



## Tumut Building Design

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Snowy Valleys Council  
76 Capper Street  
TUMUT NSW 2720

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RE: 54 Clarke Street, Tumut

This letter accompanies the Development Application for proposed unit development on Lot 7, DP18457 being 54 Clarke Street, Tumut.

The development site is a residential lot with an area of 2048.3 square metres with 20m frontage to Clarke Street and a length of over 100m. There is an existing single storey cladded dwelling on the site of modest size. The proposed development allows for three additional dwellings to be constructed on the site, one along the rear boundary as stage 1 and the two centre dwellings as future stage 2.

Due to the steep topography of the site the proposal required variation to two clauses in the current DCP (2024) specifically Clause 3.2.6 Cut & Fill and Clause 4.11.2 Building Height

Under Clause 3.2.6 Cut & Fill of the current Snowy Valleys 2024 DCP the maximum amount of cut permitted is 1.0m below the existing ground level. Variation to this control is requested with a 1.5m cut required at the deepest point.

The site has approximately 13.5m fall across the length of the site. The site design has been stepped to reduce major earthworks. To achieve this a site cut is required for each unit with the one along the rear boundary proposed at 1.5m at the deepest point. The departure is sought on the grounds that the deeper site cut allows for a lower finished floor level for the rear unit, reducing the overall building height and therefore bulk and scale of the development as a whole.

The cut will be retained with concrete sleeper retaining walls.

Under Clause 4.11.2 Building Height of the current Snowy Valleys 2024 DCP the maximum height permitted is 8.5m. Variation to this control is requested with a 9.125m building height proposed for the stage 1 unit, 0.625m higher than the allowable height.

The building design has made every effort to keep the overall height to a minimum with a site cut to lower the floor level and use of skillion roof over pitched roof. The skillion has been designed at 15 degrees to promote thermal efficiency and passive solar design, optimising catchment of the low winter sun angles for natural warmth over mechanical means, paramount with seven-star equivalent ratings now required as lower roof pitches don't perform as well with insufficient height for clerestory windows.

In regards to both Clauses, it is submitted that the steep topography provides challenges not found on most development sites within the Snowy Valleys Council area. With the shortage of residential land becoming a state-wide issue utilisation of the lot to provide three additional dwellings should provide sufficient merit for departure from the controls especially when every effort has been made to make the variations as minor as possible within the constraints applicable to the site.

Kind regards,  
Mel Tsarevich