service which provides greater access to community services.

3. DEVELOPMENT PROPOSAL

It is proposed to demolish the existing metal shed structures and then to construct five single level villas. The proposed dwellings will be positioned to the rear of the existing dwelling, 3.35m from the eastern rear boundary, 3.10m from the northern side boundary, 3.047m from the southern side boundary and will be using the existing setback from the western street frontage to Russell

Street.

The architectural design of the proposed dwelling has adopted a traditional approach sympathetic to the surrounding residential development and the existing dwelling. A selected clad finish is proposed for the external walls. All of the dwellings will have aluminium windows frames and Colourbond roofs.

4. ENVIRONMENTAL CONSIDERATIONS

4.1 VISUAL IMPACT

The proposed development will not have an adverse visual impact on the streetscape. The development compliments the existing streetscape with the use of materials sympathetic with the neighbourhood and will positively contribute towards the architectural quality of the surrounding area.

4.2 NOISE AND VIBRATION

The proposed development is unlikely to generate offensive noise pollution that would require mitigation measures or other management procedures. Construction will be restricted to normal working hours as required by Council through the Conditions of Consent and any adverse environmental effects on adjoining properties from construction noise will be managed and monitored accordingly.

4.3 OVERSHADOWING

The proposed development will not result in any substantial additional and/or unacceptable adverse overshadowing impacts on adjoining properties, as the proposed development is single level.

4.4 ENERGY EFFICIENCY AND SUSTAINABILITY

The BASIX Certificate accompanying the DA and noted on the submitted plans confirms that the proposed development will satisfy State Government's requirements for sustainability. The design of the proposed development optimise solar access to living areas wherever possible. Materials and insulation will be incorporated in the construction to assist thermal performance. Modern energy efficient fixtures and fittings will be used in the proposed development to achieve sustainable outcomes.

4.5 STORMWATER DRAINAGE/ WATER MANAGEMENT

The proposal results in an increase in impervious area on the site. Storm water will be connected to the an on-site infiltration system.

4.6 CAR PARKING AND TRAFFIC MANAGEMENT

Adequate onsite parking has been provided to satisfy Council's minimum number of car parking spaces required for the proposed development. The driveway complies with Council's maximum footpath crossing width requirements.

4.7 SOIL EROSION AND SEDIMENT CONTROL

Soil erosion and sediment control measures during demolition/ construction will be carried out in accordance with Council's requirements and the requirements set out in *"Managing Urban Stormwater – Soils and Construction Volume 1, 4th Ed March 2004"*. These have been shown on the submitted Site Management Plan and Waste Management documentation.

5.0 PLANNING CONTROLS

5.1 SEPP (SUSTAINABLE BUILDINGS) 2022

A BASIX Certificate has been prepared for the proposed development, demonstrating compliance with thermal comfort, energy efficiency and water efficiency, as required by the SEPP.

5.2 BIODIVERSITY CONSERVATION ACT 2016

The purpose of this Act is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. As the site is currently managed residential land with no known threatened species habitat or ecological communities, there is no requirement for further specialist studies or reports.

5.3 SEPP (RESILIENCE AND HAZARDS) 2021 – CHAPTER 4 REMEDIATION OF LAND

The object of this Policy is to provide for a State-wide planning approach to the remediation of contaminated land. In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:

- (a) by specifying when consent is required, and when it is not required, for a remediation work, and
- (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
- (c) by requiring that a remediation work meet certain standards and notification requirements.

The existing use of the site is for residential purposes and there are no known reasons as to why the land would be considered potentially contaminated. As such, no further investigation is required.

5.4 TUMUT LOCAL ENVIRONMENT PLAN 2012

LEP OBJECTIVE	STANDARD COMPLIANCE	COMMENTS	STATUS
2.1 Land use Zones – R2 Low Density Residential	Multi Dwelling Housing		Complies
6.11 Essential Services	Water, Sewer, Electricity services, Stormwater Management and Vehicular Access	The site is currently serviced by electricity, water and sewer services. Stormwater management and vehicular access compliance is shown on the submitted plans	Complies

