

53 Carey St Tumut

RE: Garage Construction

We have put forward a plan for our garage we have positioned it in an area of land that has no impact on our house regarding sunlight and air flow

It is set further back than front alignment of house next door.

We have use materials that will match our house it has blue board walls that will be painted the same colour as the fibro on our house and dressed in timber strips and will have timber panels around the bottom section the same as our house. The pitch of the roof also matches that of our house. There are also 2 full car spaces behind the fence line for our visitors.

It has been put in this position so that it will not shade our windows in the bathroom and kitchen and allow breeze to flow through and reduce the need for air cooling.

We want the garage to look like it has always been there we have had this thought since we decided to build the garage, we do not want it to stand out as just a metal garage.

Pacifically designed to match our house and blend in with the character of our house opposed to a metal shed.

## SNOWY VALLEYS COUNCIL REPORT

To: Snowy Valleys Council

February 2020

By: Noel Thomson – Heritage Advisor

Subject: Proposed New Garage / Carport to front of Residence,  
53 Carey St, Tumut

File No: 3121

DA: DA 2019/0155

### Proposed New Garage / Carport, 53 Carey St, Tumut

Further to receipt of Development Application (DA2019/0155) documentation from Council regarding the proposed garage construction at 53 Carey St Tumut, Heritage Advisor Noel Thomson provides the following comments;

Noel Thomson notes that 53 Carey St Tumut is located within the 'Tumut Heritage Conservation Area' in Schedule 5 Environmental heritage Part 2 Conservation areas of Tumut Shire's Local Environmental Plan - 2012 and it's also noted the residence is situated next to the heritage listed "Residence" at 55 Carey St (I57). Therefore, the impact of any development should be addressed in the DA submission to Council as per requirements of LEP Clause 5.10. Heritage Conservation.

NT notes that while 53 Carey St is not a locally listed heritage item, it sits adjacent to one at 55 Carey St and it falls within the Heritage Conservation Area of Tumut. Therefore, any works on the site or additions to the building must take into consideration the impact the new development will have on the streetscape and the overall aesthetic of the area.



Six Maps: Aerial view of 53 & 55 Carey Street, Tumut

In the submission (see attached Site Plan), the proposed location for the garage/carport is indicated being adjacent to the residence in the front yard where it will be visible from Carey Street and therefore have visual impact to the Heritage Conservation Area / streetscape. Also NT has included for reference, images from Google Streetview of the current streetscape / site conditions and notes the impact of the proposed development.

## SNOWY VALLEYS COUNCIL REPORT

NT notes that review of additional information provided by the applicant/owners, states that the proposed garage is set back further than the alignment of the residence next door. The proposed construction will however have an impact on 55 Carey St, (157) in the Tumut LEP 2012 which contributes greatly to the streetscape because of its architectural features (including corrugated iron hip roof and chimney, bullnose verandah, windows to street façade and return verandah arched windows.) They also state that the position is chosen so that it does not shade their windows in the bathroom and kitchen at this side of the house, still allowing a breeze to flow through and reducing the need for cooling. They also state that the external materials for garage will match the residence – F.C sheeting and timber boards. For NT markups of applicant/owners 'Garage Construction' letter and the garage/shed drawings, refer attachments.

Noel Thomson notes that the new development at 53 Carey St Tumut, does not address the requirements of the Snowy Valley Council Development Control Plan 2019 - Chapter 7 Heritage, in particular, Clauses 7.6.4 and 7.6.11 *New Ancillary Structures, Garages, Carports & Sheds*. The application to date does not address the impact to the Heritage Conservation area - this should be referenced in the application documentation and a 'Statement of Heritage Impact' for the development should be provided prior to finalisation of assessment. However, it is noted that the proposed location of the garage/shed at the front of the property where it is visible from the street is not appropriate.

Advice to Council is that the garage/shed does not meet the requirements of the Snowy Valleys Council Development Control Plan 2019 - Chapter 7 Heritage, in its location and size and in relation to the Heritage Streetscape and Heritage listed adjoining "Residence" (157), as the proposal will have significant impact on significance and therefore recommendation is for the Development Application to be refused.



