



Statement of Environmental Effects

Proposed Subdivision – Stage 2

117 Currawong Road,
TUMUT NSW 2720

CONTENTS

1	Introduction.....	3
1.1	Location.....	3
2	Proposed Development.....	4
3	Site Suitability.....	4
4	Past and Present uses.....	5
5	Tumut Local Environmental Plan 2012.....	5
	Land Use Table.....	5
5.1	Natural Hazards.....	6
5.2	Bushfire Safety.....	6
6	Snowy Valleys Development Control Plan 2024.....	6
6.1	Flora and Fauna.....	7
6.2	Heritage.....	7
6.3	Landscape.....	7
6.4	Stormwater and Drainage.....	7
6.5	Noise and Vibration.....	8
6.6	Traffic and Access.....	8
6.7	Public Domain.....	8
6.8	Subdivision – Residential Zones.....	9
6.8.1	Allotment shape and size.....	9
6.8.2	Context and setting.....	9
6.8.3	Scenic qualities and features of the landscape.....	9
6.8.4	Character, amenity, scale, bulk and height.....	9
6.8.5	Potential impacts on adjacent properties.....	9
6.8.6	Access, transport and traffic.....	9
6.8.7	Public domain considerations.....	9
6.8.8	Utilities considerations.....	10
6.8.9	Waste.....	10
6.8.10	Safety, security and crime prevention.....	10
6.8.11	Social impact on the locality.....	10
6.8.12	Economic impact on the locality.....	10
7	CONCLUSION.....	11

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 identifies the main environmental effects identified for the DA submission for proposed subdivision – stage 2 of 117 Currawong Road, Tumut being Lot 262 DP757252.

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			
Unit No: -	Street No: 117	Street: Currawong Road	Suburb: Tumut
Lot and DP or SP: Lot 262, DP757252			Post Code: 2720



Figure 1-1 Location Map of Lot 262 DP757252 (image taken from Six Maps)

2 Proposed Development

The development site has existing stage 1 consent for subdivision of 1 x lot and 1 x residual lot, DA2023/0090 issued on 10th July 2024.

Approval is now sought for stage 2 with a second lot to be subdivided from the approved residual lot. It is proposed that this development application and any approval be separate from the original consent and not conditional upon it due to extensive works required for the creation of approved lot 1.

The proposed lot will include the existing residential dwelling and the proceeds from the sale will help fund the necessary works for future stages and subdivision of the development site.

A proposed site plan has been provided with the Development Application.



Figure 2-1 Street View of 117 Currawong Road (image taken from Google Maps)

3 Site Suitability

The development site is located in an expanding residential area of Tumut. It is predominately open grassland with a few scattered native trees, gently falling towards Quandong Avenue. There is an existing dwelling in the northern corner of the proposed lot 2 with ancillary structures to the southwest. There are also two small dams within the property. There is existing access off Currawong Road.

Zoned R3 Medium Density Residential, the site is well suited to subdivision providing much needed residential land to the town. There have been multiple previous approvals to this effect, specifically a 16 lot subdivision granted 2 June 2022 (DA2019/0001) and concept approval for a 21-lot staged urban subdivision (MA2017/0016).

The local school bus operates along Currawong Road, servicing community needs and supporting further residential development in this locality.

It is provided that the proposed development would further enhance the appeal of the area with the provision of larger residential lots and complement existing residential development currently underway in the vicinity.

4 Past and Present uses

There is an existing residential dwelling on the lot and the remainder is vacant farmland.

5 Tumut Local Environmental Plan 2012

The site is zoned R3, Medium Density Residential



Figure 5-1 R3 zoning of Lot 262 DP757252 (image taken from Planning Portal)

Land Use Table

The Land use table of Tumut Local Environmental Plan (LEP) 2012 states the following in relation to R3-Medium Density Residential zone:

1-Objectives of zone

- *To provide for the housing needs of the community within a medium density residential environment*
- *To provide a variety of housing types within a medium density residential environment*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents*

2 Permitted without consent

Roads

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based childcare facilities; Community facilities; Group homes; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Restaurants or cafes; Seniors housing; Take away food and drink premises; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Commercial premises; Eco-tourist facilities; Freight transport facilities; Heavy industrial storage establishments; Industries; Local distribution premises; Open cut mining; Passenger transport facilities; Rural industries; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle repair stations; Waste or resource management facilities

The proposed residential subdivision meets the objectives of the R3 Medium Density Residential zone with lots exceeding the minimum lot size of 225 sqm.

