



## Tumut Building Design

Mobile: 0413 997 717

Email: [tumutbuildingdesign@outlook.com](mailto:tumutbuildingdesign@outlook.com)

Snowy Valleys Council  
76 Capper Street  
TUMUT NSW 2720

30 November 2021

RE: Proposed additions and alterations at 51 Dalhunny Street, Tumut

This letter accompanies the Development Application for proposed alterations and additions on Lot 6, DP511399 being 51 Dalhunny Street, Tumut.

The proposed development requires variation to Clause 3.2.6 Cut & Fill and Clause 4.5.4 Carports and Garages of the current Snowy Valleys 2019 DCP.

The development site is a residential block of 834 square metres with road frontage along Dalhunny Street. It is zoned R2 Low Density Residential.

The proposed additions include living areas, a garage and patio on the southern side, a living areas on the western side and a porch on the eastern side of the existing brick veneer dwelling.

The site has a significant slope of approximately 2.7m and the proposal utilises the additional space created under the western addition for a bedroom suite. To achieve the minimum required ceiling height of 2.4m to this lower level a site cut is required of 0.15m at the lowest point and 1.55m at the highest point.

Under the current DCP, Clause 3.2.6 – Cut & Fill, the maximum amount of cut permitted is 1m below the existing ground level. The proposed development requires excavation of up to 1.55mm, exceeding the depth permitted by 0.55m.

In the case of the proposed development, additional site cut does not alter the overall height or finished floor level of the building as the main level addition matches the finished floor level of existing. To decrease the amount of cut a step-up would have to be incorporated in the design which would increase the overall height of the building, increasing potential to overshadow surrounding properties and create privacy issues. Therefore we believe the deeper site cut is the best solution for the proposed development.

An attached garage for 51 Dalhenty Street is included in the proposed additions to the southern side and is forward of the building line, with a setback of 6m from the front boundary, inline with the proposed portico. The current DCP, Clause 4.5.4 – Carports and Garages provides for a minimum setback of 0.5m for the front of garages from the building line.

The proposed building area is relatively flat due to previous development and the land past the back of the proposed addition falls away. Pushing the addition back from the front boundary will reduce the rear setback, potentially resulting in loss of privacy to the rear neighbours with this proposed addition having an outdoor living area at the back.

In the case of the proposed development the garage, despite not complying with the DCP requirements, is an improvement over the existing carport which is much further forward of the building line with a front setback of approximately 3m. The proposed garage with a setback of 6m will improve the streetscape for the lot with an increase to the current front boundary setback.

Although not living area, the addition 'splits the difference' of the setbacks of the adjoining neighbours required of front setbacks under the DCP.

Kind regards,  
Mel Tsarevich