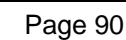


10.7. DA2023-0008 - LOT B DP157032 71 FITZROY STREET TUMUT - ATTACHMENTS

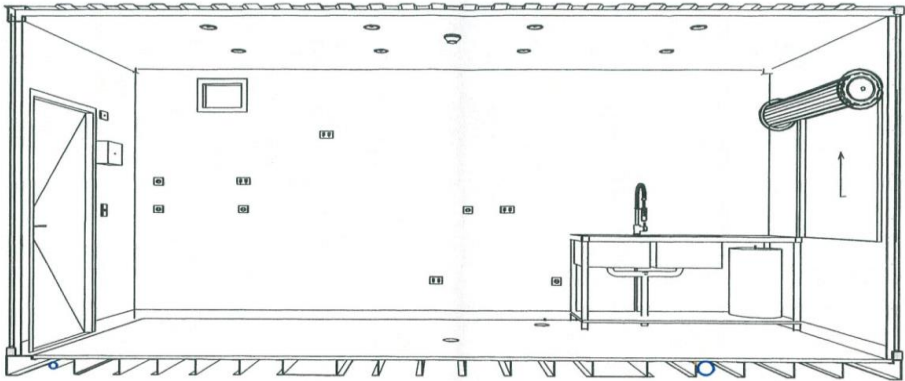
Attachment Titles:

1. Site Plan – 71 Fitzroy Street Tumut
2. 'Cafe container' elevations – 71 Fitzroy Street Tumut
3. 'Cafe container' elevation - colourised and annotated – 71 Fitzroy Street Tumut
4. Statement of Environmental Effects - 71 Fitzroy Street Tumut
5. Proposed Consent Conditions – 71 Fitzroy Street Tumut

SITE PLAN SKETCH OF LOT 5 OF 107032
71 FITZROY STREET TUMUT NSW 2720 SCALE 1:125 ORIGINAL SIZE A3
ON BEHALF OF JHELGE PTY Limited DIRECTORS

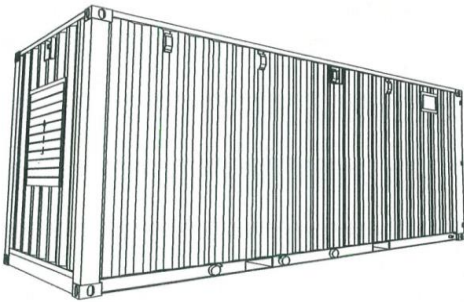
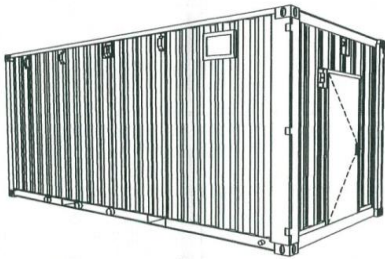
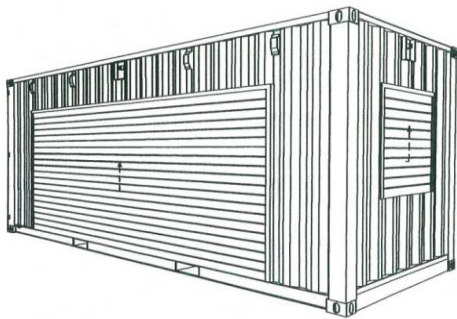


Attachment 2 - 'Cafe container' elevations- 71 Fitzroy St Tumut



SNOWY VALLEYS COUNCIL

For Number:	JTS-015-CT-0280
Date:	19/12/23
Revision:	E



more
than
containers



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W: www.jtstudio.com.au

20' CAFE CONTAINER

Jhelge Pty Ltd
TUMUT, NSW, 2720

Job Reference
Issue Date
Revision
Drawings Status
Drawn by
Prepared for

JTS-015-CT-0280
19/12/2022
E
FOR APPROVAL
J.T.
Jhelge Pty Ltd

A.004

3D PERSPECTIVES

Attachment 3 - 'Cafe container' elevation - colourised and annotated - 71 Fitzroy St Tumut

Proposed Café container fascia



The café container fascia will now be clad vertically with either timber cladding or mod wood (recycled plastic) depending on availability and advice from our builder.

I [have] included a sample photo image that will be indicative of the style and materials proposed.

-John Larter (from email dated 11.04.23)

Attachment 4 - Statement of Environmental Effects - 71 Fitzroy Street Tumut

Statement of Environmental Effects

Trustee for JHELGE Pty Ltd

71 Fitzroy Street Tumut NSW 2720

DP B 157032

SNOWY VALLEYS COUNCIL

Plan Number:	Lot B DP157032
Date:	15.02.23
Revision:	A

Add café with drive through to existing retail premises.

