



**Statement of Environmental Effects (SEE)
Concept Development Application & Master Plan
LOT 35 DP 878862 Miles Franklin Drive
Talbingo NSW 2720**

**For: Ironstone Development Pty Ltd
and Kele Property Group**

**SIMPLAN
Consulting Town
Planners**

ABN 21737967818.
17 Ivanhoe Road,
Croydon NSW 2132.
Mob. 0403 448 155
Email: ronsim84@gmail.com

Ron Sim.
BTP (Hons) (UOD). LGTP. MPIA.
Cert. Urban Design (USYD).
Dip.FLM (UNE).

3 June 2023.

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Talbingo Village and Surrounds



Aerial view (source: [Facebook.com](#))



Tumut River (source: [traveller.com.au](#))

Statement of Environmental Effects - Concept Development Application

LOT 35 - DP 878862. Miles Franklin Drive, Talbingo NSW 2720

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1.0 Introduction

1.1 This Statement of Environmental Effects (SEE) has been prepared on behalf of **Ironstone Developments PL and Kele Property Group** by **SIMPLAN** with supporting Master Plan, Amending Site-Specific DCP and Architectural data provided by **Harwood Architects** + supporting data and expert reports. The primary objective of the concept development application is to obtain “concept approval” for this Master Planned site including a conceptual subdivision proposal.

The proposal is for a master planned development proposal at Lot 35 DP878862 comprising mixed-use development which also incorporates a tourist facility (Spa Hotel), medium density mixed use precinct and detached dwelling residential area with extensive landscaping. A preliminary concept plan of subdivision is also proposed that aligns with proposed land uses. The Application is submitted under Division 4.4 of the Environmental Planning and Assessment Act 1979 (the Act). The Applicant, Ironstone Developments PL and Kele Property Group, formally requests that the application be treated as a Concept Development Application in accordance with Section 4.22(3) of the Act. This SEE and the **supporting data** provided with the Master Plan documentation and including a Draft amending Site-Specific Development Control Plan comprise the necessary data required under the Act to facilitate assessment of this (concept) development application – see also **Part 5.0** of this Statement for details of supporting data.

1.2 The Concept Development Application (CDA) outlines proposals for the redevelopment of the site, with future proposals aligning with the proposed concept to be subject to further detailed Development Applications. The development described in this Statement of Environmental Effects will provide residential, mixed use and tourist accommodation within a vibrant village atmosphere and will assist in addressing anticipated future need for accommodation and services in the region as visitation by tourists and demand for holiday homes progressively increases. The proposals will also support local businesses and jobs and assist in incrementally addressing an ongoing decline in population which has occurred in the region recent years - see supporting data (extract) from the “Master Plan Talbingo and Yarrangobilly Mountain Bike Trail Network” in **Part 2.0** below. The Proposals fully align with the land use objectives expressed in Council's Local Strategic Planning Statement.

1.3 Supporting documentation. - The supporting documentation referenced in this document and in the concept Masterplan DA are detailed in **Part 5.0**. Additional detail will be provided with future staged DA's seeking operational consents (noting that this (concept) DA does not seek approval to physically construct the proposals) .

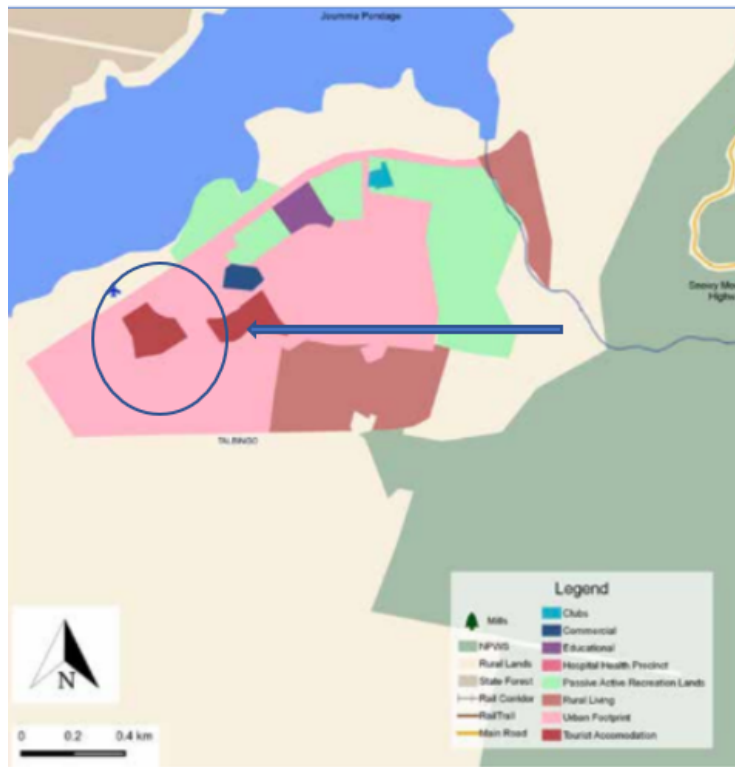


Figure 1. The site proposed for Commercial development (including a Spa Hotel) (circled) is identified for **Tourist Accommodation** in Council's LSPS and is proximate to the Airport. The remainder of the site is within the designated RU5 Zoned urban footprint.

Source: SVC Local Strategic Planning Statement: June 2020

1.4 The Estimated Cost of Works for subdivision and the development of lot infrastructure ready to build is \$35,000,0000 excluding GST. The Concept DA is therefore submitted for determination by the Southern Regional Planning Panel. CHECK

1.5. Integrated Development

- The concept development application requires Integrated Development Approvals for the following reasons:
- Part of the land is identified as being bushfire prone, and so approval is required from the Rural Fire Service under the Rural Fires Act:
 - The land contains natural drainage lines and approval **may** be necessary from the Department of Primary Industry under the Water Management Act 2000;
 - The land **may** contain items which are of archaeological or heritage significance if discovered during excavation (there is currently no evidence of items detected on the site) If so, future approvals would be required from NSW Office of Environment & Heritage (National Parks & Wildlife Act 1974) (Grant of Aboriginal Heritage Impact Permit).

Comment: Approvals/comments from relevant Public Agencies will be responded to expeditiously so that any necessary changes required to the Concept proposals are addressed “upfront” at the earliest stages of planning. Any public agency responses will be complied .

2.0 Background

2.1 Development Context - The Village of Talbingo

Talbingo lies about 40 kms south of Tumut, just off the Snowy Mountains Highway (See **Figure 2** below – Location Map). Talbingo has much to offer as a year-round holiday destination with the attraction of water and winter sports. Other sightseeing locations include the infrastructure of the Snowy Mountains Hydro Electric Scheme, the Tumut 3 Power Station and the nearby Kosciuszko National Park.



Talbingo Village

In addition to these more immediate attractions are the snowfields of the Snowy Mountains – the Mount Selwyn Ski Resort is only approximately 60 kms away, south along the Snowy Mountains Highway, which places Talbingo in an ideal location for a day trip to the snow.

Until the early 1990's it was a private village owned by the then Snowy Mountains Hydro Electric Authority, (now Snowy Hydro Ltd - SHL). In about 1994 the administration of the village was passed to Tumut Shire Council however, prior to that time, SHL was responsible for administering the village and this included responsibility for, and oversight of, the construction of dwellings and the provision of infrastructure. From about the mid to late 1970's, SHL began selling its properties in the village.

The town's "Welcome" sign indicates a population of about 400, however information from recent studies commissioned by Council indicates that only about half of that number is a permanent population (around 239 persons), with the remainder being tourists or people who own holiday homes in the village and reside there intermittently.

Aside from servicing the tourism industry, Talbingo provides few employment opportunities and the majority of the workforce finds employment either in Tumut about 25 minutes away, locally with SHL or the National Parks and Wildlife Service.

