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# Statement of Environmental Effects

Proposed RFS Shed

519 Snowy Mountains Highway

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 RFS shed at 519 Snowy Mountains Highway, 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> 519	<b>Street:</b> Snowy Mountains Hwy	<b>Suburb:</b> Tumut
<b>Lot and DP or SP:</b> Lot 7, DP255952			<b>Post Code:</b> 2720



*Figure 1-1 Location Map of Lot 7 DP255952 (image from SDT Explorer)*

## 2 Proposed Development

The proposed use of the development site is a Rural Fire Brigade Station for emergency services use. The shed is primarily for storage of fire trucks and provision of facilities for persons assisting in emergency response. The site is currently vacant.

The 12m x 18.75m building will be Colorbond Dune and Woodland Grey to match other RFS sheds recently constructed. The front boundary setback is 10m in accordance with current DCP provisions.

A proposed site plan and floor plan have been provided with the Development Application.



*Figure 2-1 Street View of Lot 7 DP255952 (Photo 17.06.25)*

## 3 Site Suitability

The development site is located in a rural area on the outskirts of Tumut along the Snowy Mountains Highway.

The site is triangular in shape with an area of approximately 5322 sqm and slopes down from the road to the rear boundary with a total fall of approximately 3m across the site however this is not uniform, there is an existing bank. All vegetation and most trees have been cleared from the site for security, safety and bushfire purposes. There are no waterways within the site boundaries or in close proximity.

The proposed shed has been positioned roughly centre of the lot, where the land is flattest to minimise earthworks, maximise boundary setbacks and provide adequate area at the front of the building for manoeuvring of fire trucks.

As colorbond outbuildings are typical of surrounding rural properties, the proposed shed will not be out of character. There will be no impact on any items of cultural or heritage significance.

## 4 Past and Present uses

The site is currently vacant. Farmland is assumed as past use however not for some years.

## 5 Planning Controls

The site is zoned RU1, Primary Production



Figure 5-1 RU1 zoning of Lot 7 DP255952 (image taken from Planning Portal)

### 5.1 Land Use Table

The Land use table of Tumut Local Environmental Plan (LEP) 2012 states the following in relation to RU1 – Primary Production zone:

#### 1-Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base
- To encourage diversity in primary industry enterprises and systems appropriate for the area
- To minimise the fragmentation and alienation of resource lands
- To minimise conflict between land uses within this zone and land uses within adjoining zones
- To protect, enhance and conserve the natural environment, including native vegetation, wetlands and wildlife habitat
- To ensure development prevents or mitigates land degradation
- To protect significant scenic landscapes

#### 2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home occupations; Intensive plant agriculture; Roads

#### 3 Permitted with consent

Aquaculture; Cellar door premises; Dwelling houses; Extractive industries; Farm buildings; Garden centres; Intensive livestock agriculture; Markets; Open cut mining; Plant nurseries; Roadside stalls; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item 2 or 4

#### 4 Prohibited

Advertising structures; Amusement centres; Centre-based childcare facilities; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Function centres;



Local distribution premises; Recreation facilities (indoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Service stations; Sex services premises; Vehicle repair stations; Wholesale supplies

The proposed development is a storage shed, not prohibited in the RU1 Primary Production zone.

## 5.2 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
<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

## 5.3 Tumut Local Environmental Plan 2012

S4.15(1)(a) Any Environmental Planning Instrument	
Tumut Local Environmental Plan 2012	
<a href="#">2.1 Land Use Zones</a>	Development lot is zoned RU1 – Primary Production Industrial storage buildings are permitted with consent within the zone
<a href="#">2.7 Demolition requires development consent</a>	No demolition required, land is vacant. Most trees and shrubs have already been removed
<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>	Three-phase electricity is located close to the development site and will be connected. Tank water and septic tank with absorption trenches for effluent disposal are proposed