The site is zoned for multi-use and was previously the local motor registry. The property is surrounded by a mixture of residential, industrial, commercial with dual access from Fitzroy street and Richmond street. It is centrally located just a short walk to the main street and located adjacent the beautiful Alex Stockwell gardens. The site is 974m² perfectly positioned for access to the retail business and one of the very few locations that public transport (bus and coach) can park. The disabled entry and access ensure the site is accessible.

We have chosen colours such as, Colourbond surf mist and cottage green to ensure the project sits comfortably with the surrounding buildings and architecture and the alpine surrounds of our region. We have chosen a paver supplied by our local company in the colour of charcoal/Brunswick. They are referred to as Bradstone paver and are non-slip and designed for heavy commercial use. They give a feel yesteryear. They are concrete, fully sealed and laid on a bed of crusher dust and coarse river sand.

The site is not affected by flooding, drainage, land slip, soil erosion or similar constraints. It has been operating as a commercial space being a government owned motor registry for in excess of 30 years prior to it being purchased by JHELGE Pty Ltd. It has significant drainage and approved plumbing in place and has not demonstrated any concerns. The changes or additions in this proposal should not give rise to any additional concerns.

We submit that our proposal will be in accordance with policies within the Local Environmental Plan (LEP) and Development Control Plan (DCP).

The neighbouring properties are a mixture of residential and commercial. They consist mainly of brick and colorbond roofing. The addition will have no impact on privacy for neighbours. The noise impact is mitigated by existing boundary brick fencing. No overshadowing or loss of views will occur to neighbouring properties. The proposal is compatible with the bulk, scale and character of the neighborhood.

Existing trees, lawns will be maintained.

Traffic generated by the development is estimated at 180 vehicle movements per day. This is calculated on a car every five minutes whilst operational. We will also have the capacity for tourist bus and coach activities. The proposal does not involve any new access arrangements for the site. Traffic flow has been indicated on the site diagram. The site previously operated as motor registry and was accessed daily by all vehicle types. A loading area has been designated for unloading in front of the existing shipping container. This is marked on the site diagram. The parking arrangements have been confirmed on the site diagram to allow for 6 3m x 5.4m parking bays on site with an additional disabled parking site 6m x 5.4. The site plan also indicates provision for motor bike parking. The provision of push bike parking will be provided on the existing concrete pathway with council approved pushbike parking. We do not propose any new vehicle types to the site.

Adequate water, electricity, telecommunications and drainage are existing on site.

Stormwater will be disposed of to existing council drainage system and the on-site sewerage will be disposed of after connection by licensed plumber. The addition of an Aline Grese trap arrestor will, also be included which is pre-approved for use by Sydney water. Documents attached to this DA .

No demolition or asbestos removal is required. An asbestos/ hazardous materials report has previously been conducted regarding this site by NSW Government and is available if required.

No cut and fill required.

Ongoing waste management will consist of existing kerbside pick-up. Cardboard and additional waste material will be conveyed to SVC waste management centre. If additional waste management becomes a commercial requirement we will contract Bellete's and propose that waste bin be stored adjacent to the motorcycle parking on site. It's not anticipated this will be required at this stage as we have the capacity to transport any surplus waste which is predominantly recycling privately.

We anticipate this proposal will ensure the ongoing viability and sustainability of Tumut region as a destination. This is a major tourism boost for our region and will provide needed facilities 7 days a week to our growing population and visitor economy. This development will also provide employment, economic opportunity and add to the social fabric of an already great place to live or visit.

We will be employing approximately 3 staff initially and ensuring further benefit to local business and local suppliers. We have already started this process by engaging local contractors, suppliers and business operators. As part of the Drifta.com.au retail chains we have also ensured that Tumut is on the map and created significant interest in the 4wd adventure, camping and leisure market. The addition of a café will also ensure that the Drifta shop becomes a destination to browse our retail products but also get some local refreshments creating a destination like the Junee Licorice factory.

Additional Information;

The existing shipping container on-site is used for storage. It is not fixed and can be relocate. National Cranes & Engineering have been engaged to locate the Café Container and are also available for the purpose of relocation of existing storage container should it be required by any government agency or contractor for access to services.

The Café container is predominantly used for the preparation and retail sale of food and drink (mainly Espresso/coffee products) for immediate consumption away from the premises. The service delivery can be either by approaching front of house (Container) or by vehicle access through drive through. The Café Container has roller door access on side for payment and delivery of items. The ordering can either take place by mobile app, telephone, UHF or via speaker system.

The cafe will also incorporate alfresco seating that will use seating from within camping shop. This will be able to be placed on the balcony/landing area to the East overlooking Stockwell gardens or at the front of the property on the two paved areas.