5.1 Natural Hazards

The site is subject to bushfire and landslip on current planning portal maps but does not identify as flood prone

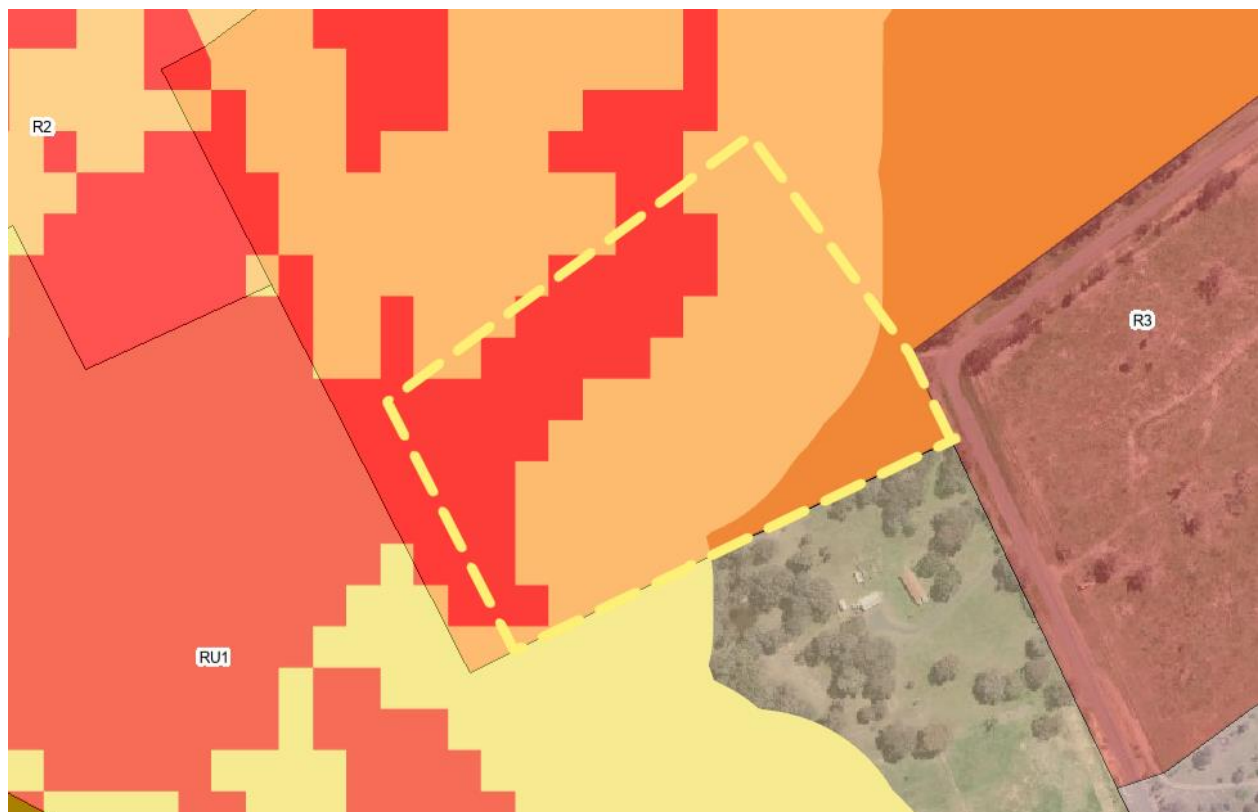


Figure 5-1 Natural hazards surrounding Lot 262 DP757252 (image taken from Planning Portal)

5.2 Bushfire Safety

A bushfire assessment report has been prepared by a registered bushfire assessor and provided with the development application. The assessment confirms that the proposed development is suitable for residential purposes and outlines how the proposal may comply with regulations related to bushfire safety specifically in regards to provision for firefighting, vegetation management and building materials.