The existing village is comprised of around 280 dwellings, the majority of which are detached houses with the remainder being medium density (multi-dwelling) housing. There is also a small shopping centre, a service station, motel, country club, school and a variety of holiday accommodation. The land which is the subject of this SEE sits to the south- west of the existing village

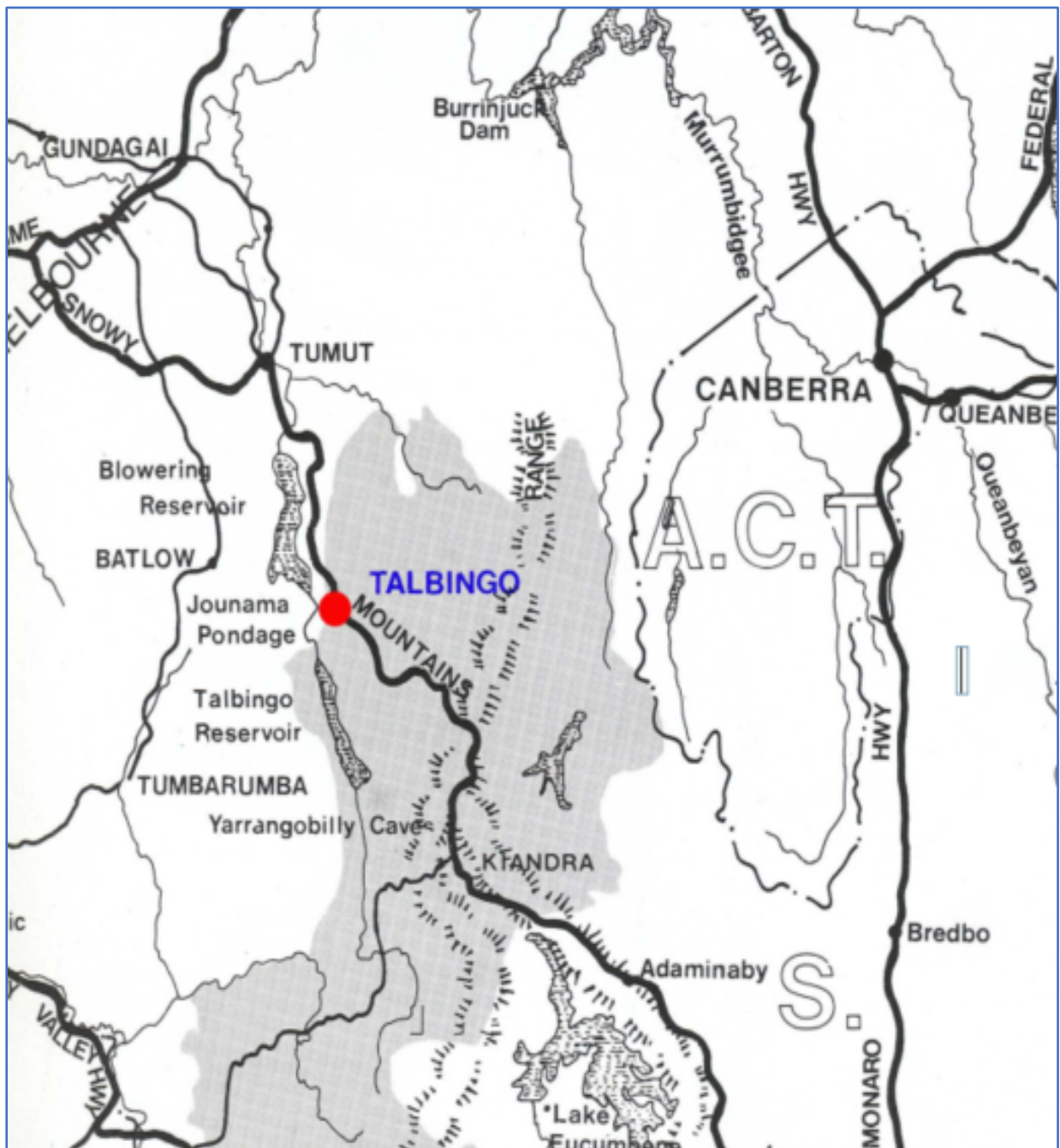


Figure 2. Location Map.

The following extract is from the recent - “*Master Plan Talbingo and Yarrangobilly Mountain Bike Trail Network*” (emphasis added)

Talbingo provides a variety of accommodation types, due to its long-standing position as a provider of water and winter sport tourism. Accommodation options include various camping grounds, a caravan park, mountain retreat, and cottages/ apartments. A significant proportion (70%) of the dwelling stock in Talbingo is used as holiday houses and temporary accommodation for visitors to the region.

The accommodation offering of Talbingo and surrounds will play an important role in attracting, supporting, and sustaining continued visitation to the region including visitation for mountain biking purposes. However, gaps exist in the Snowy Valleys in relation to 4-star self-contained apartments, eco-lodges, boutique hotels, and glamping opportunities (Destination Riverina Murray, 2019)

Projected visitor nights indicate potential demand for an additional 16,000 visitor nights for the region over the next 10 years (not including consideration of the Talbingo Trail Network development), which would require between an additional 20 (low growth) to 180 guest rooms (high growth) to service this demand (Urban Enterprise, 2019). Standard hotel/ motor inns are the largest accommodation choice for visitors across the region, comprising 45% of visitation, followed by caravan parks (31.0%), and Talbingo and Yarrangobilly Mountain Bike Trail Development

Whilst detailed development applications will need to be submitted for Council's consideration of this as a future stage of an overall development, it is clear that the location is appropriate for tourist facilities. Talbingo is acknowledged by Council and others as a significant tourist destination. Together with Adaminaby, it is within day trip distance of the snowfields. Mount Selwyn Ski Resort has a design capacity of 4-4500 people per day but it currently operates at around 2000 people only per day, with a major impediment being a shortfall in accommodation.

Response: The concept proposal when implemented will provide additional residential and tourist accommodation and incrementally address “gaps” in future accommodation provision. It will also provide local employment and assist the viability of existing services in Talbingo Village.

3.0 Concept Development Application (DA) & Approvals Pathway

3.1 The proposal is substantial in scale and will require a significant financial input to implement with costs spread over a number of years. Demand for the proposed commercial/residential components of the development may fluctuate depending on prevailing economic circumstances. The Concept DA/Masterplan process responds to the need to plan holistically and recognises the commercial reality that the implementation of the overall development will require a substantial, long-term financial commitment which extends to the necessary provision of new roads and essential infrastructure concurrently with subdivision. The lodgement of future DA's to progress completion of the project in totality is therefore a staged commitment. Despite the owner having a clear intent to future development of the site, it is essential that a level of confidence concerning the preferred (concept) development outcome sought is established to provide a reasonable degree of certainty.

Given these circumstances, the proposal is submitted as a Concept DA at this stage.

3.2 A Master Plan including a concept plan of subdivision has been prepared which demonstrates that Lot 35 is suitable for an iconic gateway tourist development (spa hotel), mixed-use precinct, terrace homes and dwelling houses. The spa hotel will provide facilities such as sauna, fitness facilities, yoga sessions, health-related educational classes, small scale conference rooms, holistic therapies and group specialty exercise events. In-room spa and healing treatments, massages and facial improvement options may also be offered by a number of specialists in the field on a personal basis. The hotel will allow guests to relax and rejuvenate within an exceptionally beautiful, pleasant mountain environment and with outstanding views. The hotel will be complemented by an adjacent mixed-use precinct that will provide a range of retail/business uses and upper floor residential apartments in a village atmosphere. The hotel/mixed-use precincts will also be surrounded by attractive terrace homes with a “sub-alpine” character and a low density detached dwelling residential precinct situated closer to Talbingo Village. Future development will be implemented in a manner which is environmentally sound and will be responsive to site planning opportunities and constraints. A primary objective is to enhance the unique landscape character of the Village of Talbingo. The Masterplan together with future detailed staged development applications will illustrate this approach.

4.0 Pre-lodgement Discussions with Snowy Valleys Council

A meeting was held on **Tuesday 4th May 2021** with SVC representatives and the Architect, Planner and representatives of Ironstone Developments and Kele Property Group. Council was supportive of the general concept proposed.

5.0 Associated Supporting Documentation

See **Annexure** for a listing of data sets provided/to be provided in support of this Concept Development Application to supplement statutory assessment details provided in this Statement of Environmental Effects:

6.0 Project Vision

6.1 The proposed development is for an iconic tourist (spa hotel) facility, mixed uses and multi-unit (terrace home) development together with detached dwellings comprising an overall Master Planned development. The “spa hotel and mixed use/residential precincts” comprise well-designed, environmentally responsible and sustainable buildings. The terrace homes will have a “sub-alpine” character with steeply sloping roofs enclosing living spaces.

Redevelopment of the site employing a Master Planned approach will realise the following objectives:

- Generate economic activity and population growth in Talbingo
- Create a sense of place by implementing a master planned approach for what is a key site.
- Establish an appropriate building height and density of development which protects the amenity of nearby land uses and complements the existing and future character of Talbingo.
- Provide high-quality development outcomes within walking distance of the Village Centre and local schools, shops and parks;
- Create a vibrant, village atmosphere with the spa hotel and retail uses offering a mix of retail, dining, activities, and car parking all in one convenient location.
- Provide employment and a range of dwelling types in an accessible location.

7.0 Site Description and Surrounding Locality

7.1 Site Description

Lot 35 has a total area of 15.25 hectares . The site is an irregular parcel of land with moderately undulating terrain with ground levels falling towards Miles Franklin Drive and the Airport. There are panoramic 180-degree views from the site towards the Jounama Pondage.

The previous use of the greater part of Lot 35 was for temporary accommodation and workshops in conjunction with establishment of the Snowy Mountains Scheme. Although these buildings have since been removed, remnants of former access roads and building foundations/platforms can still be found.

