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# Statement of Environmental Effects

Proposed Amenity Building

Goldfields Heritage Park

Lot 365 DP 755892

TUMBARUMBA NSW 2653

# CONTENTS

1	Introduction.....	3
1.1	Location .....	3
2	Proposed Development .....	4
3	Site Suitability .....	4
4	Present and Previous uses .....	4
5	Traffic, Access and Utilities.....	5
6	Privacy, Views and Overshadowing .....	5
7	Environmental Impacts .....	5
8	Flora and Fauna .....	6
9	Planning Controls.....	6
9.1	Land Use Table.....	6
10	Natural Hazards .....	7
11	Erosion and Sedimentation Control .....	7
12	Stormwater and Effluent Disposal.....	7
13	Waste disposal .....	7
14	Social and Economic Impacts .....	8
15	Operational and Management Details.....	8
15.1	Description and hours of operation .....	8
15.2	Cleaning and maintenance .....	8
15.3	Parking.....	8
15.4	Provision for disabled access and facilities.....	8
16	CONCLUSION .....	9

# 1 Introduction

In accordance with Schedule 1 of the Environmental Planning and Assessment Regulation 2000, a development application (DA) must be accompanied by a Statement of Environmental Effects. This document has been prepared by Tumut Building Design for Lot 365 DP755892. The document identifies the main environmental effects identified for the DA submission for the proposed amenity building to replace existing at Goldfields Heritage Park, Albury Street, Tumbarumba NSW.

## 1.1 Location

The proposed development site is in the town of Tumbarumba, NSW in the local government area of Snowy Valleys Council, approximately 480kms southwest of the state capital, Sydney.

Tumbarumba is located on the periphery of the Riverina and South West Slopes regions at the western edge of the Snowy Mountains. To the south and east, the highest peak of the Snowy Mountains and mainland Australia – Mount Kosciuszko – can be seen.

*Table 1-1: Location and Property Description*

LOCATION AND PROPERTY DESCRIPTION			
<b>Unit No:</b> NA	<b>House No:</b> NA	<b>Street:</b> Albury Street	<b>Suburb:</b> Tumbarumba
<b>Lot and DP or SP:</b> Lot 365 DP755892			<b>Post Code:</b> 2653



*Figure 1-1 Location Map of Lot 365 DP755892 (image taken from Six Maps)*

## 2 Proposed Development

The proposed development consists of a new amenity building to replace existing at Goldfields Heritage Park in Tumbaramba. The new building will be located east of the existing amenity block, north of the skate park. Seat width steps will be provided at the base of the building on the south (skatepark) elevation.

The amenity building will consist of unisex accessible and ambulant cubicles. A feature screen wall with basin behind will obscure the doors from public view. A concept image of the proposed building is provided below.



*Figure 2-1 Concept image*

Architectural plans showing proposed building footprint and elevation will be submitted with the Development Application. The existing amenity building will be demolished as part of the site redevelopment.

## 3 Site Suitability

The development site is surrounded by roads, with Albury Street at the south, Hammond Street at the east, Lauder Street at the north and Mate Street at the west. The park consists of Sportsground, swimming pool, basketball and netball courts, skate park, pump track, playground, seating areas and amenity block.

The site has residential properties to the west, commercial/business premises to the east and caravan park and other community infrastructure to the north.

The proposed location of the amenity building is well placed to service the needs of people using the parkland and facilities, not far from the existing amenity block, and will improve the amenity of the site with the provision of modern and accessible toilet facilities. Ancillary to existing site use, the proposal is consistent with surrounding land uses, character and amenity of the area.

## 4 Present and Previous uses

The development site consists of outdoor sporting and recreation facilities and the proposed development does not result in any change of, or additional, use.



## 5 Traffic, Access and Utilities

The development site is conveniently located for patrons to access either on foot, with recreational vehicles (such as bicycle) or passenger vehicles. Sealed carparking is located along the Hammond Street frontage.

The proposed development provides amenity for existing park users, both local and visitors, and as such is not expected to increase local traffic movements or volumes.

Electricity, sewer and water are available for connection to the amenity building.

## 6 Privacy, Views and Overshadowing

As there are no buildings in close proximity to the development area, the proposed development will not impact the privacy, views or overshadowing of adjoining properties.

## 7 Environmental Impacts

The proposed development is not expected to result in air, water or noise pollution with no electrical appliances such as pumps required for the building use. The new facilities will be connected to the existing Council drainage system.

The proposed construction area will be built up to provide for terraced seating behind the new building. Siltation fencing will be required downslope of the construction area to stop siltation run-off and potential contamination of water sources.

A photo of the location is provided below.