6 Snowy Valleys Development Control Plan 2024

As detailed in previous sections the proposed development complies with the requirements of the Tumut Local Environmental Plan 2012 and can be undertaken while effectively managing potential environmental impacts.

6.1 Flora and Fauna

Effect on the maintenance of biodiversity

- *Protection and management of critical habitats threatened species, populations, ecological communities or their habitats; and other protected species*
- *Adjacent wilderness areas and national parks*
- *Wildlife corridors and remnant vegetation*
- *The relationship of vegetation to soil erosion/stability and water cycle*
- *Weeds, feral animal activity, vermin and disease*
- *Disturbance to native fauna and habitats*
- *The amount and location of vegetation disturbance and clearance*
- *New vegetation- species, selection placement and purpose*

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

6.2 Heritage

Effect on heritage significance of the property and on adjacent properties

- *The heritage significance of items, landscapes, areas, places, relics and practices*
- *The historic, scientific, social, aesthetic, anthropological, cultural, spiritual, archaeological (aboriginal, non-aboriginal and underwater) significance*
- *Aboriginal, non-aboriginal heritage*

The development site is not within a heritage or heritage conservation area and no building or vegetation on the lot is heritage listed. There is no known impact of any heritage significance within the property or adjacent properties

6.3 Landscape

The proposed subdivision will have minimal visual impact and maintain the character of the surrounding area. It is expected that the proposed development will improve the amenity and enhance the locality, with southwestern Tumut being a sought after residential area

6.4 Stormwater and Drainage

Sewerage and water mains are available on Green Street, Currawong Road and Quandong Avenue. An easement, granted and registered with the NSW Lands Title Office on 17 November 2022 is located within lot 52 DP1283381 provides sewer and drainage access to the subject land. As per Soil Conservation Service of NSW South-West Tumut Urban Capability Study, the site is suitable for residential use.

Impact on the conservation of water resources and the water cycle

- *The water needs of the development*
- *Water supply sources*
- *Availability of town water services*
- *Drainage, flow regimes; flooding -up and downstream and in the catchment plain*
- *Treatment, re-use and disposal of wastewater and runoff*
- *Groundwater tables*
- *Water quality and pollution of water bodies including groundwater*
- *Water management plans and monitoring*

No known site problems exist regarding stormwater or overland water flow paths. Minor water courses are on adjacent lots (specifically Lot 62, DP1193663 and Lot 259, DP757252) and form a natural drainage path away from the subject site.

Town water supply is available to the north and south of the site. Groundwater tables are not available. No apparent pollution of water bodies exist. A proposal for the treatment, re-use etc of wastewater and water management plans are not required.

6.5 Noise and Vibration

Noise pollution and vibration

- *Ambient noise levels in the locality and prevailing meteorological conditions – wind speed/direction and temperature inversions*
- *Noise generated from the development*
- *Vibration from the development and its effect on the surrounding area*
- *Noise and vibration mitigation measures and management*

The proposed development will create noise disturbance to the surrounding area during civil works, and future residential construction activities, however such activities will only be undertaken during the specified hours on any development consent.

Once completed no ongoing offensive noise, pollution or vibration is expected as a result of the development

6.6 Traffic and Access

Provision for vehicles, pedestrians, bicycles and the disabled within the development and the locality

The site has existing access off Currawong Road, which will service approved lot 1 and proposed lot 2. There are new roads proposed within the residual lot to provide access to future lots in addition to linking up with Green Street.