The subject lot is cleared with existing predominantly grassed vegetation and scattered remnant native trees persisting in the vicinity of established overland flow paths (see aerial photograph and indicative site planning layout images below for further clarification).



Figure 3

Aerial
Photograph
Source: Google

The Site (Lot
35)

7.2 Existing Land Use Context

The subject land is currently vacant and used for light cattle grazing. To the north-east is Talbingo Village where existing residential development comprises primarily detached homes. A range of holiday accommodation options (caravan park, self-contained units and lodges) is available. To the north- west is Talbingo Airstrip + Jounama Pondage and further to the north-east Talbingo Shopping Centre. Open grazing land lies to the east and south-east (See Aerial photograph above).

Talbingo Village has a small shopping centre (general store, post office, café and bottle shop), service station, motel, country club and school.

Adjoining the site to the north west (opposite side of Spicer Street) is the Talbingo Mountain Retreat (holiday accommodation). Opposite the site to the south-east is a large area of Public Open Space accessing the Tumut River foreshore.

The Village shopping centre is approximately 350 metres distant from the site and can easily be accessed via Whitty Street (4-minute walking distance).

8.0 Concept Masterplan + Landscape Concept

8.1 This concept master planned proposal has been carefully designed to optimise site opportunities within these sensitive rural surroundings. Conserving the amenity of existing development on the surrounding land has been carefully considered as part of the site planning process.

The Master Plan (site master plan shown below) conceptually illustrates the manner in which it is envisaged that the western part of the Village will be developed. The concept design uses a Master Planning Precinct Methodology to:

- Establish a logical land use pattern across various parts of the site based on site analysis, built form and proposed land use.

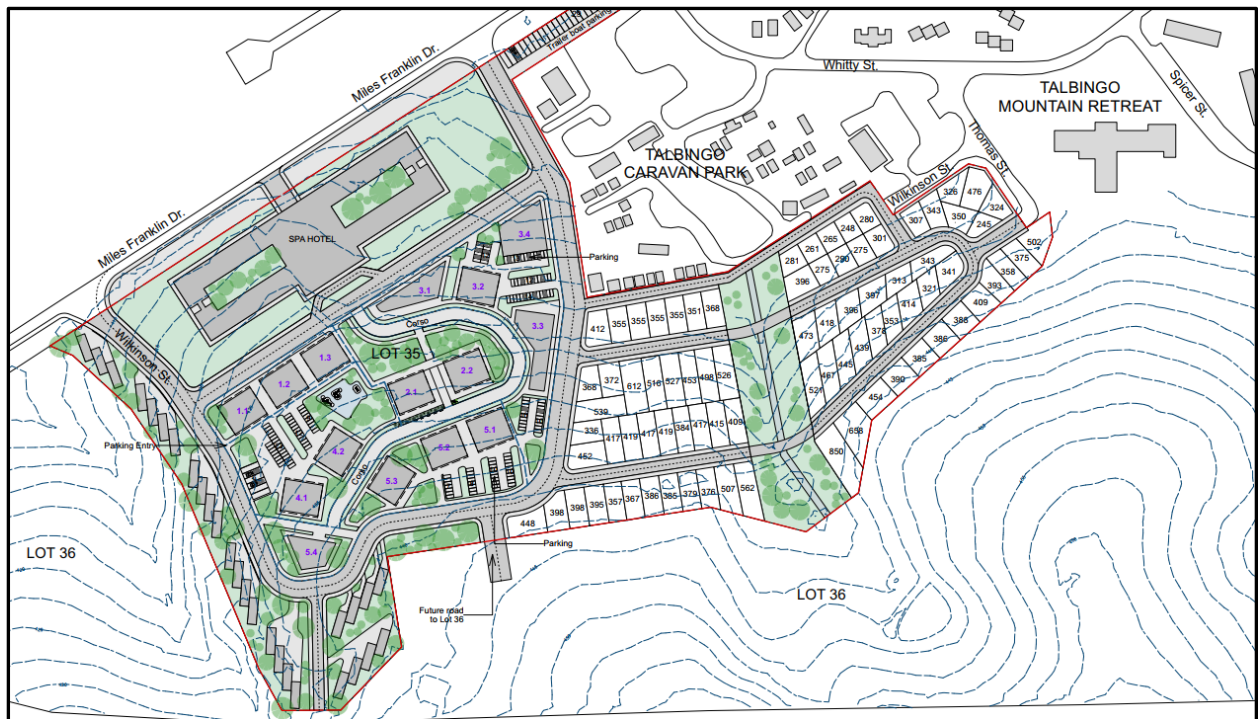


Figure 4. Proposed Concept Site Master Plan.

- Approach the overall design of the site from an urban design perspective, sensitively integrating tourist (spa hotel) accommodation with low and medium density residential developments;
- Provide tourist facilities including a hotel and vibrant mixed-use precinct which together with the “signature” spa hotel will offer a mix of retail, dining, activities, and car parking located within an accessible, convenient location.
- A mix of dwelling types and sizes to be provided to assist housing choice, create employment opportunities and provide a “go to” destination for state and interstate visitors.
- Establish a modest yet feasible scale of for an iconic tourist hotel, (refer to Masterplan + SVC DCP 2019 and Site-Specific Development Control Plan(SSDCP) with carparking in basements/semi-basements utilising the fall of land rather than full basement construction.
- Maximum 2 levels only will apply to the detached dwelling component + 3 levels only for terrace homes and for shop-top housing.
- Responds positively to the configuration and topography of the site by locating building footprints as shown on Plan No. PL01 (Proposed Site Master Plan) in Council adopted LSPS. The

proposed development will seamlessly “connect” with the existing village with linkages to established infrastructure and community facilities;

- Maximise solar access to individual apartments and dwellings and to ground floor public and private open space employing environmentally sustainable design principles (the proposal takes advantage of the northerly aspect for sun access and views).
- Create active street edges due to careful placement of structures.
- Enable the creation of extensive areas of private and public open spaces including a “green spine” to be dedicated to Council as public open space following an existing water course traversing the centre of the proposed the low-density detached dwelling precinct. This offers soft landscaping and allows enhanced water retention and recycling, stormwater management and increased site biodiversity. It also establishes an open space and landscape character which preserves existing features and focuses primarily on providing open space on private land so as to minimise costs to the community;
- Respond appropriately to the surrounding land use context by providing substantial building setbacks which are further “buffered” physically from adjoining development and open grazing lands by proposed local roads.
- Provide a “template” for the extension of utility services which exist on adjoining land.
- Provide high levels of permeability within and external to the site. For example. the concept proposals:
 - (a) provide public and private open spaces situated adjacent to and between buildings (each larger area of open space will be designed with a specific function and hierarchy; and,
 - (b) establish built forms configured/located around an ordered structure of local roads and pedestrian paths to create through-site movement linkages, thereby encouraging both north-east and south west movements
 - (c) create a logical network for vehicular and pedestrian access within the subdivision, and to/from the existing Village;

The proposal is consistent with Council’s current Planning Policies, the Tumut LEP and Snowy Valleys DCP 2019 . It also meets the objectives of the “Master Plan Talbingo and Yarrangobilly Mountain Bike Trail Network” as referred to in Parts 1 & 2 of this document.

Note: A “Residential Estate Masterplan” for Lot 35 and adjacent Lot 36 was previously lodged with Council (Kele Property Group NSW and Urban Link/Prescott Architects) in 2006. This referenced the “Talbingo Planning Study” originally carried out in 1979. It is understood that this “Estate Masterplan” was approved by Council and that the currently endorsed Urban Structure Plan for Talbingo, including the establishment of the RU5 Rural Village Zone, are outcomes that were informed by the Planning Study and subsequent Masterplan recommendations. The current Concept Masterplan proposal aligns with broadly with the findings of these previous studies and concurrently acknowledges recently updated planning controls adopted by Council.

8.2 Key features of the Concept Development Proposals

New buildings and accommodating a mix of land use activities, including:

- Proposed hotel development offering a range of health-related improvement options and associated and visitor accommodation. (see Parts 1-2 of this Statement)
- Mixed Use retail and residential precinct adjacent to Hotel – approx. 14000m2 GFA
- Terrace homes development (residential only)
- Detached Dwellings (residential only) – approx. 31,500m2 GFA
- Public Open Space – approx. 50,000m2. (various parcels) Private/Public
- Car parking and service areas for Boat Trailers. Larger parking spaces located adjacent to proposed tourist accommodation facility and residential properties. Proposed parking numbers provide sufficient capacity to accommodate all existing and future land use activities as specified in Council's DCP.
- New access roads and pedestrian paths proposed. Primary pedestrian and vehicular access to the proposed tourist facility and residential areas will be via local access roads connecting with Miles Franklin Drive.
- Private open space provided for residents and visitors to the Hotel Tourist Facility and Mixed Use.
- Publicly accessible open space including a through-site pedestrian connections complemented by landscaping and outdoor furniture. Together with local road connections and internal footpaths this will activate the public domain and improve safety, creating surveillance of public areas.

