



TUMUT BUILDING  
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# Statement of Environmental Effects

Proposed Access Ramp

50 Lampe Street,  
TALBINGO 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 access ramp at 50 Lampe Street, Talbingo. 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 Talbingo, NSW in the local government area of Snowy Valleys Council. Talbingo is a small town on the Tumut River at the edge of the Snowy Mountains on the Snowy Mountains Highway. The town is 410 metres above sea level.

*Table 1-1: Location and Property Description*

LOCATION AND PROPERTY DESCRIPTION			
<b>Unit No:</b> NA	<b>Street No:</b> 50	<b>Street:</b> Lampe Street	<b>Suburb:</b> Talbingo
<b>Lot and DP or SP:</b> Lot 9, DP238214			<b>Post Code:</b> 2720



*Figure 1-1 Location Map of Lot 9 DP238214 (image taken from SDT Explorer)*

## 2 Proposed Development

Proposed accessible ramp to existing Church to allow the building to be accessible to all those with limited mobility. It is noted that the building is listed on the NSW State Heritage Database: *"This church was built by the Snowy Mountains Authority and duly opened and dedicated on the 23<sup>rd</sup> of April 1967 as an Interdenominational church. The building has aesthetic appeal and appears to be architect designed with glazed walls, stone buttresses and metal spire features. The Church of St Paul is significant as it was the first Interdenominational church in Australia and today still functions as an Anglican, Catholic and Uniting church for the Talbingo community."*

The accessible ramp will be suspended concrete with gradient and handrail compliant with AS1428.1. Unfortunately, there is not sufficient space at the front/existing entry to accommodate the new ramp. It is therefore proposed for the ramp to be at the side of the building. This is a common occurrence with other churches within the shire.

Proposed ramp detail provided below. Full set of architectural plans and elevations have been provided with the Development Application.

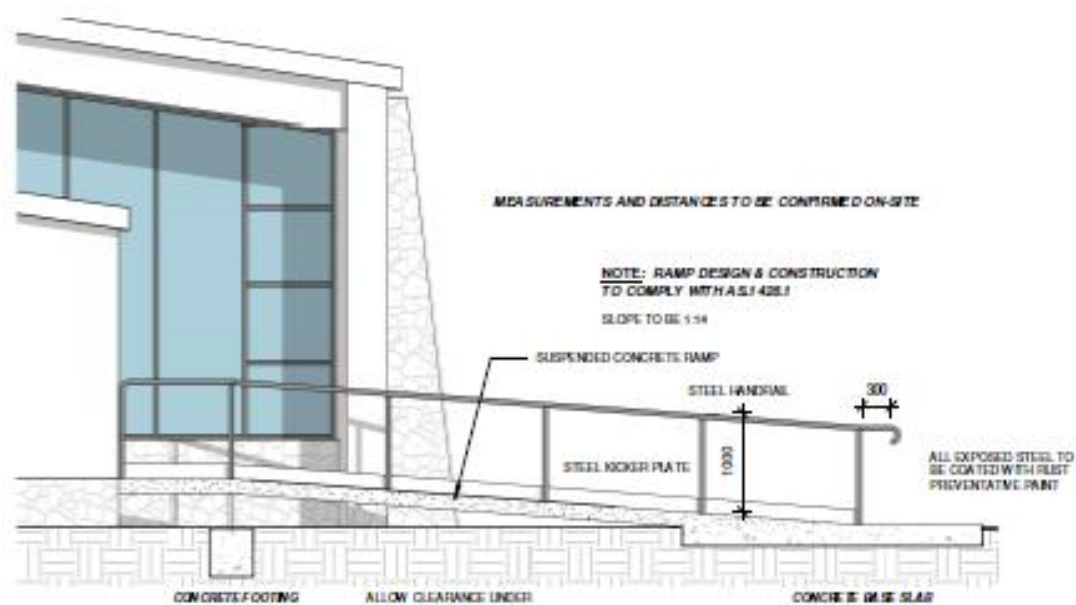


Figure 2-1 Proposed Ramp Detail

## 3 Planning Controls

The site is zoned RU5, village

### 3.1 Land Use Table

The Land use table of Tumut Local Environmental Plan (LEP) 2012 states the following in relation to RU5- Village zone:

#### 1-Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village

#### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Centre-based childcare facilities; Community facilities; Dwelling houses; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Tank based aquaculture; Any other development not specified in item 2 or 4

### 4 Prohibited

Eco-tourist facilities; Heavy industries; Intensive livestock agriculture; Sex services premises

Places of public worship are permitted within the RU5 – Village zone. Existing use rights would also apply.