Impact Considerations

- *Travel demand*
- *Dependency on motor vehicles*
- *Traffic generation and the capacity of the local and arterial road network*
- *Public transport availability and use*
- *Conflicts within and between transport modes*
- *Vehicle parking access*

Additional vehicular traffic impacts due to uncreased residential development are considered minimal with the creation of only one additional lot for Stage 2. The existing local and arterial road network is adequate for the additional demand. Public transport is not available in Tumut however the local school bus is servicing this area travelling along Currawong Road

6.7 Public Domain

Potential impact on the public domain considerations

- *Public recreation*
- *Amount, location, design, use and management of public spaces in and around the development*
- *Pedestrian linkages and access between the development and public areas*

Recreational opportunities exist within the Tumut town limits with public open spaces within close vicinity of the proposed development. The Tumut Bush Common, west of the subject land and in proximity of the development, is suitable for a range of recreational activities

6.8 Subdivision – Residential Zones

6.8.1 Allotment shape and size

The shape of the proposed lots are consistent with other developments found in fringe areas of rural towns within NSW and the Snowy Valleys LGA. The size of the proposed lots allows for future subdivision with the design considering lot shape and size

6.8.2 Context and setting

The proposed development preserves that scenic qualities and features of the existing landscape and the character and amenity of the locality and streetscape. Scale and form shall be addressed with individual applications for construction of building/s on the lot/s. The proposed use maintains previous and existing use of the subject site as well as the surrounding properties and area

6.8.3 Scenic qualities and features of the landscape

The subject land is predominately open grassland with scattered native vegetation. A dwelling and ancillary structures are located on the land. The proposal maintains the existing features and scenic qualities of the existing landscape and no removal of native vegetation is proposed or required

6.8.4 Character, amenity, scale, bulk and height

The amenity of the area will be altered by the proposed development, evolving from a predominately rural setting to a residential environment however this is consistent with the surrounding area. The character, scale bulk and height of any new residential dwelling/s and ancillary structures will be subject of future development application/s and cannot be preconceived within the scope of this proposed development

6.8.5 Potential impacts on adjacent properties

The proposal is considered to impose no negative effects on adjacent lands and only minimally affect the view of the current landscape.

Any impact on sunlight access, visual and acoustic privacy, views and vistas, boundary treatments and fencing shall be addressed in any future development application/s and cannot be preconceived within the scope of this proposed development

6.8.6 Access, transport and traffic

Vehicular access is currently available from Currawong Road and will be maintained for approved lot 1 and proposed lot 2. Future approved roads will allow access to the residual lot

Impact Considerations

- *Travel demand*
- *Dependency on motor vehicles and access to parking*
- *Traffic generation and the capacity of the local and arterial road network*
- *Public transport availability and use*
- *Conflicts within and between transport modes*

The proposal may generate additional traffic however the existing local and arterial road network can adequately cater to new demands

6.8.7 Public domain considerations

Considerations

- *Public recreational opportunities in the vicinity of the development proposal*
- *Amount, location, design, use and management of public spaces in and around the development*

- *Pedestrian linkages and access between the development and public areas*

The proposal may see an increased demand if/when new residential dwellings are occupied. There are adequate recreational public spaces available within a short distance of the proposed development

6.8.8 Utilities considerations

All essential services are available near the site and each lot will be provided with all connection provision for all services including electricity, water, sewerage and NBN.

There will be some environmental impact during civil construction work for provision of utilities to the new lots however this temporary impact is considered minimal due to the small number of lots being created.

6.8.9 Waste

SVC kerbside waste collection services are available within this locality and provides service to existing properties along Currawong Road

6.8.10 Safety, security and crime prevention

The design of the proposal is adequate for the safety, security and crime prevention in accordance with medium density zoning requirements

6.8.11 Social impact on the locality

The proposal will have a positive effect on the town's community with the provision of much needed residential land and contribute to an overall improvement and enjoyment of the area

6.8.12 Economic impact on the locality

The provision of residential land allows for employment opportunities and income for the whole community including increased patronage and consumer effect in the local business district.

7 CONCLUSION

This Statement of Environmental Effects accompanies a Development Application for a proposed subdivision at 117 Currawong Road, 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 2019;
- ✓ 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; and
- ✓ The proposed development will improve the amenity of the site and provide positive social and economic impacts

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: 30.10.24