The Café Container does not have any images other than those already submitted, however I can further advise that the colour is cottage green, the roller doors are surfmist. The Front will have a porcelain (White Marble appearance) installed by Kell & Denson and the front faced below the benchtop will be timber. I am unable to update the Site plan with the casual seating due to not having A# Scanner. I can however attend SVC to update plan if my explanation isn't satisfactory.

If you require any further assistance please do not hesitate to contact me.

With kind regards,

John Larter

Attachment 5 - Proposed Consent Conditions - 71 Fitzroy Street Tumut**DRAFT PROPOSED CONSENT CONDITIONS – 71 Fitzroy Street, Tumut**

1. The development shall be in accordance with the plans, specifications and Statement of Environmental Effects bearing the Snowy Valleys Council approval stamp and any amendments marked in red or otherwise modified by conditions of consent. The plans referenced by this approval are as follows:

Sheet Description	Number	Date	Revision
'Cafe container' elevations	JTS-015-CT-0280	19.12.23	E
Site Plan	Lot B DP 157032	11.04.23	A
Statement of Environmental Effects	Lot B DP 157032	15.02.23	A
Proposed café container fascia	-	11.04.23	-
Proposed café container balustrade	-	11.04.23	-

The Development Application has been determined by the granting of consent subject to and as amended by the conditions of development consent specified below. In the event of any inconsistency between the consent documentation and the consent conditions, the conditions of this consent prevail.

REASON: It is in the public interest that work is carried out in accordance with the approved plans. Section 4.15(1)(e) of the Environmental Planning and Assessment Act (EPAA) 1979.

2. Provision must be made in the building and on the site for:
 - a) access to the building for people with disabilities in accordance with the Building Code of Australia;
 - b) toilet facilities for people with disabilities in accordance with the Building Code of Australia, and such toilet facilities must be accessible to all persons working in, or using, the building; and
 - c) motor vehicle parking spaces on the site for the exclusive use of people with disabilities in accordance with Table D3 of the Building Code of Australia.

NOTE: These matters must be addressed in the plans and specifications submitted with the application for a Construction Certificate.

REASON: To provide for the use of the development by people with disabilities. Section 4.15(1)(e) of the EPAA 1979.

3. A person wishing to discharge liquid trade waste to the sewerage system must apply for approval under Section 68 of the Local Government Act 1993 and NSW Liquid trade Waste Guidelines.

The applicant shall submit detailed sewer layout plans including pre- treatment equipment to allow for the discharge of liquid trade waste to sewer.

Trade waste material is not to be discharged into Council's sewer system and/or stormwater system, without first obtaining such written approval. All conditions of the approval must be complied with.

REASON: To prevent damage to the Council's Sewage Treatment System and any subsequent pollution and comply with the Local Government (General) Regulation 2005, and Section 4.15(1)(b) of the EPAA 1979.

4. No consent has been provided under this notice of determination for a “drive-through” service. Any proposed modification application shall include a traffic impact assessment in accordance with Transport for New South Wales requirements.

REASON: To comply with Transport for NSW requirements.

5. Under section 9 of the Plumbing and Drainage Act 2011, the prescribed fee shall be paid and a related Notice of Work shall be submitted for the required plumbing/sanitary drainage works. This notification shall be lodged a minimum of forty-eight (48) hours prior to starting any plumbing/drainage works. Plumbing and drainage shall be carried out by a Licensed Plumber and Drainer and be in accordance with the National Plumbing and Drainage Code.

REASON: To ensure that all plumbing and drainage work is carried out in accordance with the requirements of the Local Government General Regulation 2005 (as amended). Section 4.12(4) of the EPAA, 1979.

5. Prior to the commencement of the proposed development the café container fascia is clad vertically with either timber cladding or mod wood (recycled plastic) or similar. The treatment is to be provided to all exterior facades of the building.

REASON: To conserve the amenity of the area, including associated fabric, settings and views.

6. Only signage is approved as part of the application may be erected on site, no signs or advertising material (other than those classed as exempt development) shall be erected on or in conjunction with the proposed occupation of the site without a subsequent application being approved by Council.

REASON: Advertising structures and signs may require a development application to assess the impact on the amenity and safety of the area. Section 4.15(1)(a) of the EPAA 1979.

7. All exterior lighting associated with the development must be designed, installed and maintained and so that no obtrusive light will be cast onto any adjoining property.

NOTE: Compliance with Australian Standard AS4282.1997 —Control of the Obtrusive Effects of Outdoor Lighting (as amended) will satisfy this condition.

REASON: To prevent the proposed development having a detrimental effect on the developments existing on adjoining land. Section 4.15(1)(b) and (e) of the EPAA 1979.

9. Operating hours are to be 6am to 6pm seven days a week.

REASON: To prevent the proposed development having a detrimental effect on the developments existing on adjoining land. Section 4.15(1)(b) and (e) of the EPAA 1979.