



TUMUT BUILDING
DESIGN

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Statement of Environmental Effects

Proposed Subdivision

75 Fitzroy Street,
TUMUT NSW 2720

CONTENTS

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

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 three lot subdivision of 75 Fitzroy Street, Tumut being Lot 1 DP199162.

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: 75	Street: Fitzroy Street	Suburb: Tumut
Lot and DP or SP: Lot 1, DP199162			Post Code: 2720



Figure 1-1 Location Map of Lot 1 DP199162 (image taken from Six Maps)

2 Proposed Development

The development site has an existing renovated cottage and approval for two units at the western end of the lot (development consent DA2025/0172, issued on 7th April 2025).

The proposed subdivision will separate each dwelling to its own lot, with single access off Fitzroy Street as per approved DA with an easement to part of lots 2 & 3.

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



Figure 2-1 Street View of 75 Fitzroy Street (photo 19.06.25)

3 Site Suitability

The development site is located in an established residential area within walking distance to the town centre. It is a rectangular lot of 1226 square metres with frontage to Fitzroy Street. There are no easements over the lot.

Zoned R3 Medium Density Residential, the site is well suited to subdivision providing much needed residential land to the town. The minimum lot size for the zone is 225 square metres which can be easily achieved with a three-lot subdivision while maintaining the single access driveway for all lots.

It is provided that the proposed development would further enhance the amenity of the site allowing for sale of one or more units to allow for owner occupation.

4 Past and Present uses

There is an existing residential dwelling on the lot.

5 Tumut Local Environmental Plan 2012

The site is zoned R3, Medium Density Residential



Figure 5-1 R3 zoning of Lot 1 DP199162 (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 development site does not currently identify as prone to bushfire, landslip or flooding

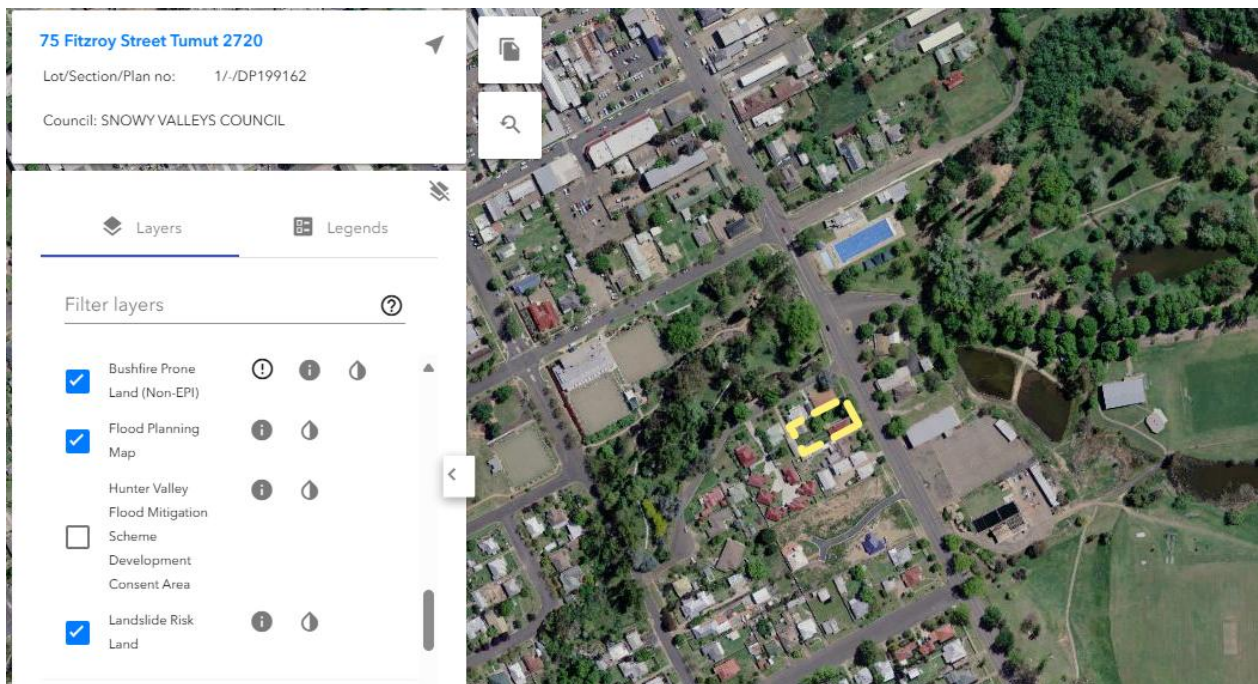


Figure 5-1 Natural hazards surrounding Lot 1 DP199162 (image taken from Planning Portal)

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

6.4 Stormwater and Drainage

Sewerage and water mains are available along Fitzroy Street. A proposed easement along the north-west boundary will allow for service provision to proposed lot 2.

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.

Town water supply is available, and currently connected to, 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 subdivision will not result in any further noise disturbance than the approved construction activities. All construction 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, and approved new driveway, off Fitzroy Street which will service all three proposed lots as required by TfNSW concurrence of the development consent for the proposed two units

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 increased residential development would have been considered in the development application for the units. The proposed subdivision will have no further effect

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*

The development site has excellent proximity to the town centre, recreation facilities and public open spaces

6.8 Subdivision – Residential Zones

6.8.1 Allotment shape and size

The shape of the proposed lots are consistent with other unit developments within NSW and the Snowy Valleys LGA. The size of the proposed lots exceed the minimum requirement for the R3 Medium Density Residential zone

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.

The proposed subdivision maintains existing use of the subject site and will have no effect on the surrounding properties and area

6.8.3 Scenic qualities and features of the landscape

These would have been considered during the development application for the new units. The proposed subdivision will have no further effect

6.8.4 Character, amenity, scale, bulk and height

The amenity of the site will be improved with the ability to sell one or more of the dwellings once subdivided. The character, scale bulk and height of the approved residential dwelling/s and ancillary structures would have been considered with the previous development application for construction of the structures

6.8.5 Potential impacts on adjacent properties

The proposal is considered to impose no negative effects on adjacent lands. Services would have been required to be supplied to the new units irrespective of whether subdivision was proposed or not.

6.8.6 Access, transport and traffic

Vehicular access is currently available from Fitzroy Street and will service all three proposed lots as required by TfNSW concurrence with the previously approved development application

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 subdivision will generate no additional traffic

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 when new residential dwellings are occupied however whether the lot is subdivided or not is of no consequence. The site has excellent proximity to the town centre, recreational facilities and public open spaces

6.8.8 Utilities considerations

All essential services are currently connected to the site/existing dwelling and available for connection to the two new dwellings. Available services include electricity, water, sewerage and NBN.

There will be some environmental impact during civil construction work for provision of utilities to the new buildings however this temporary impact is considered minimal

6.8.9 Waste

SVC kerbside waste collection services are available within this locality

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 accommodation

6.8.12 Economic impact on the locality

The provision of residential accommodation 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 three-lot subdivision at 75 Fitzroy Street, 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 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: 19.06.25