



Tumut Building Design

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Snowy Valleys Council
76 Capper Street
TUMUT NSW 2720

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RE: 91 Prospero Drive, Tumut

This letter accompanies the Development Application for the proposed dwelling on Lot 5, DP1159551 being 91 Prospero Drive, Tumut.

The development site is a residential lot with an area of 830 square metres and frontage to Prospero Drive. The proposed development consists of a single storey dwelling with attached garage and a basement level under a portion of the ground floor. The dwelling has single storey height at the road frontage.

Due to site constraints, variation is required to two clauses of the Snowy Valleys 2024 DCP – Clause 3.2.6 Cut & Fill and Clause 4.5 Building Height.

Under Clause 3.2.6 Cut & Fill of Snowy Valleys 2024 DCP the maximum amount of cut permitted is 1m below the existing ground level. Variation to this control is requested with a 2.4m cut required at the deepest point.

The site has significant fall from the road to rear boundary of approximately 4.5m. The building has been designed to suit the slope of the site with a portion of the ground floor area provided with a workshop below, requiring a benched site cut to create a level pad for the lower level slab.

Most of the excavation is within the 1m requirement, however the south east corner is approximately 1.65m and the north-east corner 2.4m

The cut will be retained with subfloor walls and retaining walls. The height and depth of the basement have been kept at the minimum permitted to minimise the depth of cut required.

In support of the variation request it is noted that basement garages are permitted to have a 2m cut. Although this workshop will not have vehicles parked, the objective as a shed/garage is similar. This being the case, the additional depth is only 400mm.

There are site constraints which make a separate outbuilding impossible in the rear yard, specifically the site slope and the two easements across the site between the

proposed dwelling and the rear boundary. These easements would make it difficult, if not impossible to erect a separate shed while protecting the Council infrastructure. Therefore the proposed building, despite requiring an increase in site cut provides the best solution for development and we request departure from the requirements of Clause 3.2.6 Cut & Fill of the current Snowy Valleys 2024 DCP.

Under Clause 4.5 of Snowy Valleys 2024 DCP the maximum building height is 8.5m above existing ground level. Variation to this control is requested with an overall building height of 8.975m at the highest point, 0.475m higher than the provision. The additional height is due to the site slope and the need for the basement shed/workshop to be under the dwelling, as discussed previously.

The main floor has a relatively modest ceiling height of 2.55m and the basement 2.7m. The ceiling height in the basement is required to accommodate a golf simulator, so can't be reduced to lower the overall building height.

Therefore, it is provided that the building height, despite not complying with the provision of Clause 4.5 has been designed at the lowest possible height given the constraints of this particular development site.

Kind regards,
Mel Tsarevich