NOEL THOMSON RAIA  
SNOWY VALLEY SHIRE HERITAGE ADVISOR



## SNOWY VALLEYS COUNCIL REPORT

### CURRENT SITE IMAGES



Image 1: View of 53 Carey St with proposed garage location

Google Maps 2020



Image 2: 53 Carey St, Tumut

Google Maps, 2020



Image 3: Heritage Listed 55 Carey Street (I57) showing impact of proposed new garage at 53 Carey St, Tumut.

53 Carey St Tumut

RE: Garage Construction

**NOTED** We have put forward a plan for our garage we have positioned it in an area of land that has no impact on our house regarding sunlight and air flow

It is set further back than front alignment of house next door. **BUT IN FRONT OF OWN HOUSE**

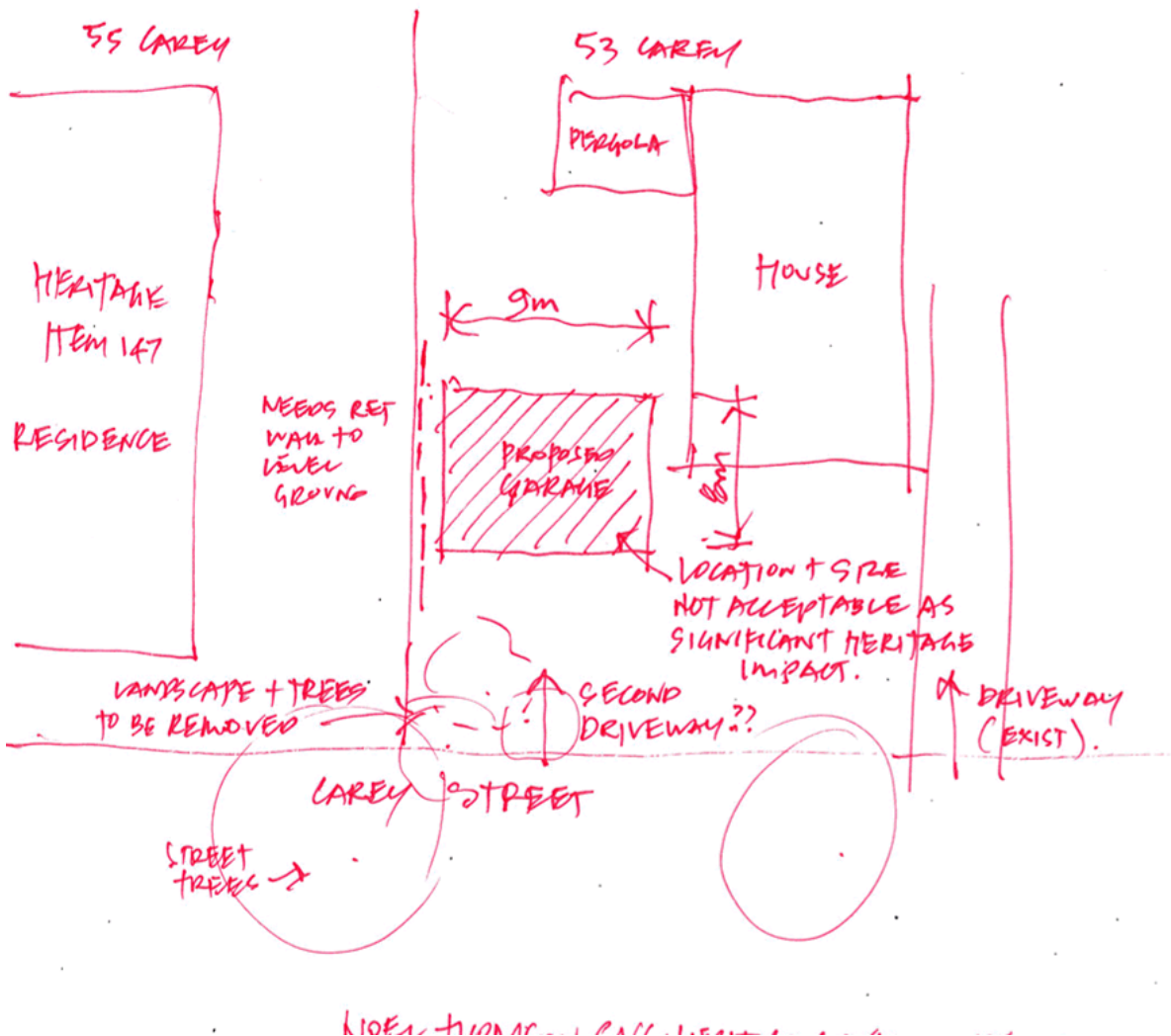
We have use materials that will match our house it has blue board walls that will be painted the same colour as the fibro on our house and dressed in timber strips and will have timber panels around the bottom section the same as our house. The pitch of the roof also matches that of our house. There are also 2 full car spaces behind the fence line for our visitors. **SEE SKETCH BELOW**