Note: The Concept Proposal does not seek to establish a specific floor space ratio or building height, rather, it indicates general massing of buildings and their disposition within the site together with an indicative subdivision layout as the primary focus. More detailed built-form design information will be included in future detailed development applications following Concept DA approval.

9.0 Concept Subdivision Plan

A concept subdivision plan is provided as part of the Masterplan documentation. The proposal shows lot configurations for lots proposed to be developed for a Spa Hotel, mixed use development and for multi-unit dwelling/detached homes. The Concept Subdivision Plan demonstrates that the minimum residential lot size/frontage planning provisions specified in Council's LEP and in SVCDP 2019 applicable to residential subdivisions can be complied with.

The overall concept subdivision layout is to be considered in conjunction with associated proposals for Public Open Space, Traffic and Pedestrian Access and built form. Permanent vehicular and pedestrian access to all developed areas across Lot 35 will be provided by means of roads to be constructed and dedicated to Council..

Note: Subdivision is considered the most logical initial development stage envisaged to be addressed “upfront” in a future more detailed development application given that it is associated with augmentation of existing utility capacities and provision of necessary road/pedestrian access.

10.0 Statutory Planning Assessment

An assessment of the proposal has been made against the relevant statutory controls and environmental planning instruments (EPIs) applicable to the site. These include:

- State Environmental Planning Policy 65 – Design Quality of Residential Flat Buildings (SEPP 65) and Apartment Design Guide (ADG).
- State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55).
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
- Tumut Local Environmental Plan 2012 (TLEP 2012).

- Snowy Valleys Council Development Control Plan 2019 (SVDCP 2019).

(a) State Environmental Planning Policy 65 – Design Quality of Residential Flat Buildings & Apartment Design Guide

Specifies Design principles and requirements for apartments including apartments in mixed use developments.

Response: The proposed concept development includes buildings which are shop top housing and multi dwelling housing comprising terrace homes. SEPP 65 and the NSW Apartment Design Guide (ADG) are applicable. A preliminary assessment of the proposed (shop-top) apartment layouts against relevant SEPP 65 Design Quality Principles and design criteria as specified in the Apartment Design Guide (ADG) in the SEPP is provided with the Masterplan. The assessment (prepared by Robert Harwood - registered architect) demonstrates that these components of the proposal meet the design principles/criteria contained in SEPP65 and the NSW Apartment Design Guide. It is recognised however, to note that any concept approval does not authorise any physical works. A more detailed ADG compliance assessment can be made as part of consideration of the future detailed DA's when lodged.

(b) State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55)

State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) aims to promote the remediation of contaminated land for the purpose of reducing the risks of harm to human health or any other aspect of the environment by identifying what remediation work requires consent, and requiring that remediation work meets certain standards for the proposed use. Clause 7 of SEPP 55 specifies that a consent authority must not consent to the carrying out of any development on land unless it has considered whether land is contaminated and, if the land is contaminated, that it is satisfied that the land is or can be made suitable for the proposed development.

Response: The proposal is a concept development application and does not seek approval for construction, buildings, subdivision or related infrastructure. The site is not listed as “contaminated” land on Council’s data base or in NSW EPA Contaminated Lands Records. Given the historic use of the land for grazing and temporary housing only, there are no concerns relating to potential site contamination. However, a preliminary site contamination report has been prepared which confirms that no contamination exists on this site necessitating remediation. More detailed site investigation/remediation investigations will be undertaken as part of the development assessment process associated with future staged development applications.

(c) State Environmental Planning Policy (Building Sustainability Index: Basix) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 aims to ensure that new residential development within New South Wales (including apartments provided within mixed use developments) is designed and constructed to minimise water and energy usage. These requirements will be complied with and validated via BASIX assessment reports submitted with future DA's.

(d) Tumut Local Environmental Plan 2012 (TLEP 2012)

Overview:

TLEP 2012 is the relevant local environmental planning instrument and prescribes land use zoning and applicable development standards for this site. Lot 35, DP878862 is within in Zone RU5 (Village Zone). The RU5 zone is a highly flexible land use zone aimed at promoting a wide range of appropriate development outcomes and land uses. The future development and subdivision of this land as currently proposed specifically aligns with the specific objectives of the Tumut LEP applicable to the RU5 Zone. The proposed (concept) master planned development and concept subdivision plan are permissible with consent of Council. The proposal also broadly aligns with Council’s current Development Control Plan.

(i) The broad aims of the TLEP 2012 are as follows (**emphasis** added):

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

- (a) to protect the agricultural production of rural land, particularly where land is designated as being of prime crop and pasture potential,*
- (b) to provide for the continued needs of tourism,*
- (c) to encourage the provision of employment opportunities for local residents,*
- (d) to provide a variety of residential environments to cater for differing lifestyles and needs,*
- (e) to promote and enhance the viability of existing commercial and industrial centres within Tumut,*
- (f) to recognise the financial constraints likely to be encountered by the Council in the provision, maintenance and augmentation of additional and existing services required for an expanding and relocating population,*
- (g) to ensure that the Council gives due regard to the effect of natural hazards upon development,*
- (h) to protect environmentally sensitive land and important fauna and flora habitat,*
- (i) to protect, conserve and enhance Tumut's rich indigenous and non-indigenous cultural heritage*

Response: The proposal satisfies the relevant Aims of TLEP 2012. It will enhance tourism, increase the range of services and create long and short-term employment which will assist the long-term viability of businesses in Talbingo Village. It will also facilitate infrastructure provision at no cost to Council. Cultural heritage and fauna/flora are not adversely affected by these proposals.

Key matters for compliance considerations under the TLEP 2012 are addressed in the following sections and include:

- Land use zoning objectives and permissibility (Clause 2.3)
- Heritage Conservation (Clause 5.10)
- Subdivision – consent requirements (Clause 2.6)

(ii) Zone objectives and Land Use Table (Clause 2.3)

The site is zoned **RU5 Village** (see TLEP Zoning Map Extract at Figure 5 below).

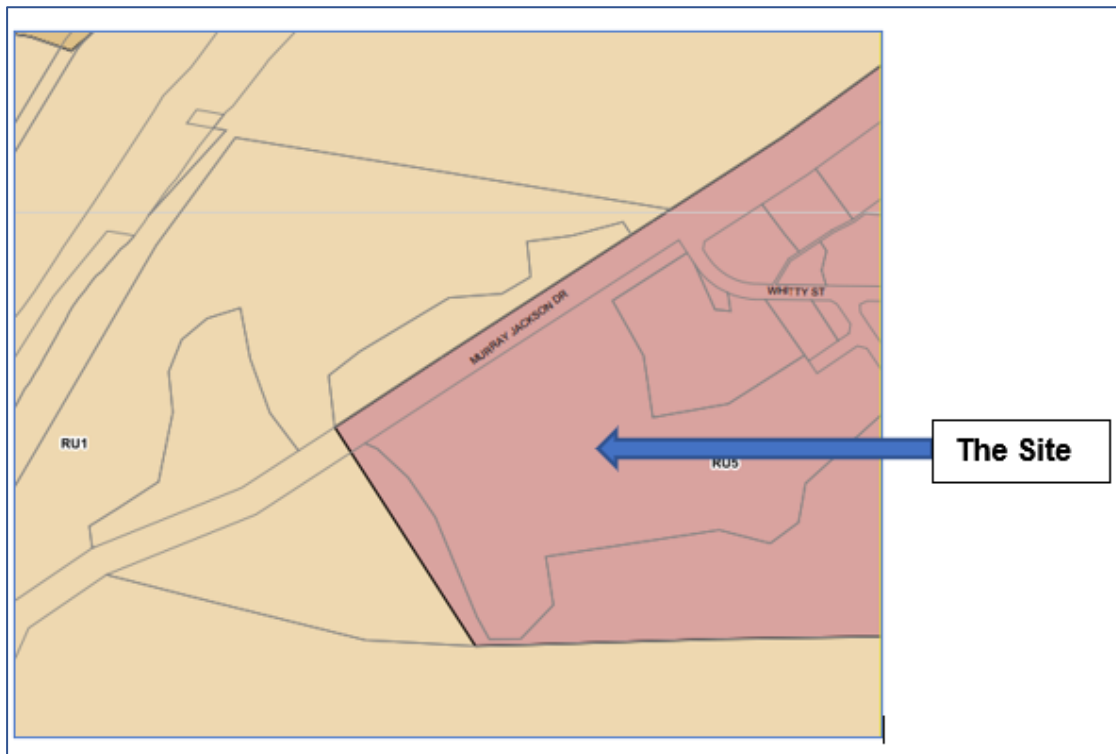


Figure 5 - Land Use Zoning under TLEP 2012. (RU5 Village zone applies)

Land Use Table - RU5 Village - Objectives of Zone:

The primary TLEP 2012 objective for the RU5 Village zone (primary objective) is as follows:

- *To provide for a range of land uses, services and facilities that are associated with a rural village*

Response:

The proposed concept development proposal satisfies the RU5 Village zone objectives because it:

- a) augments the range of residential and business uses which are compatible with, and which will complement existing Talbingo Village land uses.
- b) is centrally located close to the centre of Talbingo Village, providing future residents and visitors with excellent access to local facilities and services.
- c) assists in providing future permanent employment opportunities consistent with uses permitted within the RU5 Zone

(iii) RU5 Zone – Land Use Table

Permitted land uses within the **RU5 Village Zone** are as follows (emphasis added where directly or indirectly relevant to the proposed development):

Centre-based childcare facilities; Community facilities; Dwelling houses; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4.