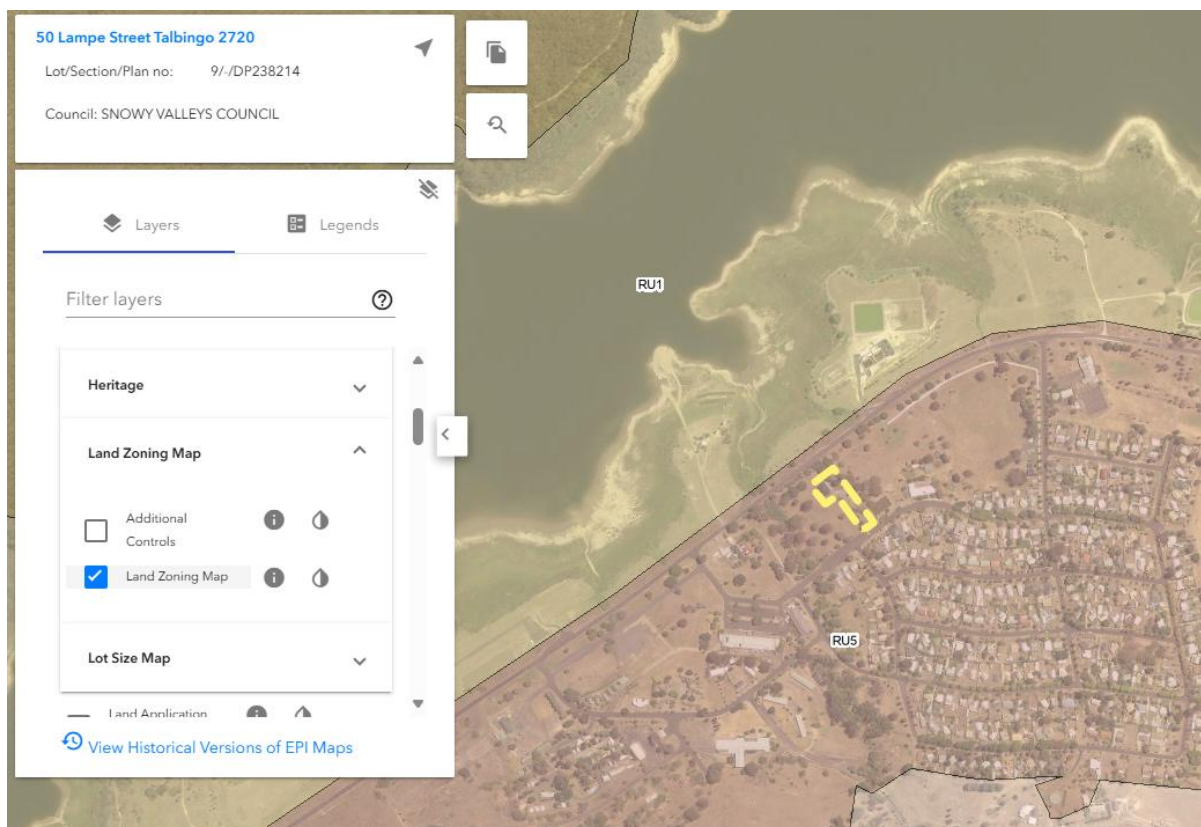


Figure 3-1 RU5 zoning of Lot 9 DP238214 (image taken from Planning Portal)

### 3.2 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

### 3.3 Tumut Local Environmental Plan 2012

S4.15(1)(a) Any Environmental Planning Instrument Continued	
Tumut Local Environmental Plan 2012	
Delete rows that are not applicable	
<a href="#">2.1 Land Use Zones</a>	Development lot is zoned RU5 – Village Places of public worship are permitted with consent within the zone
<a href="#">2.7 Demolition required development consent</a>	Some demolition work is required for installation of the access ramp

<a href="#">5.10 Heritage Conservation</a>	Development consent is required for demolition work and altering the exterior of a heritage item. The existing church is listed in the NSW State Heritage Register
<a href="#">5.21 Flood planning</a>	The site does not identify as flood prone
<a href="#">6.1 Earthworks</a>	The proposed development includes minimal earthworks for footings
<a href="#">6.5 Riparian lands and watercourses</a>	The proposed development is of a very minor nature and no adverse impact is envisaged
<a href="#">6.8 Landslide risk</a>	The site does not identify as prone to landslide
<a href="#">6.11 Essential services</a>	Existing electrical, water supply, sewerage and drainage connections to the building. No further services are required for an access ramp