**NOTED** It has been put in this position so that it will not shade our windows in the bathroom and kitchen and allow breeze to flow through and reduce the need for air cooling.

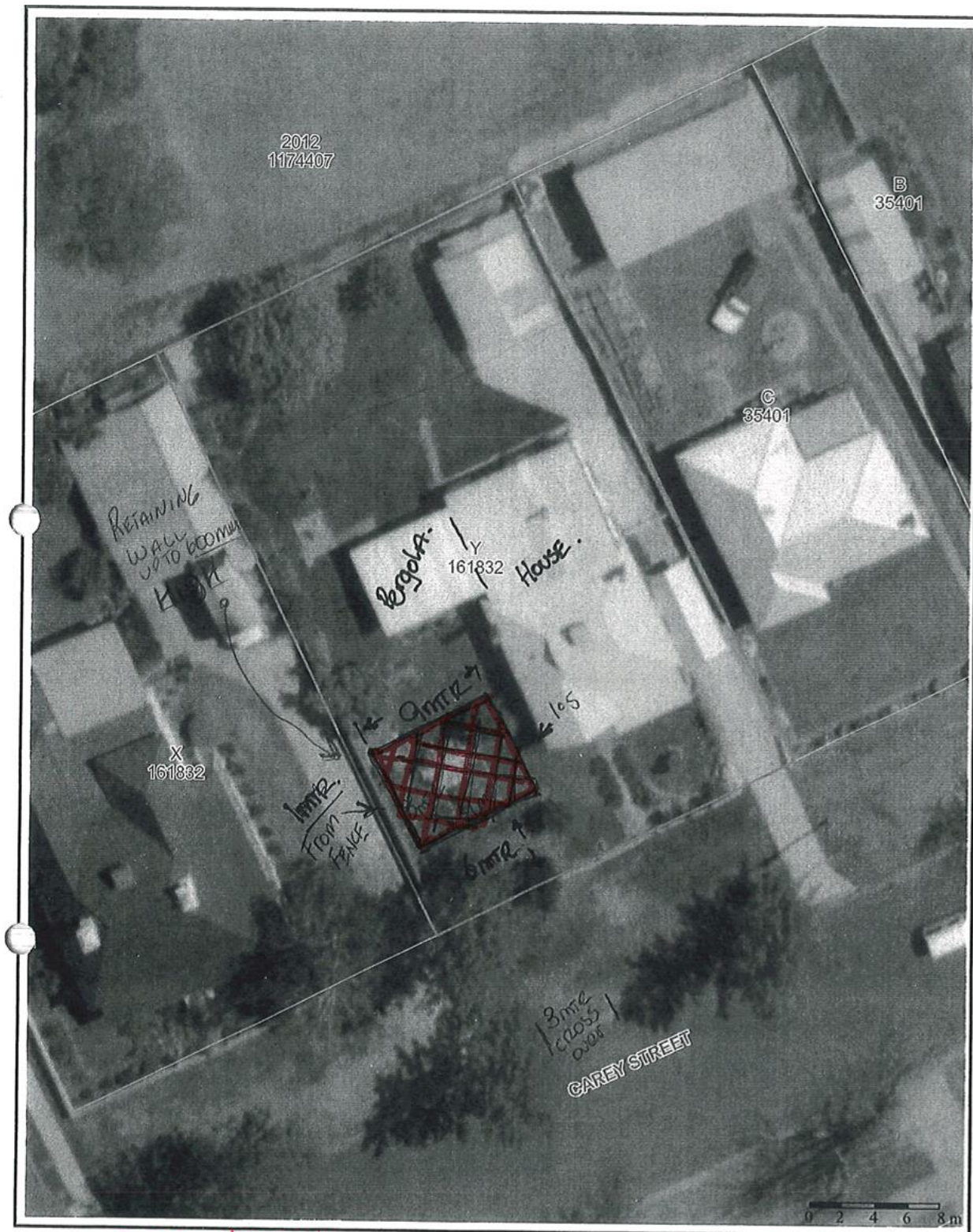
We want the garage to look like it has always been there we have had this thought since we decided to build the garage, we do not want it to stand out as just a metal garage.

