



## Tumut Building Design

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Snowy Valleys Council  
76 Capper Street  
TUMUT NSW 2720

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RE: 75 Fitzroy Street, Tumut

This letter accompanies the Development Application for the proposed three-lot subdivision on Lot 1, DP199162 being 75 Fitzroy Street, Tumut.

The development site is a residential lot with an area of 1226 square metres and frontage to Fitzroy Street. There is an existing dwelling on the lot and two new units approved behind, as a multi-dwelling application. It is now proposed for the site to be subdivided into three lots, with one dwelling on each lot.

Clause 4.5, table 1 provides summary of the relevant controls for dwelling houses based on the relevant lot sizes in residential and village zones. The proposed dwellings on lots 2 & 3 meet the requirements of the table however the dwelling on lot 1 will have a reduced rear boundary setback.

The required rear setback for a single storey dwelling on 300-450 square metre lot is 4.5m. Variation to this control is requested with a 1.45m setback proposed to lot 1. There is no ability to increase this distance with the two required off-street car parking spaces for proposed lot 2 immediately behind the proposed boundary.

In support of the variation request it is provided that the proposed lot 1 has a substantial side yard to the north-west and is therefore not disadvantaged by the reduced rear boundary setback; there are no living area windows facing the proposed fence line; the proposed fence line is to the south-west therefore will not impede solar access/gain to the existing dwelling; and the distance provides adequate fire separation distance as required by the current NCC (2022).

It is considered that the reduced setback is preferable to reduced off-street car parking spaces therefore departure from the rear boundary setback for proposed lot 1 is considered the best solution.

Kind regards,  
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