*Figure 7-1 Proposed amenity building location (ASCT H21-117 Site Report)*

Some noise will be generated while the works are being undertaken however all construction activities will only be performed during the hours provided by Snowy Valleys Council on the Development Consent to minimise disturbance to the surrounding properties and area.

## 8 Flora and Fauna

The proposed development does not include removal or disturbance of any native vegetation and is not expected to have any impact on threatened species or native habitat.

## 9 Planning Controls

The site is zoned RE1, Public Recreation



Figure 9-1 RE1 zoning of Lot 365 DP755892 (image taken from Planning Portal)

### 9.1 Land Use Table

The Land use table of Tumbarumba Local Environmental Plan (LEP) 2012 states the following in relation to RE1-Public Recreation zone:

#### 1- Objectives of zone

- To enable land to be used for public open space or recreational purpose.
- To provide a range of recreational settings and activities and compatible land uses
- To protect and enhance the natural environment for recreational purposes

#### 2 Permitted without consent

Nil

#### 3 Permitted with consent

Advertising structures; Air transport facilities; Airstrips; Aquaculture; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Food and drink premises; Helipads; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roads; Sewerage systems; Water supply systems

#### 4 Prohibited

Any development not specified in item 2 or 3

The proposed amenity building is ancillary to the existing site use as a Public Recreation Area and consistent with zone objectives by providing improved facilities to meet community needs.

## 10 Natural Hazards

The site is not identified as subject to bushfire, flood or landslip on current Planning Maps.

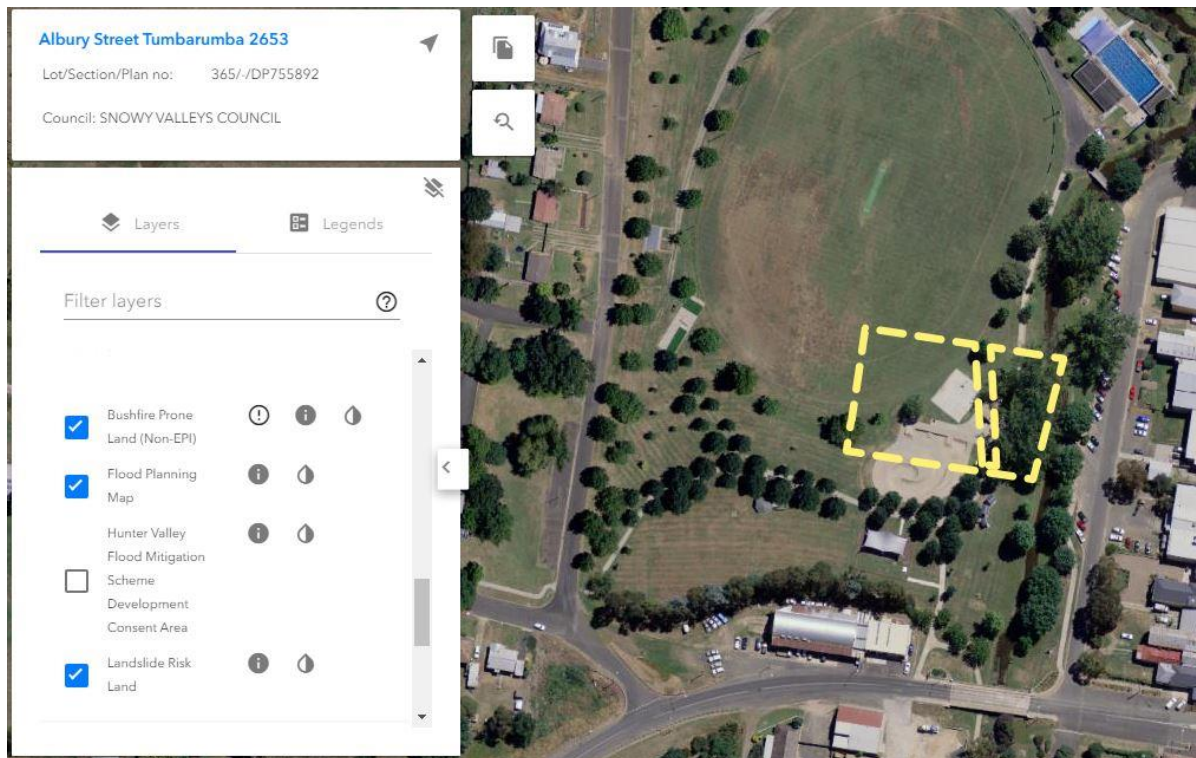


Figure 10-2 Natural hazards surrounding Lot 365 DP755892 (image taken from Planning Portal)

## 11 Erosion and Sedimentation Control

The area surrounding the construction will need to be protected against siltation run-off and sedimentation from the imported fill while exposed. Siltation fencing shall be erected downslope of the affected area and remain in place until construction is complete and the disturbed area and fill have been stabilised.