**NOTED** <sup>??</sup> Pacifically designed to match our house and blend in with the character of our house opposed to a metal shed.

Charles & Narelle Carlson







*SITE PLAN*

**Valleys Council**  
76 Capper Street  
TUMUT NSW 2720  
Ph: (02) 6941 2555  
Corner Bridge and Winton Streets,  
TUMBARUMBA NSW 2653  
Ph: (02) 6948 9100  
Web: [www.snowyvalleys.nsw.gov.au](http://www.snowyvalleys.nsw.gov.au)

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Department of Finance and Services,  
Panorama Avenue, Bathurst, 2795.  
[www.lpi.nsw.gov.au](http://www.lpi.nsw.gov.au)  
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Created by: cnogeman, Kerry

Projection: GDA94 / MGA zone 55

Scale: 1:315

Date: 24/10/2019 4:32 PM

*NOEL THOMSON SVC HERITAGE ADVISOR FEB 2020*



## Building Specification Sheet

### Client Details

Job Name: Charles Carlson Site Address: 53 Carey St  
Tumut, NSW, 2720

### Design Parameter Specifications

Wind Region:	A1	Terrain Category:	3
Topography:	Level Site	Shielding:	Full shielding
Building Usage:	Domestic	Importance Level:	2
Dominant Opening (yes/no):	Yes	Internal Press Coefficient:	-0.65, 0.7
Regional Wind Velocity (m/s):	45 m/s	Design Working Life (yrs):	50 Years
Site Wind Velocity (m/s):	30 m/s	Percent AEP Flood Level:	NA
Flood Zone 1:	NA	Max 1/4 Eave Water Velocity (m/s):	NA
Max Eave Water Velocity (m/s):	NA	Alpine / Sub Alpine:	NA
Snow Region:	NA	Annual Exceedance Prob:	NA
Altitude Above Sea Level (m):	NA	Snow Loading (kPa):	NA
Snow Terrain Category:	NA	Soil Type design maximum:	M
Ground Type:	Clay	Footing Size (WxLxD):	See footings details
Footing Type:	Pad	Column in Ground (mm):	NA
Column Connection Type:	Fixed	Column Anchor Type:	Stirrup

### Cladding, Flashings, Insulation & Water management

Wall Cladding:	Hardie Blueboard (Horizontal)	Roof Cladding:	Custom Orb 0.42 (STD Roof)
Skylights Type:	NA	Skylight No:	0
Corner Flashings:	Flashing - Corner 75 x 75 CB	Opening Flashing:	Flashing - Corner 50 x 50 CB
Header Flashings:	Flashing - "L" Door Header CB	Eave Flashing:	NA
Barge:	Flashing - Barge Custom Orb CB	Ridge Cap:	Flashing - Ridge Rolltop 25 deg CB
Gutter:	Gutter - Quad Hi Front CB	Roof m2 area:	80.253 m2
Downpipe Qty:	4	Downpipe Size:	Downpipe - 0.40-100 x 50 2400 CB
Wall Insulation:	NA	Wall Ventilation:	NA
Roof Insulation:	NA	Roof Ventilation:	NA
Ridge Filler:	NA	Eave Filler:	NA
Base Filler:	NA	Vermin Seal:	NA