5.5 SNOWY VALLEYS DEVELOPMENT CONTROL PLAN 2024

CHAPTER 3.2 – Requirements applying to all types of Development

DCP SECTION	TITLE	COMMENTS	STATUS
2.1	Vehicle Access Standards	Internal access roads join public roads to 90°	Complies
2.3	Car Parking	Sufficient spaces provided for all dwellings. Car parking layout and design in accordance with AS2890.1	Complies
2.6	Cut and Fill	Site plans shows cut and fill areas	Complies
2.7	Demolition	All demolition work complies with AS2601-2001 - <i>The Demolition of Structures</i>	Complies
2.12	Landscaping	Enhance the visual character and complement surrounding environment, whilst maximising use of locally native plants	Complies
2.13	On-site Waste Management	Connected to Council's reticulated sewerage system	Complies

2.16	Safer by Design	Design must follow the Crime Prevention Legislative Guidelines	Complies
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CHAPTER 4.11 – Multi Dwelling Housing

DCP SECTION	TITLE	COMMENTS	STATUS
11.1	Area Requirements	>900m ² - Site Area	Complies
11.2	Building Height	Maximum 8.5m	Complies
11.3	Building Setbacks	Front Setback – 6m	Complies
		Side Setbacks – 3m	Complies
		Rear Setbacks – 4.5m	See Variation
11.4	Car Parking	2 bedrooms = 2 spaces 3 dwellings = 1 visitor space	Complies
11.5	Carports and Garages	Single storey, behind front building line	Complies
11.6	Clothes Drying Facilities	Provided to each dwelling	Complies
11.8	Fencing	1.2m high with 70% visually permeable	Complies
11.9	Site Coverage Ratio	34% < 40%	Complies
11.10	Internal Access	Access roads >3m in width	Complies
11.11	Landscaping	Enhance appearance, assist streetscape integration, improve privacy and minimise overlooking on POS	Complies
11.12	Letterboxes	Provided separately for each dwelling	Complies
11.14	Privacy	Separation between windows of habitable rooms	Complies
11.15	Private Open Space	Minimum of 18 to be provide with direct access to main living spaces	Complies
11.18	Vehicular Access	Located and constructed in accordance with Council's adopted <i>Urban Driveway Construction Specification</i> .	Complies
11.19	Waste Management	Garbage Bin area designate on floor/site plan	Complies
11.20	Water Supply	Plans submitted with Development Application	Complies

6.0 VARIATIONS

6.1 REAR SETBACK

Section 4.11.3 of *Snowy Valleys Development Control Plan 2024* states,

“The side setbacks are three (3) metres for single storey development and 3.75 metres for two storey developments. The rear setback for all developments is to be 4.5 metres.”

As shown on the submitted plans, Unit 5 of the proposed villas does not meet the 4.5m single storey rear setback requirement. This building component encroaches into the set back by up to 1.15m, but remains compliant with the Building Code of Australia (BCA).

It is requested that Snowy Valleys Council support the variation as the encroachment is of a relatively minor nature and is restricted to low use laundry element of the rear dwelling only. The dwelling will be positioned behind a new 1.8m colorbond fence, thereby reducing the visual and privacy impact of the proposed setback. The minimum site coverage and open space requirements of the DCP have been achieved.

The requested variation meets the objectives of the DCP, as shown below,

DCP Objective	Demonstrated how objective has been met
1. To encourage good design and amenity in residential development.	The residential development provides functional and affordable housing, with a single level presentation to ensuring the adjoining neighbour's privacy and amenity will not be compromised.
2. To establish local development criteria for the siting and design of residential development, privacy, noise, vehicular access, parking and open space.	The siting and style of the proposed development ensures privacy and reduced noise impact by placing only a laundry in the encroaching setback, while providing functional garaging and compliant open space

7.0 CONCLUSION

As shown in this Statement of Environmental Effects and supporting documentation, the proposal complies with all statutory and policy requirements. The proposed development is consistent with the scale and context of the existing surrounding built environment and existing dwelling. The proposed development is permitted in R2 Low Density Residential zone under Tumut Local Environmental Plan 2012 and is consistent with the objectives for the R2 zone. The proposed development satisfies the numerical and/or performance-based requirements of Snowy Valleys Development Control Plan 2024.

No unreasonable environmental or amenity impacts will arise as a result of the development

proposal and the proposed development will not adversely impact on the streetscape and sits comfortably with surrounding development. The application is considered to be a logical and appropriate approach to the efficient use of the site. There are no constraints on the site, or adjoining sites, that render the proposed development unsuitable for this site. It is considered there are no matters that warrant refusal of the proposal on grounds of it being contrary to the public interest. It is therefore requested that the application be approved as submitted.