## 12 Stormwater and Effluent Disposal

The proposed amenity building will be connected to the existing stormwater and Council sewerage system.

## 13 Waste disposal

The proposed development will not increase operational waste as it is a replacement facility. The current waste collection process is kerb-side collection and no changes are proposed.



Excess construction waste will be disposed of at the local waste and recycling centre. Expected materials include concrete, concrete blocks, steel, timber, colorbond cladding, terrazzo and ceramic tiles.

Demolition materials from the existing amenity building will include concrete, bricks, galvanised iron, timber, ceramic tiles and plumbing fixtures and fittings.

## 14 Social and Economic Impacts

The proposed development is expected to have positive social and economic consequences, with the provision of improved facilities to the immediate neighbourhood, users of the surrounding site facilities, travellers and visitors to the town.

The proposed upgrade is not expected to increase demand on community services and/or infrastructure.

## 15 Operational and Management Details

### 15.1 Description and hours of operation

The amenities will be opened daily and secured of an evening for security.

### 15.2 Cleaning and maintenance

The facilities will be maintained by Snowy Valleys Council staff including daily checks with cleaning and restocking as required.

### 15.3 Parking

The development site has existing sealed car parking located along the Hammond Street frontage. New concrete pathways will be provided where required to connect the parking area and accessible parking space to the new amenity building.

### 15.4 Provision for disabled access and facilities

The proposed amenities include the provision of accessible and ambulant facilities, and have been designed to comply with AS1428.1.

An accessible parking space is located near the north-east corner of the site, near the Tumbarumba Swimming Pool, as indicated in the aerial imagery below.

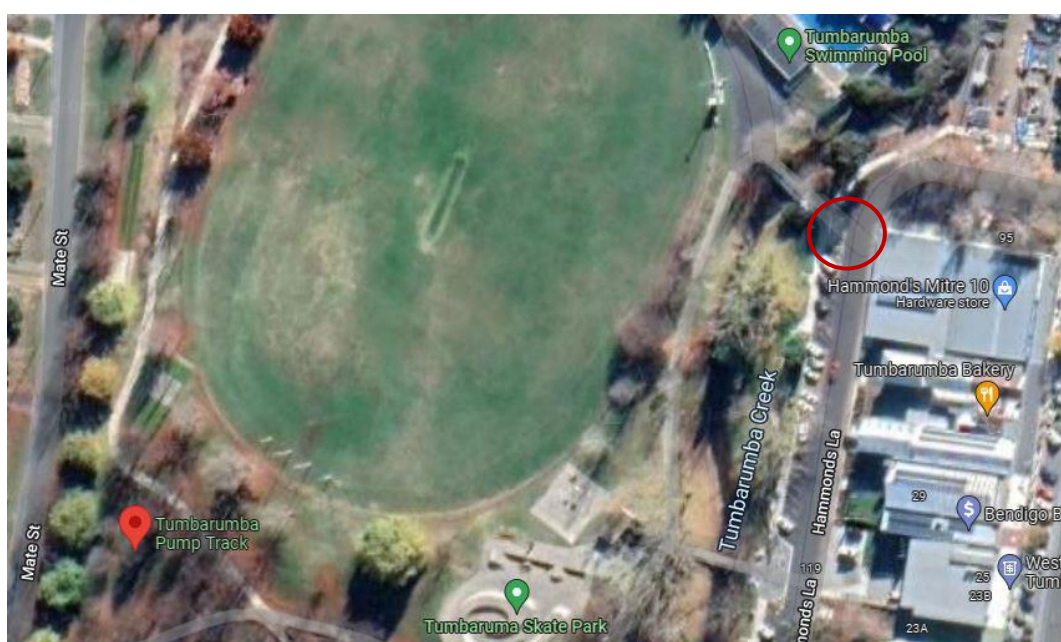


Figure 15-1 Aerial Imagery with accessible space location advised by SVC (Google Maps)



## 16 CONCLUSION

This Statement of Environmental Effects accompanies a Development Application for the proposed amenity building on Lot 365, DP755892 at Goldfields Heritage Park, Albury Street, Tumbarumba. The assessment of environmental effects makes the following findings:

- ✓ The proposed development meets the provisions of relevant planning instruments including the Tumbarumba Local Environmental Plan 2010;
- ✓ The proposed development is compatible with the character of the locality, streetscape and surrounding land uses, and improves the amenity of the site;
- ✓ The proposed development will not impact on the amenity of neighbouring properties in relation to noise, overshadowing or privacy;
- ✓ There is an existing sealed car parking, including accessible provision, servicing the site; and
- ✓ The proposed development will improve the services and facilities available to residents and the community.

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: Melinda Tsarevich  
Date: 01.12.22