### Colour Schedule

Roof Colour:	Monument	Ridge Cap Colour:	Monument
Wall Colour:	UnPainted - FC	Barge Colour:	Monument
Corner Flashing Colour:	Shale Grey	Opening Flashing Colour:	Surfinit
Gutter Colour:	Monument	Downpipe Colour:	Monument
Skylight Colour:	NA		

## Main Building

### Client Details

Job Name: Charles Carlson Site Address: 53 Carey St  
Tumut, NSW, 2720

### Main Building Geometry

Width:	8m	Length:	9m
Roof type:	Gable	Roof Pitch:	25deg
Left Eave Height:	2.8m	Right Eave Height:	2.8m
Largest Side Bay:	3.0m	Largest End Bay:	4.0m
Side Bay Qty:	3	End Bay Qty:	2
Extended Eaves LH:	0	Extended Eaves Front:	0
Extended Eaves RH:	0	Extended Eaves Back:	0

### Main Building Portal Member Schedule

End Wall Portal Frames - All Portals with 50% Bay Load Width only			
End Column:	C15012	End Rafter:	C15015
Haunch Connection:	Haunch Bracket - C15012 25 Deg	Apex Connection:	Apex Bracket - C15015 25 Deg
Portal Fixing:	Bolted - See Connection Detail	Portal Base Type:	Stirrup
Base Type Fixing:	Bolted - See Connection Detail	Masonry Anchors:	See Connection Detail
End Mullion:	C15019	Mullion Base Cleat:	Base Cleat - C15019
Mullion Cleat Fixing:	Bolted - See Connection Detail	Masonry Anchors:	See Connection Detail
Internal Portal Frames - All Building Portals with 100% Bay Load Width only			
Internal Column:	C15019	Internal Rafter:	C15019
Haunch Connection:	Haunch Bracket - C15019 25 Deg	Apex Connection:	Apex Bracket - C15019 25 Deg
Portal Fixing:	Bolted - See Connection Detail	Portal Base Type:	Stirrup
Base Type Fixing:	Bolted - See Connection Detail	Masonry Anchors:	See Connection Detail
Knee Brace:	NA	Apex Brace:	NA
Knee Brace Length:	NA	Apex Brace Length:	NA
Knee Brace Origin:	NA	AB Connection:	NA
Knee Brace Angle:	NA	Apex Brace Fixing:	NA
KB Connection:	NA	Knee Brace Fixing:	NA

monument is 'black'

KEITH THOMSON SVC HERITAGE ADVISOR FEB 2020

**Ahrens Sheds**  
Unit 3, 5-7 Channel Rd, Mayfield West NSW 2304  
PO Box 64, Mayfield 2304  
Ph: +61 (0)2 9191 9230  
Email: esb.support@ahrens.com.au  
Web: www.ahrens.com.au



SUPPLIED BY:  
**TUMUT RIVER SHEDS**  
178 SNOWY MOUNTAINS HIGHWAY, TUMUT NSW 2720  
Ph: (02) 6947 9049

ENGINEERING CALCULATIONS BY:  
**ECLIPSE CONSULTING ENGINEERS**  
ECLIPSE Consulting Engineers Pty Ltd  
14/100 Snowy Mtn Hwy, Tumut NSW 2720  
Ph: (02) 6947 9049  
Email: info@eclipse-engineers.com.au  
Website: www.eclipse-engineers.com.au

DIST CODE: ATUM  
SCALE: 1/75  
SHEET: 1 OF 20  
M4 SHEET

CLIENT:  
**CHARLES CARLSON**  
53 CAREY ST, TUMUT, NSW, 2720

DRAWING TITLE:  
**BUILDING SPECIFICATIONS**

Date: 22/10/2019  
Revision: 00  
DRAWING NO: 01

JOB REFERENCE NO: 103069