### 3.4 Snowy Valleys Development Control Plan 2019

<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	Existing access to the site will not be affected by the proposed development
Bushfire	The bushfire buffer zone affects the northern point of the lot however not the area covered by the existing building. The proposed development of concrete and steel access ramp does not affect the buildings' ability to withstand bushfire
Car Parking	Proposed development does not affect existing car parking or trigger need for additional parking to be provided with no work past building's entrance required
Construction over Council land and services	None proposed
Contaminated land	No contamination known or suspected
Cut and fill	Minimal excavation for footings only
Demolition	Minor demolition to allow for installation of access ramp
Development near electrical easements	Not applicable
Erosion & sediment control	Minor excavation works only. No erosion or sedimentation issues expected
Flooding	The development site is not affected by flooding on current planning maps
Heritage	The building is listed on the NSW State Heritage Register. A Heritage Report has been provided with the Development Application
Landscaping	No changes to existing
On-site Wastewater Management	Existing sewer connection
Provision of services	Services not required for proposed development of an access ramp
Retaining walls	No retaining walls proposed



Safer by design	Proposed development does not affect safety of existing building
Stormwater/roof water Management	Proposed development does not affect current stormwater and no new stormwater required
<b>Heritage</b>	
7.4 Maintaining old buildings	Not applicable, no maintenance proposed
7.5 Demolition/removal of heritage items	Minor demolition works only to allow for installation of the access ramp
7.6.1 Sympathetic design	The new ramp has been designed to appear minimalistic against the existing building with suspended concrete base and steel handrail without infill
7.6.2 Development in the Vicinity of Heritage Items/Conservation Area	The ramp is typical of others installed to churches in the shire. Colours will complement the existing building
7.6.3 Change of Use of a Heritage Item	Not Applicable
7.6.4 Siting, setback and orientation	The location of the access ramp was selected to require the least amount of modification to the building/Heritage item. No specific setbacks apply to access ramps
7.6.5 Size and scale and roof forms	The ramp has been designed to be as minimalistic in appearance as possible while complying with AS1428.1
7.6.6 Materials and colours	Materials have been selected to match existing and colours will complement existing colour scheme to be recessive on the facade
7.6.7 Removal of unsympathetic alterations and additions	Not applicable
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
7.6.10 Fencing	Not applicable. No fencing proposed
7.6.11 New ancillary structures	The location of the access ramp was selected to require the least amount of modification to the building/Heritage item. No specific setbacks apply to access ramps
7.6.12 Shopfronts	Not applicable
7.6.13 Signage	No new signage proposed
7.6.14 Accessibility	The access ramp design has considered the heritage value of the existing building in accordance with the Heritage Report provided with the Development Application. The ramp and handrail comply with the requirements of AS1428.1 as required by this clause. Materials and colours will complement the existing buildings' external materials and colour scheme
<b>Locality Based Controls - Talbingo</b>	
Preferred Land Use Policy	The preferred land use policy identifies the development lot as 'Special Uses'. Existing use rights apply and the proposed development doesn't include a change of, or additional use
Building design, views and external materials	The proposed materials for the ramp are concrete and steel to match the existing buildings' exterior

	and colours will be selected to complement the existing colour scheme
Landscaping	No new landscaping is proposed and existing won't be affected by the development

## 4 Likely Impacts of the Development

4.15(1)(b) Likely Impacts of the Development	
Context & Setting	The access ramp design has considered the heritage value of the existing building in accordance with the Heritage Report provided with the Development Application. Its construction will be as minimal as possible while complying with AS1428.1. Materials and colours will complement the existing building.
Access, Transport & Traffic	The proposed ramp improves access to the building for people with limited mobility. There is no effect on access to the site itself, traffic or transport.
Public Domain	The access ramp allows for people with limited mobility to access the building, improving the amenity of same
Landscaping / Clearing	No existing vegetation will be affected by the proposed development
Noise And Vibration	Construction works are of a minor nature. All works are to be undertaken during approved hours only to minimise nuisance to the surrounding area.
Air Quality	The proposed development will not result in any air pollution
Waste	Minimal construction waste with excess concrete to be taken away in concrete truck and handrail to be fabricated off-site
Energy	The proposed ramp will not affect the energy use of the existing building
Views	The ramp is not high enough to impede any view to or from the building
Safety, Security & Crime Prevention (NSW Police Service Checklist)	The ramp will not affect the current safety or security of the building
Social Impact in the Locality	Positive social impact with the new ramp providing access to the building for people with limited mobility
Economic Impact In The Locality	No economic impact expected
Site Design & Internal Design	The location of the ramp has been selected to minimise the amount of work required to the existing building
Flora & Fauna	No impact expected – no vegetation to be removed as part of the proposed development

## 5 Operational and Management Details

The proposed development will not affect the current site operations



## 6 CONCLUSION

This Statement of Environmental Effects accompanies a Development Application for proposed access ramp at 50 Lampe Street, Talbingo. 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: 20.05.25