Response: The proposed residential and business uses, including subdivision of land are all permitted by default (with consent) within the RU5 Village zone.

(iv) Subdivision- consent requirements (Clause 2.6) – This Clause States as follows:

(1) Land to which this Plan applies may be subdivided, but only with development consent.

Response: Development consent will be sought for subdivision.

(v) Principal Development Standards

(a) Minimum Subdivision Lot Size (Clause 4.1)

The TLEP 2012 (Mapped) minimum lot size for residential sites within the RU5 Zone is **225m²**.

Response: All proposed allotment sizes for detached dwellings comfortably exceed the required minimum lot size area specified.

(vi) Heritage Conservation (Clause 5.10)

The nearest listed/mapped items are two (2) locally listed items (Item Nos. 144 and 145 in TLEP 2012) in Lampe Street :

<i>Orana Lodge</i>	<i>45 Lampe Street</i>	<i>Lot 1, DP 238761</i>
<i>Talbingo Shopping Centre</i>	<i>49 Lampe Street</i>	<i>Lots 9–21, DP 238761</i>

Response: All proposed structures are some distance from these listed properties and are visually and physically separated from them by Talbingo Caravan park and roads. The proposals will not detract from the heritage significance of these local items. The proposal will have no impact on views to these heritage items from the public domain. However, it has been recognised that the land has some historic significance and a European and Indigenous Heritage Assessment has therefore been undertaken to provide information and recommendations to ensure that any items are identified and treated appropriately.

(vii) Part 6 - Additional Local Provisions.

Part 6 of TLEP2012 requires that consideration must be provided to the following:

(a) Cl.6.1 Earthworks

Clause requires consent for earthworks unless in association with an approved development.

Response: Any earthworks will be ancillary to proposed future development. Prior operational Development Consent will be necessary for these works. Excavation will be limited to what is necessary to construct the development including basement car parking and adjustment of levels to allow for accessibility. A Construction Certificate will detail proposed excavation methodologies, supporting structures and compliance with the National Construction Code when at that stage. Refer also to the attached Geotechnical Report.

(b) Cl.6.2 Flood planning

Clause requires consideration of flooding issues within Flood Planning Areas.

Response: Relevant TLEP 2012 Maps indicate that the land is not identified on Council's Flood Planning Map. However, the land has natural drainage lines and a preliminary flood study was undertaken to

demonstrate that the proposed lots will not be affected by flooding. The design of the low-density residential component considers the natural watercourse that runs through to the Caravan Park to be accommodated in further design development stages.

(c) Cl. 6.11 Essential Services

Requires that essential services be provided in conjunction with developments.

Response: The proposal is “concept” only at this stage to establish whether the proposal can be progressed further. Future more precise development applications will include details of proposed infrastructure. Provision of essential utilities, including new roads etc. can be a condition of development consent and required to be detailed on approved construction certificates. A “Site Services” report will identify that necessary utilities can be provide to service the development.

11.0 Snowy Valleys Council Development Control Plan 2019 (SVDCP 2019)

11.1 A summary of the proposal's consistency with relevant parts of SVDCP 2019 applicable to commercial development and multi- dwelling housing is provided in **Table 1** below. The assessment demonstrates that the proposal is generally consistent with relevant controls and those specified in the Site-Specific Development Control Plan.

A **Site-Specific Development Control Plan (SSDCP) (Amendment to SVC DCP 2019)** is submitted with the Concept Development Application/Masterplan. Unless otherwise varied as detailed the amending SSDCP, development should be designed and constructed generally in accordance with the provisions of the Snowy Valleys DCP 2019 (as amended). In the event of any inconsistency between this Section and the relevant provisions of Snowy Valleys DCP 2019, the development and land use controls specified in the SSDCP prevail to the extent of any inconsistency.

Table 1: SVDCP 2019 Assessment:

Requirements Applying to all Types of Development (refer also to site Specific Development Control Plan for additional/complementary controls)			
Topic	DCP Control(s)	Comment	Complies ?
1.1 DCP Objectives	Part 1.2 Lists general design and planning principles which will help achieve a high standard of development	The concept proposal responds positively to each of these principles.	√
1.4 Strategic Links	Important Themes which have guided content of SVCDCP 2019	“Growth through innovation” (Theme 2) is particularly relevant and is adequately addressed in this proposal. The land use objectives detailed in the Tumut LEP + Council's adopted LSPS (2020) are fully aligned with.	√
3.2.1 Vehicle Access Standards	Vehicle access to all development is to be designed to be safe.	See below	√

	<p>Adequate sight distance, in each direction, is to be provided for any internal site/property access road. Internal access roads will join any public road at 90 degrees (where practical or within plus or minus 15 degrees) and entrances are to be located so vehicles do not queue onto the public road.</p> <p>The type of access for a particular development will be determined by Council and will take into consideration factors such as fall, drainage, traffic vision and specific site conditions.</p> <p>Note: Approval for access on Council public roads requires approval under the Roads Act 1993.</p>	<p>A Traffic and Parking Study is to be included with the Concept Masterplan. This indicates compliance can be achieved for the land uses proposed.</p>	<p>√</p> <p>Meets the standards or objectives of the relevant controls</p>
3.2.2 Bushfire	Comply with the relevant NSW Rural Fire Service Planning for Bushfire Protection Guidelines.	Refer to Bushfire Assessment Report recommendations which will be complied with.	√
3.2.3 Car Parking	Specifies Car Parking requirements and layouts required	Refer to Traffic and Car Parking report which indicates compliance can be achieved for all uses proposed as part of future DA processes.	√
3.2.4 Construction Over Council Land and Services	Requires approval for any constructions on Council property	This will be complied with.	√
3.2.6 Cut and Fill	Requires site plan detailing proposals	This requirement will be complied with. Refer also to SSDCP amendment.	√
3.2.7 Demolition 3.2.8 Development near Electrical Easements 3.2.9 Erosion and Sediment Control	<p>Specifies requirements for proposals that initiate these types of activities</p> <p>Specifies requirements for proposals that initiate these types of requirements</p>	<p>All of these requirements can be complied with. Refer also to SSDCP amendment to SVCDCP 2019. Further detailed drawings demonstrating compliance will be provided with staged DA's.</p>	<p>√</p> <p>√</p>
3.2.10 Flooding	Specifies requirements for development on land liable to flooding	The land is not flood prone. However, a preliminary report has been prepared for Council's information.	√
3.2.11	Specifies requirements for development impacting on heritage areas or items.	No heritage items are affected – Refer to comments in SEE and SSDCP	√
3.2.12 Landscaping	Specifies requirements for Landscape design	Complies - Refer to Landscape Concept Plan	√
3.2.13 On-site Wastewater Management	Specifies requirements for on-site wastewater disposal	Development can be connected to reticulated sewerage system	√