## 5.4 Snowy Valleys Development Control Plan 2022

1(a)(iii) SVC Development Control Plan	
Variations to the DCP	No variations are identified
Requirements Applying to all Types of Development	
Objectives	Noted
Vehicle access standards	A new access driveway is proposed to the gazetted road on the southern boundary, which then connects to the Snowy Mountain Highway
Bushfire	The site does not identify as bushfire prone on current mapping
Car Parking	The proposed development includes provision of five parking spaces inclusive of an accessible space
Construction over Council land and services	The development site is owned by Snowy Valleys Council and consent for submission will be provided with the applications
Contaminated land	None known

Cut and fill	Excavation into the existing bank will be required to form a level pad for the new shed. The land will be battered from the cut to existing ground level to the west
Demolition	None required, site is vacant
Development near electrical easements	Not applicable
Erosion & sediment control	New batter will be stabilised with hay and grass seed
Flooding	The development site is not affected by flooding on current planning maps
Heritage	The development site is not within a heritage conservation area
Landscaping	No landscaping proposed, the site is within a rural zone
On-site Wastewater Management	Proposed septic tank and absorption trenches
Provision of services	Three phase electricity will be connected to the site. 50,000L water tank will be provided for water storage
Retaining walls	None proposed
Safer by design	Proposed shed will be exposed with rural fencing to the sites' perimeter. Sensor floodlights will be installed to the approach side of the shed
Stormwater/roof water Management	Stormwater will be diverted to a 50,000L water tank
<b>Industrial Development</b>	
Air Quality	Ni air quality impact assessment required, proposed development will not generate air quality impacts such as odour or dust
Building Design	<p>The shed has been divided into two sections to avoid appearance as a large imposing shed.</p> <p>The facilities part nearest the road has a stepped down ceiling height and are located at the front of the premises</p> <p>Construction materials will be colorbond and non-reflective complying with Clause 6.3.2</p>
Building Heights	The building height has been kept to a minimum while considering the intended use
Building Setbacks	<p>A front boundary setback of 10m is proposed for the shed to allow best use of the development site.</p> <p>There is at least 10m of reserve between the property boundary and Snowy Mountains Highway giving the proposed building the 20m setback from the road.</p> <p>Side and rear setbacks exceed the 3m preferred setback</p>
Car Parking and Access	<p>Five carparking spaces have been provided at the approach side of the building inclusive of one accessible space.</p> <p>There is adequate space on the site for manoeuvring of passenger vehicles, light trucks and fire trucks.</p> <p>Sensor lights will be provided on this side of the building.</p>

	<p>As the building/site will be normally unoccupied it is not considered necessary to provide landscape screening to the carparking area.</p> <p>No bicycle parking required with less than 10 car parking spaces proposed</p> <p>Part of the car parking area shall be concrete and part shall be gravel due to the rural aspect and character of the site and surrounding area</p>
Dwellings in Industrial Zones	Not applicable
Erosion and Sedimentation Control	Refer previous sections
Fencing	Rural fencing will be erected to the site perimeter. No plans for security fencing at this stage to protect the rural aspect and character of the area
Flooding	The development site does not identify as prone to flooding on current planning maps
Hazardous Goods and Site Contamination	<p>Small quantities of normal fire fighting goods/substances will be stored at the station including pump fuel, drip torch fuel and Class A fire fighting foam.</p> <p>All substances will be stored in compliance with relevant safety requirements including chemical storage cupboards and/or bunded pallets.</p> <p>No bulk hazardous goods or chemicals will be stored in the building.</p> <p>No site contamination issues are known</p>
Industrial Retail Outlets	Not applicable
Industrial Development in Rural Areas	<p>Proposed driveway is to the gazetted road on the southern boundary rather than the Snowy Mountains Highway as required by this clause.</p> <p>Services will include provision of three-phase electricity; tank water; and OSSM (septic and absorption trenches)</p>
Industrial Development in Village Areas	Not applicable
Landscaping	No landscaping proposed due to the building being normally unoccupied
Noise	Only noise expected is during emergency response and training days however it is not envisaged that adjoining properties would have objection
Open Space	No staff will be onsite
Open Storage Areas	Noted. There is no intention of storing anything externally for security reasons however there is sufficient space at the back of the shed (east) to store anything externally if required
Outdoor Lighting	Sensor lights will be installed to the approach side of the proposed building
Services	<p>Council's water and sewerage systems are not available at the site.</p> <p>Tank water and septic with absorption trenches are proposed</p>
Sex Services Premises	Not applicable



