



TUMUT BUILDING
DESIGN

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Statement of Heritage Impact

Proposed Garage/Shed & Carport to
replace existing

585 Tumut Plains Road,
TUMUT NSW 2720

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1 Introduction

This statement of heritage impact has been prepared by Tumut Building Design to accompany a development application for proposed garage/shed and carport to replace existing shed at 585 Tumut Plains Road, Tumut as required by The Heritage Council.

The existing dwelling is listed in the LEP Heritage schedule – item I107 'Residence' therefore The Heritage Council requires a statement of heritage impact to be provided with any development application relating to the site.

The Tumut Shire Heritage Inventory describes the residence as 'Substantial painted brick residence with hipped corrugated iron roof and distinctive gable end, bull nose verandah and timber fretwork posts. Has aesthetic significance.



Figure 1-1 Street view of Heritage listed dwelling and ancillary outbuilding (10.03.25)

1.1 Location

Table 1-1: Location and Property Description

LOCATION AND PROPERTY DESCRIPTION			
Unit No: NA	Street No: 585	Street: Tumut Plains Road	Suburb: TUMUT
Lot and DP or SP: Lot A, DP164366			Post Code: 2720



Figure 1-2 Location Map of Lot A DP164366 (image taken from Six Maps)

2 Proposed Development

Proposed colorbond garage/shed with attached carport ancillary to existing dwelling. There is a c1975 shed in the same location with inadequate structural design, needing to be removed to allow for new garage/shed to be constructed.



Figure 2-1 Picture of existing shed (10.03.25)

The proposed shed has been made similar in size to the existing with an awning off the back (not visible from the front) and a carport at the front. The height has been kept to a minimum while suiting the needs of the residents at a modest 4.2m overall, expected to be below the ridge line of the dwelling house.

The carport at the front has been designed with a gable end to be sympathetic with the gable frontage of the dwelling house.

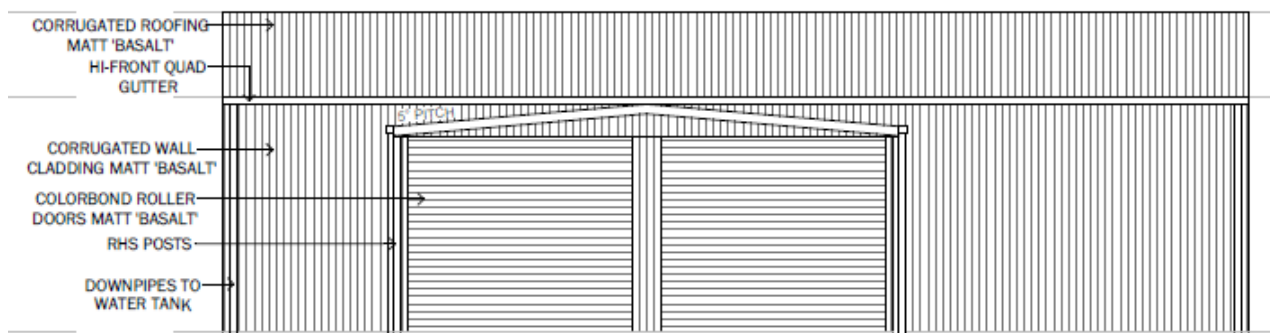


Figure 2-2 Proposed North-West Elevation

For design and detailing of the proposed garage/shed refer to architectural drawings submitted with the Development Application HI02-01 to HI02-04 inclusive.

2.1 The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- Shed size is similar to the existing outbuilding to be replaced
- Colorbond Basalt has been selected for the walls and roof of the new building. This darker, neutral colour has been selected for to make the outbuilding recessive from the streetscape and highlight the Heritage item (the dwelling)
- The new building maintains all surrounding vegetation ensuring the overall vista and streetscape of the property is maintained



2.2 The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- Demolition of any structure on a site with an item of Heritage Significance is not preferred however the existing shed has inadequate structure with 25 x 25 steel framework. It is considered that the building would not have had planning or construction approval. A new properly built outbuilding will add to the value of the site and enhance the overall appearance and vista
- The carport forward of the shed part is not ideal in relation to the Heritage Item however other options to locate the building would require removal of large mature trees, affecting the current streetscape. Therefore the proposed location is considered the best solution to protect the heritage value of the site

2.3 The following sympathetic solutions have been considered and discounted for the following reasons:

- Alternate locations for the carport either removes large mature trees or would be forward of the building line therefore the proposed location is considered most suitable for the site
- Proposed shed can not be pushed further back to allow room for the carport to be completely behind the building line as the setback in RU1 zones is 6m minimum

3 New Development adjacent to a heritage item

How is the impact of the new development on the heritage significance of the item or area to be minimised?	Proportion and height has been considered in relation to the Heritage Item with the external dimensions similar to the existing shed to be removed and the height as minimal as possible (8.5m overall permitted by the current DCP)
Why is the new development required to be adjacent to a heritage item?	There is insufficient distance between the dwelling and rear boundary for the new building therefore reusing the current location is considered to have less visual impact on the site
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	The proposed building is approximately 7m from the Heritage Item and space between softened with large mature trees, none which will be affected by the proposed development
How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	The new development does not affect views to or from the Heritage Item as the shed is replacing an existing building in the same location. The building is behind the building line as required by Figure 4 of SVC DCP 2024 Chapter 7. A small carport forward of the new building is not expected to affect views as it has open sides
Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	None known and none provided in the Planning Certificate
Is the new development sympathetic to the heritage item? In what way?	The proposed building is similar in dimensions to the existing shed with the exception of an additional lean to at the back (not visible from the road). The height has been kept to a minimum, much lower than the existing ridge line of the dwelling house. A carport to the front elevation is proposed to shelter cars that currently park in the same location. A gable has been designed for the carport to match the gable front of the dwelling.