		for wastewater disposal. Refer to Services Report.	
3.2.14.1 Sewerage	Specifies requirements for sewage disposal	Development will be connected to a reticulated sewerage system. Refer to Services Report.	√
3.2.14.2 Water supply	Specifies requirements for Water supply	Development will be connected to the reticulated town water supply. Refer to Services Report.	√
3.2.14.3 Electricity	Requires electricity supply for developments	Existing grid can be extended given location of property. Refer to Services Report.	√
3.2.14.4 Telecommunications	Development must be provided with access to the telecommunications network	This requirement can be achieved given location of property within village zone. Refer to Services Report.	√
3.2.15 Retaining Walls	Specifies requirements for larger retaining walls	This requirement will be achieved and will be further demonstrated in future staged DA's. Refer to SSDCP amendment.	√
3.2.17 Stormwater/roof Water Management	Specifies requirements for stormwater disposal	Stormwater, roof water and rainwater tank overflow can be collected and disposed of (under gravity) directly to a road or street. Refer to Stormwater Management report and SSDCP amendment.	√
4.3 BASIX	Flags "BASIX" requirements	BASIX reports will be included in future staged DA's.	√
4.5 Dwelling Houses in Residential and Village Zones	Provides a range of site development controls relating to dwelling houses in the RU5 Village Zone	All requirements in SVCDP2019 will be complied with. Allotment sizes for dwellings and frontages exceed Council's minimum requirements. Refer to Masterplan for indicative subdivision layouts and floor plans.	√
4.5.1 – 4.10.6 Various controls relating to Building Design and function- Dwelling Houses in Residential and Village Zones	Specifies requirements for residential (single dwelling and dual occupancy) designs including services etc	These requirements can be met. Refer to Masterplan for indicative subdivision layouts and floor plans Further (complying) details will be provided in future detailed development applications for Council compliance assessment. Note: Dual Occupancy development is not proposed.	√ Meets the standards or objectives of the relevant controls
4.10.8 Subdivision	Specifies minimum (Torrens) lot size requirements for detached dwellings	Lot Sizes for detached dwellings comply with TLEP 2012 and SVCDP2019 requirements	√
4.11.1 -4.11.20 Multi-Dwelling Housing	Specifies a number of development requirements for "multi-dwelling" housing	Concept DA and Masterplan proposes "multi - dwelling housing" (terrace homes) on part of the site. Refer to Masterplan for details including 3D rendered images.	√ Meets the standards or objectives of the relevant controls. Refer to SSDCP.

4.11.1 -4.11.20 Multi-Dwelling Housing		<p>The multi - dwelling housing component of the development</p> <p>will comply with the NSW ADG and applicable Council development controls (as proposed to be amended by the SSDCP).</p> <p>Developments can be further assessed for compliance with SVC DCP2019 and the SSDCP as part of the detailed development assessment process for staged DA's following Concept Masterplan/Concept DA Approvals.</p>	<p>√</p> <p>Meets the standards or objectives of the relevant controls. Refer to SSDCP.</p>
5.1- 5.3.15 Commercial development (permitted with consent in the RU5 Village Zone).	<p>Various development standards applicable to this type of development including building height/setbacks .</p>	<p>The spa hotel/mixed use development layout plans proposed demonstrate that these requirements can be complied with. This will be further demonstrated in future detailed development applications. Refer also to SSDCP</p> <p>Accessible car parking will be provided and external car parking areas will be landscaped. Basement/semi basement parking primarily screened from external viewpoints will be provided and designed to comply with SVCDP requirements</p>	<p>√</p> <p>Meets the standards or objectives of the relevant controls. Refer to SSDCP.</p>
5.3.16 Shop Top Housing	<p>Various development standards specified in relation to shop top housing.</p> <p>These include:</p> <ul style="list-style-type: none"> • Building Design • FSR (Maximum 2:1) • Setbacks • Solar access and Privacy Private Open Space 	<p>Mixed use development is proposed to create a . "village" atmosphere offering a mix of retail, dining, activities, and car parking all in one convenient location.</p> <p>Refer to concept Masterplan documentation for details of specific proposals relating to Shop Top Housing (layout and development standards) which demonstrate compliance with SVCDP 2019 and SSDCP. controls.</p>	<p>√</p> <p>Meets the standards or objectives of the relevant controls. Refer to SSDCP.</p>

5.3.16 Shop Top Housing (cont.)		<p>Noting proposed lot sizes and the relatively low scale of buildings proposed within the mixed-use precinct, Council's specified DCP controls relating to FSR and solar access can be met. See also SSDCP. Controls and conceptual ADG assessment.</p> <p>More detailed building design solutions for the mixed-use precinct will be lodged with future Development applications.</p> <p>Note: A "new" streetscape character is to be created some distance from established development in Talbingo. A consistent built form character and appropriate building setbacks are proposed.</p>	<p>√</p> <p>Meets the standards or objectives of the relevant controls. Refer to SSDCP.</p>
5.3.18 Stormwater Management	Various development standards applicable to this type of development.	Refer to Stormwater Management Concept Plan.	<p>√</p> <p>Meets the standards or objectives of the relevant controls</p>
5.3.19 Waste Management	Various development standards applicable to this type of development.	Refer to specific controls in SSDCP amendment. Detailed compliance with these requirements will be demonstrated in future staged DA's.	<p>√</p> <p>Meets the standards or objectives of the relevant controls</p>
7.0 Heritage	N/A	No heritage items are impacted by the proposals (see comment in SEE document)	<p>√</p>
	Talbingo Preferred Land Use Policy.	The proposal is permitted with consent in the RU5 Village Zone. The location of the Spa Hotel aligns with Council's preferred land use policy (refer to current LSPS proposals) which identify the site within an "urban footprint" suitable for development permitted within the RU5 Zone including tourist related development.	<p>√</p> <p>Meets the standards or objectives of the relevant controls</p>
	Building Design maximum Building height above NGL 7.2 metres (control applies to all of Talbingo)	<p>Detached dwelling heights will not exceed 8.5 metres.</p> <p>The hotel, mixed-use and terrace home components of the development are designed to comply with the objectives and controls specified in SVCDCP 2019 and as amended by</p>	<p>√</p> <p>Meets the standards or objectives of the relevant controls. Refer to SSDCP.</p>

<p>8.0 Locality based controls (Talbingo)</p>	<p>Building Design maximum Building height above NGL 7.2 metres (control applies to all of Talbingo)</p>	<p>SSDCP amendment controls noting the following:</p> <ul style="list-style-type: none"> • A “generic” 7.2 metre height limit for “all structures” is problematic as it diametrically conflicts with other carefully specified building height controls in SVCDP 2019 relating to specific land uses. <p>Refer to explanatory information in Part 2.2 of SSDCP amendment (if a 7.2 metre height limit is strictly applied mist new development overall would not be practical/viable and could not proceed).</p> <ul style="list-style-type: none"> • The tourist hotel building, mixed-use shop-top precinct and terrace home components are positioned at the lower parts of the site against a backdrop of progressively higher land. This means that the (taller) hotel, mixed-use buildings and terrace homes will not significantly project above the skyline and present a low, unobtrusive building profile viewed from the public and private domain. • The location design, and scale of these buildings is specifically intended to conserve the landscape quality of Talbingo. Refer to 3D imaging in Masterplan. • Adequate solar access can be maintained to adjoining lands in the vicinity; • The Spa Hotel building and adjacent mixed-use (shop top) buildings together with adjacent terrace homes will “step” appropriately in sympathy with the topography of the site. Ground floor car parking will be fully/partly excavated and <p>will be unobtrusive. Refer to 3D Masterplan imaging.</p>	<p>√</p> <p>Meets the standards or objectives of the relevant controls</p>
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<p>8.0 Locality based controls (Talbingo) cont.</p>	<p>Building Design - maximum permitted Building height above NGL 7.2 metres</p>	<ul style="list-style-type: none"> • The proposed developments overall will have minimal environmental impact and do not represent an overdevelopment of the site. No adverse amenity impacts are anticipated. • The spa hotel building will “buffer” shop top housing and other (residential) properties both visually and acoustically from Miles Franklin highway and create an “iconic” built form element marking the “Gateway” to Talbingo. Refer to specific controls for the hotel in SSDCP which limit building height and prescribe minimum building setbacks. • The proposed terrace home building heights (maximum 11.5 metres) are acceptable. They are architecturally designed and incorporate a “room in the roof” approach including a steeply sloping pitched roof to achieve a distinct “sub-alpine” character. The terrace homes are relatively modest in scale and lower than originally proposed RFB’s. • The terrace homes “step” to align with the site’s topography and as a consequence are relatively low in scale. • • The terrace home component will have minimal environmental impact (it is contained or “nestled” within a specific area and is physically separated from the proposed detached dwelling precinct). These homes will have a low, unobtrusive building profile viewed from the public and private domain. • The mixed use/shop top housing will not exceed 3 levels as specified in SVCDP 2019 	<p>√</p> <p>Meets the standards or objectives of the relevant controls</p>
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<p>8.0 Locality based controls (Talbingo) cont.</p>	<p>Building Design - Maximum permitted Building height above NGL 7.2 metres (DCP control)</p>	<ul style="list-style-type: none"> Adequate solar access will be maintained to proposed adjoining detached dwellings terrace homes and shop-top apartments . The provisions of the NSW Apartment Design Guide applicable to apartments in mixed use developments and to multi-unit dwellings (terrace homes) will be complied with.- Refer to ADG assessment. The development as a whole will not adversely impact existing dwellings within the Talbingo Village (which are some distance from this site) in terms of overshadowing or scale, nor will the proposed buildings create unacceptable built form outcomes which diminish the “low scale” character and ambience of the existing village. Assuming Council wishes to increase housing choice and augment tourist accommodation as currently stated in supporting Strategic Planning documents, a degree of terrace home development (in lieu of residential flat buildings) and apartments provided as part of modestly scaled shop top housing together with carefully designed spa hotel accommodation is desirable. 	<p>√</p> <p>Meets the standards or objectives of the relevant controls</p>
	<p>-----</p> <p>Building Materials</p>	<p>Building materials , colours and finishes have been outlined in the Design Guidelines of the Concept Masterplan for each class of building. Finishes will have a “sub-alpine” theme sympathetic to local character.</p>	
	<p>Advertising signage requirements</p>	<p>Any signs to be placed on the hotel structure will be fully detailed for Council’s consideration in a future Development application.</p>	