Signage	Proposed identification signage to the Snowy Mountains Highway frontage, complying with the current exempt development code
Site Coverage	Site coverage is substantially less than the 60% permitted
Small Scale Industrial Development	The proposed development is considered small scale with minimal impacts
Stormwater Management	Stormwater to be diverted to a 50,000L water tank with overflow to ground
Waste Management	<p>Construction waste to be secured neatly onsite for regular disposal at the local waste management facility, likely skip bins by waste contractor.</p> <p>Operational waste will be minimal and collected by Council's garbage truck on the fortnightly Talbingo run</p>

## 6 Likely Impacts of the Development

### 6.1 Traffic, Access and Utilities

The site has frontage to Snowy Mountains Highway with excellent visibility in both directions. A new driveway is proposed to exit the development site to a gazetted road at the southern boundary which then adjoins the Snowy Mountains Highway.

Three-phase electricity will be connected to the site from the nearest power pole. Tank water and onsite sewerage management, specifically septic tank and absorption trenches, will be provided as part of the proposed development.

### 6.2 Privacy, Views and Overshadowing

The proposed development is not expected to affect views or privacy or overshadow surrounding properties. The height of the shed has been kept as low as possible while considering use of the building.

Rural fencing will be maintained to the site perimeter rather than security fencing to protect the rural aspect of the site and character of the surrounding area.

### 6.3 Environmental Impacts

Excavation of the existing bank will be required to provide a level building pad. There is sufficient area on the site to batter past the extent of the cut rather than retain. The new batter will be stabilised with hay and grass seed to minimise erosion and siltation run-off.

### 6.4 Flora and Fauna

All vegetation and most trees have already been removed from the development site for security, safety and bushfire purposes.

## 6.5 Natural Hazards

The site is not subject to bushfire, landslip or flood on current planning portal maps