Will the additions visually dominate the heritage item? How has this been minimised?	Dark colours have been selected for the new building to make it recessive from the streetscape and support the value and significance of the Heritage Item
Will the public, and users of the item, still be able to view and appreciate its significance?	The proposed building will not detract from the Heritage Item

4 Snowy Valleys Development Control Plan 2024

4.1 Chapter 7.0 – Heritage

4.1.1 Clause 7.6.11.1 Development Controls

An ancillary structure that is to be situated upon a lot that contains an item of heritage significance must:	
Not be located between the building line and the street frontage	The proposed garage/shed and carport are not forward of the building line
Be no greater than one storey with an attic	The proposed garage/shed and carport are single storey construction with overall height less than the Heritage Item (dwelling)
Be constructed of materials complementary to the main dwelling	Colorbond ancillary buildings are typical of the surrounding area and are in accordance with the other requirements of this clause
Be located between the rear of the dwelling and the rear boundary	The position of the proposed building is in accordance with Figure 4 of the SVC DCP 2024
Have corrugated 'custom orb' profile wall and roof sheeting	Custom orb wall and roof sheeting has been specified
Have galvanised roof sheeting (not zincalume) or Colorbond coating	Colorbond 'Basalt' has been selected to be recessive in the streetscape and not detract from the Heritage Item (dwelling)
Garages should:	
Have simple rectangular plans	The proposed garage/shed is rectangular. The lean-to off the back is not visible from the front facade
Have doors restricted to single car width	The proposed garage/shed has single width garage doors
Have a roof form which is gabled or hipped with a roof pitch equal or less than that of the main dwelling	The proposed roof line is gabled with pitch less than the dwelling
Be detached from the existing house	The proposed building is detached from the dwelling
Be set to the rear of the dwelling	The position of the proposed building is in accordance with Figure 4 of the SVC DCP 2024
Be constructed of materials of simple character	The wall and roof sheeting are corrugated colorbond sheeting in accordance with previous provisions in this clause

Carports should:	
Be of timber frame construction	The proposed carport is steel to match the garage/shed to which it is attached. Steel is the preferred construction material due to potential for termites on rural properties Further, the distance of the proposed building from the road would make it undiscernible whether the frame was steel or timber.
Have roof pitch slightly lower than that of the main building (generally skillion rooflines are not appropriate)	The roof will have a front facing gable with pitch less than the dwelling
Be detached from the existing house	The carport is detached from the dwelling and attached to the proposed garage/shed
Be set to the rear of the dwelling	The position of the proposed building is in accordance with Figure 4 of the SVC DCP 2024
Standard proprietary steel frame carports and garages are not appropriate	The carport structure will be custom made trusses to avoid portal frame construction

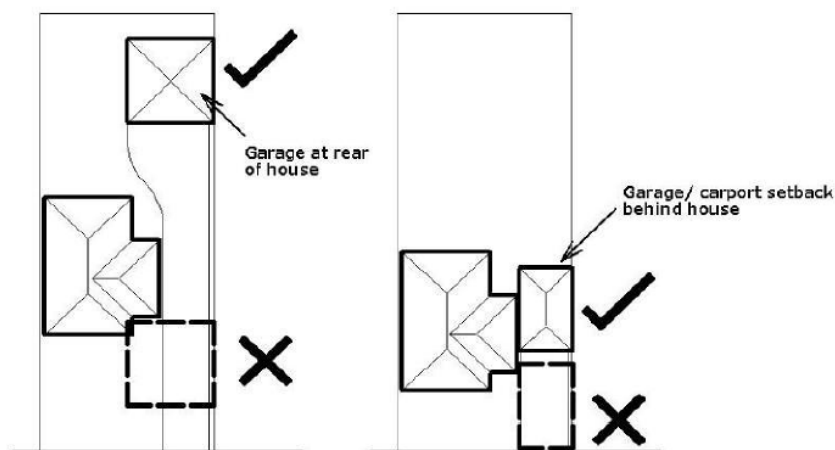


Figure 4 - Consider the location of the proposed structure in relation to the principal building, boundaries and other details of the site

5 Conclusion

This statement of Heritage Impact (SOHI) for the proposed demolition of existing c1975 garage/shed and replacement with new corrugated colorbond garage/shed and carport adjacent to the "Residence: heritage item (1107) as referenced in the Tumut Shire LEP Heritage Schedule.

The development as proposed and as demonstrated in this SOHI has minimal impact on the heritage item, is appropriate and development approval by Snowy Valleys Council is recommended.

Name: Tumut Building Design
Date: 25.03.25