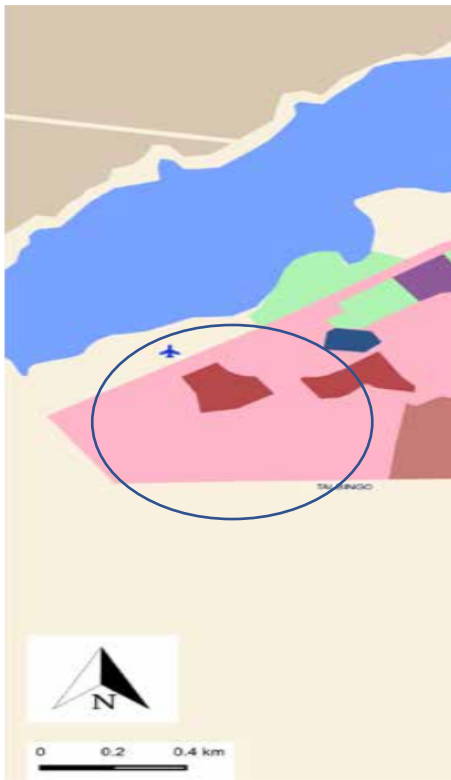
	Landscaping	<p>Refer to Concept Masterplan and Landscaping plan. A “sympathetic landscape profile”</p> <p>relevant to existing Talbingo landscapes and local flora will be established. The landscape appearance of this disturbed site will be markedly improved following revegetation.</p>	<p>√</p> <p>Meets the standards or objectives of the relevant controls</p>
	Archaeological/heritage significance to be considered	Refer to expert report.	
9.0 Subdivision	<p>Specifies following requirements for subdivision design:</p> <ul style="list-style-type: none"> Road layout Lot sizes Open space landscaping/Street Trees 	<p>Refer to Concept Masterplan - The objectives of these controls are achieved</p> <p>Refer to Traffic and Parking Report</p> <p>Detached dwelling lots are compliant with Tumut LEP requirements</p> <p>Extensive landscaping and open space will be provided. See Concept Landscape plan.</p>	<p>√</p> <p>Meets the standards or objectives of the relevant controls</p>

	<ul style="list-style-type: none"> Services Stormwater Management Infill subdivision Smaller lot controls – minimum frontage Commercial and mixed-use sites. 	<p>All necessary services/utilities can be provided. Refer to “Services” Report.</p> <p>Refer to Stormwater Concept Management Plan.</p> <p>The proposed concept subdivision pattern overall is a logical extension of existing Village development.</p> <p>Minimum (concept) lot size frontages comply and are appropriate relative to the size of lots proposed..</p> <p>The commercial /mixed use components of the (concept) development will accommodate adequate areas for building footprints,, vehicle manoeuvring, car parking and landscaping.</p>	<p>√</p> <p>Meets the standards or objectives of the relevant controls</p>
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12.0 Concept Development Strategic Compliance - Snowy Valleys Council Local Strategic Planning Statement (LSPS) 2020 - “Envisage 2040 : Our Path to A Sustainable Future - Spatial Land Use Concepts”. Regional Murray River Plan (RMRP) 2036

LSPS/ RMRP Reference	Action	Response
A5	Encourage seniors housing and medium density development in the form of townhouses, villas and dual occupancies adjacent to the commercial areas of Tumut and Tumbarumba and services and facilities such as educational, community and health facilities.	The proposal will increase housing choice including new forms of housing in Talbingo Village.

A7	Review planning controls for on-site parking for medium density housing considering the demand for adaptable housing given the ageing population and the implications of the numbers of couples only, single parent and lone person households.	The proposal increases housing choice in Talbingo including provision of adaptable and accessible housing and apartments and dwellings suitable for single parents and couples.
A15	Consider the range of tourism related business activities that occur or are prioritised to be established within Snowy Valleys to ensure that planning controls are responsive to innovation and change.	Council has implemented zoning changes that encourage appropriate development within the RU5 Village Zone. The proposal aligns with this objective.
RMRP 2036	Promote tourism opportunities.	The proposals achieve this objective. A spa hotel and a range of specialist services and retail outlets will be provided.
Theme 2 - Growth through innovation. Create employment and boost the local economy.	Encourage sustainable tourism initiatives	The proposals achieve this objective. A range of tourist services + accommodation and retail outlets will be provided.
Theme 2 - Growth through innovation	Provide for opportunities for local employment.	The spa hotel and mixed-use components of the development proposal are innovative and will achieve this objective.

<p>Mapping</p> <p>Talbingo Structure Plan (Page 64 of adopted LSPS -. Preferred Land Use Policy).</p> <p>Identifies land for Tourist related development and provides a Land Use Structure Plan.</p>		<p>The proposal complies with the adopted Council Structure Plan and preferred land use policy which identifies the area within the “urban footprint” suitable for Tourist Related accommodation + residential uses.</p>
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13.0 Environmental Impacts

Note: Please also refer to relevant **APPENDICES**.

Built Form

(a) Spa Hotel

- Although not compliant with the (modest) 7.2 metre height limit specified in part 8.42 of SVCDP 2019 (which diametrically) conflicts with other DCP height limits, the location of the hotel is at a low point in the site with a backdrop of higher land towards the rear. This means that the Spa Hotel will present a low, unobtrusive building profile viewed from the public and private domain. Refer also to proposed controls in proposed SSDCP amendment.
- Adequate solar access is maintained to proposed adjoining residential buildings and adjoining lands in the vicinity;
- The hotel will be an “iconic” built form element marking the “Gateway” to Talbingo.

(a) Mixed Use Development

The mixed-use (shop top housing) buildings are generally consistent with Council’s current DCP height control for commercial developments within the RU5 zone (maximum permitted height is 2-3 storeys for this type of development). Although 3 storeys are not strictly compliant with the (modest) 7.2 metre height limit specified in the SVDCP, this “generic” height restriction for Talbingo as a whole conflicts with the maximum three (3) levels permitted for commercial development in SVCDP 2019 and should be varied.

Additionally:

- *Proposed mixed-use buildings will not project above the skyline and will present a low, unobtrusive building profile viewed from the public and private domain.*
- *Adequate solar access is maintained to proposed adjoining residential buildings and adjoining lands in the vicinity;*
- *The mixed-use retail/residential buildings “step” appropriately to respect the existing topography of the site .Ground floor car parks will be screened or partly excavated.*
- *The proposed commercial developments will have minimal environmental impact and do not represent an overdevelopment of the site given no unreasonable amenity impacts are anticipated.*
- *The mixed-use buildings will not adversely impact existing dwellings within the Talbingo Township (which are located some considerable distance from this site) in terms of overshadowing or scale, nor will these buildings create unacceptable built form outcomes which diminish the character of the township.*
- *A “new” streetscape some distance from established dwellings in the Village is being created.*

(b) Terrace homes

This component of the development is proposed to be a maximum height of approx. 11.5 metres above finished ground level. Although not numerically compliant with the maximum “generic” 7.2 metre height limit specified in the DCP, the proposed height complies with the *objectives* of Council’s planning controls relating to building height because:

- *The terrace homes are relatively low in scale (maximum 3 storeys) with parking under.*
- *The location of these buildings at a lower part of the site with a backdrop of higher land towards the rear means that they will not project above the skyline and will maintain a low, unobtrusive building profile viewed from the public and private domain.*
- *Adequate solar access is maintained to proposed adjoining detached residential buildings and adjoining lands in the vicinity;*
- *The multi-unit housing component will have minimal environmental impact (it is wholly contained or “nestled” within a specific area and separated from the proposed detached dwelling precinct). It does not represent an overdevelopment of the site and no unreasonable amenity impacts are anticipated.*

- *The provisions of the NSW Apartment Design Guide applicable to residential flat buildings can be fully complied with.*
- *The buildings will not adversely impact existing dwellings within the Talbingo Township (which are some considerable distance from this site) in terms of overshadowing or scale, nor will the terrace homes create unacceptable built form outcomes which diminish the character of the township.*
- *As indicated above, a “new” streetscape some distance from established dwellings in the Village is being created.*

(c) Detached Dwellings

Dwellings are arranged around a central green “spine” (around the existing water course) which will become public open space and are serviced by new access roads. The orientation and internal layouts of dwellings can maximise solar access for living areas and private open space. All lots and lot frontages will exceed Council’s minimum lot size requirements and maximum building heights for dwellings will not exceed 8.5 metres above natural ground level. Dwelling- houses will be of a high architectural standard employing an architectural sub-alpine “theme” consistent with Talbingo’s current and historic development. The design guidelines for dwellings are inspired by 1950-60s modernist architecture and formal civic planning.