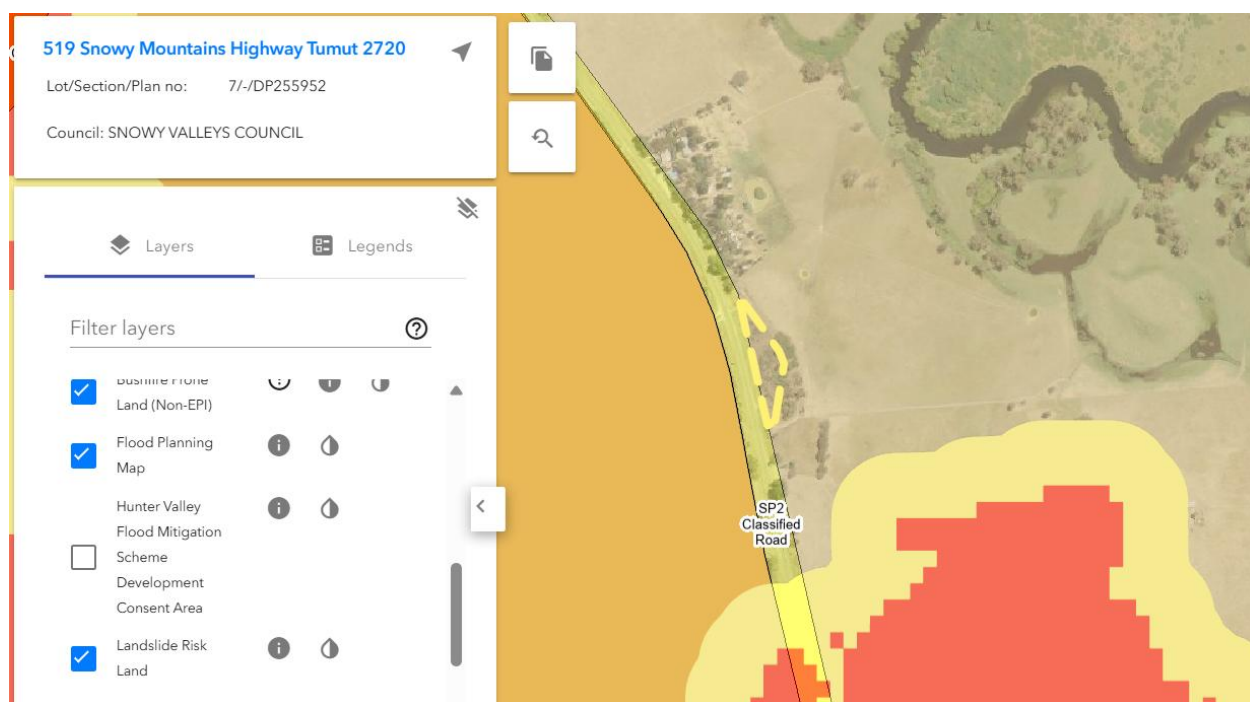


Figure 6-1 Natural hazards surrounding Lot 7 DP255952 (image taken from Planning Portal)

## 6.6 Erosion and Sedimentation Control

The proposed development requires excavation of an existing bank to provide a level building pad. There is sufficient area on the site to batter past the cut. The new batter will be stabilised with hay and grass seed to minimise erosion and siltation run-off.

With the land sloping away from the Snowy Mountains Highway and no watercourses within close proximity to the site sedimentation of watercourses during or after construction is not expected.

## 6.7 Stormwater and Effluent Disposal

The roof water from the proposed shed will be collected in a 50,000L water tank with overflow to a rubble drain in the absence of kerb along Snowy Mountains Highway.

Onsite sewerage management is proposed with septic tank and absorption trenches.

## 6.8 Waste disposal

All construction waste will be secured neatly onsite for regular disposal at the local waste and recycling centre. It is likely that a waste management contractor will be engaged to supply collection bins.

It is anticipated that operational waste will be minimal. It is envisaged that waste will be collected by Council on the fortnightly run to Talbingo.

## 6.9 Social and Economic Impacts

The proposed development is expected to have positive impact with the provision of a storage facility for fire trucks and facilities for persons assisting in emergency response.

## **7 Operational and Management Details**

### **7.1 Description of operation**

The site will be Tumut Plains Rural Fire Brigade Station for emergency services use. The shed will be predominately used for storage of fire trucks and provision of facilities for persons assisting in emergency response

### **7.2 Hours and days of operation**

No fixed operating hours. Brigade meetings and training will be held at the site on an as needed basis. Emergency services use can not be determined or anticipated

### **7.3 Type and quantity of goods stored including any hazardous substances**

Normal fire fighting goods/substances will be stored at the station in small quantities including pump fuel, drip torch fuel, Class A bushfire fighting foam.

Any substances will be stored in compliance with the relevant safety requirements ie. chemical storage cupboards and/or bunded pallets

### **7.4 Provision for disabled access and facilities**

The proposed development includes an accessible toilet and parking space to comply with AS1428.

### **7.5 Parking**

Five parking spaces inclusive of an accessible space has been provided as required for storage depots in the 2022 Snowy Valleys DCP.

The parking will be undesignated as there are no staff employed at the site or visitors expected.

There is ample space on the site for significantly more vehicles as may be necessary during emergency response.

### **7.6 Fire Safety**

The proposed building is non-combustible colorbond, steel and concrete.

The building will have access to three sides for firefighting purposes with tank water supply available.

There will be no bulk hazardous or flammable materials stored in the proposed shed. Necessary substances will be stored in small quantities only.

Fire extinguishers will be provided and checked and serviced regularly.

## 8 CONCLUSION

This Statement of Environmental Effects accompanies a Development Application for a proposed RFS shed at 519 Snowy Mountains Highway, 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, 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 utilise existing vacant land

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: 17.06.25