(d) Open Space

Areas of existing Public Open Space are located in close proximity to the proposal. Public Open Space nearby in Spicer Street is part of a broad band of Public Open Space. A substantial amount of open space is proposed as part of the proposal. Most will be private land incorporated within residential lots to ensure its on-going maintenance and management. Additional public open space will be provided adjacent to the watercourse which transverses the propose low density dwelling precinct. Contributions for open space in lieu of land dedication may also be considered appropriate by Council if necessary when considering future more detailed operational development applications.

(e) Flora and Fauna

A Flora and Fauna Assessment has been undertaken by Hayes Environmental and is provided with this application

The Report concludes that the lands are considered to be “Cleared/Disturbed”, and no native vegetation community occurs within the study area. A number of existing trees on the site would be retained in open space areas as indicated in the concept Masterplan supplemented by new tree planting. Based on the disturbed nature of the existing groundcover and noting that the shrub and canopy layers have essentially been cleared:

- No threatened plant species would be expected to occur;
- No endangered populations listed under the TSC Act are of relevance to the study area;
- No ecological communities listed under either the TSC Act or the EPBC Act occur in the study area.

(g) Bushfire Protection

Council’s Bushfire maps indicate that some parts of the land are prone to bushfire.

Comment: A Bushfire Protection Assessment has been undertaken by Endorse (Environmental Engineering) and a copy of the Report is provided. The Report notes that the land contains minimal vegetation, comprised of grassland and woodland, and that, within 140 metres of the property boundaries, there is only one distinct vegetation community identified as being a potential bushfire hazard. The Report further concludes that the proposed subdivision will be allowable within the constraints provided in the Bushfire Guidelines, and makes the following comments and recommendation in relation to bushfire protection measures:

- A perimeter Asset Protection Zone (APZ) comprised of 20 metres of managed understorey or managed grasses within the land and to the eastern, southern and south western boundaries. It is proposed by the applicant that this can be conducted on the adjacent Lot 36. No APZ is considered necessary to the north eastern boundary as the existing developments dominate the landscape in this direction.

- To the north, Miles Franklin Drive currently provides a substantial physical bushfire buffer from the grassland hazard that occurs between this road and Jounama Pondage.
- Within the site all areas designated as open space that connect to vegetation beyond the site (typically drainage lines) must be maintained as an Inner Protection Area (IPA).
- The development is considered to have a low fire behaviour category. No specific construction requirements are considered necessary for any of the proposed lots. This is primarily due to the grassland/open woodland style vegetation being the most significant threat to the development.
- Roads are through roads providing good access to vehicles during a bushfire event. Each of the no-through roads are less than 200 metres in length and with the Bushfire Guidelines.
- Fire hydrants must be located such that a tanker can park within a distance serviceable by a 20-metre hose and attack fires using a 60-metre hose and 10 metre jet of water.

In addition to the above general recommendations, the Report also makes specific recommendations for:

- The creation of APZ's for the protection of each Stage of subdivision; and
- The treatment of the IPA's.

The recommendations of the Bushfire Report have been considered in the preparation of the overall Landscape Concept Plan.

(h) Archaeology and European Heritage Issues

An assessment for both European and Indigenous Heritage has been undertaken by Australian Archaeological Survey Consultants Pty Ltd, and a copy of the Report is provided.

The principal aims of this indicative assessment were to:

- Identify any cultural heritage sites or areas which may have been previously recorded in the Study Area;
- Review the available archaeological information for the Study Area; • Carry out a brief field assessment of the proposed development; and
- Develop a set of management procedures for heritage sites and areas of potential archaeological sensitivity identified within the Study Area.

In respect of Indigenous Heritage, the report concludes that undetected surface deposits are very unlikely in the highly disturbed areas of the land, and this would include the majority of the land which was used for bunkhouse and dormitory accommodation as well as workshops associated with the Snowy Mountains Hydro Scheme.

Further, the only significantly large area that appeared to have potential to contain undetected sub-surface archaeological deposits is the westernmost part of the site.

The Aerial Photograph below indicates the extent to which the land has been disturbed.



Fig. 6 Disturbed Landforms

The report makes recommendations for the preliminary work to be supplemented with a more detailed surface survey and a formal heritage assessment to accompany future detailed development applications including proposed subdivision.

(i) Geotechnical Issues

A preliminary Geotechnical Assessment of the land was undertaken by Douglas Partners, and a copy of the Report is to be provided.

In respect of the relevant issues, the Report concludes :

- There are no obvious signs of site contamination;
- Sample testing indicates a low salinity potential; and,
- The majority of the land, including the whole of Stage 1, has been assessed as being of very low to low risk from land instability with 3 smaller areas assessed as being of low to moderate risk.

The preliminary assessment is that the land is **suitable** for development. A more detailed program of soil sampling/testing will be undertaken as part of engineering design and construction certificate applications to be submitted with more detailed subsequent staged development applications.

Utilities

Existing water, sewerage and electricity utilities are available nearby and will be augmented/extended to service Lot 35. Refer to “**Services**” report.

(j) Stormwater

A **Stormwater Management Concept Plan** is provided.

The Plan confirms that the site stormwater can be disposed of in an acceptable, environmentally sensitive manner. The proposed development provides an opportunity to create a modern hotel and residential development with minimal stormwater impacts. For example, simple trash racks and sediment settling ponds will achieve a significant improvement in the water quality of the stormwater runoff from the site. These measures can be provided/detailed further in conjunction with the future DA process.

(k) Flooding

The land is not affected by flooding and is not identified as such in TLEP 2012 Flood Mapping. However, a flood study has been undertaken to determine the extent of stormwater flows within the drainage lines that cross the land. The flood study is provided with this application and demonstrates that flows will be

contained within the drainage corridors and that none of the proposed building areas will be adversely affected.

(l) Acoustics

The land fronts Miles Franklin Drive and, although a Tourist Route, does not carry through traffic (road ends at Tumut 3 Power Station and Talbingo Reservoir 6 km south of Talbingo Village). Other than intermittent traffic noise from heavier vehicles and small aircraft unacceptable sources of noise are unlikely. Residential development will be well set back from Miles Franklin Drive. The Hotel will have acoustic glazing so that guests can opt to have a consistently “quiet” internal environment if they so wish. The spa hotel will also create a substantial physical buffer to reduce noise penetration to proposed mixed use developments and to residences.

(m) Traffic, Parking and Access

Refer to **Traffic and Parking Report**. This (expert) report confirms that the proposed traffic and parking arrangements proposed are acceptable.

(n) Landscape Quality

To be carefully conserved so that the rural village atmosphere is maintained. Refer to previous comments in this statement re, topography, placement/heights of buildings and proposed landscaping. Refer to Landscape Plan.

(n) Summary:

The proposal will not:

- result in any significant alteration to the existing landform/landscape or removal of significant vegetation or fauna. It will conserve existing landscape qualities which make Talbingo unique;
- adversely impact upon existing traffic volumes or movements;
- be at risk from bushfire, flooding or landslip;
- result in an unacceptable increase in stormwater peak discharge flow from the site;
- adversely affect items of European Heritage or Aboriginal Archaeological significance;
- generate an unreasonable demand on utility services;
- create unacceptable acoustic impacts or be adversely affected by external noise.
- result in contamination
- adversely impact existing economic activity in Talbingo Village

(o) Social and Economic Impacts

Refer to separate Economic Analysis report (Hill PDA) which concludes that the proposals will have a beneficial impact on overall economic activity in Talbingo. The proposal will have significant positive social and economic impacts **including arresting population decline**.

It will -

- Generate significant economic activity and promote population growth in Talbingo.
- Increase housing choice and assist in reversing population declines within Snowy Valleys LGA.
- Provide long term employment and add a range of dwelling types for residents and visitors in a highly accessible location.
- Have ongoing positive economic impacts throughout the construction process and thereafter during the operational phases of the proposed residential and commercial land uses.

There are no physical, landscape social or economic constraints to the proposed development.

14.0 Matters for Consideration - Section 4.15 EPA Act 1979 (as amended)

i) Environmental planning instruments

Relevant environmental planning instruments have been addressed in this Statement. The proposal is compliant with the land use and social/economic objectives of the Tumut LEP and preferred land use policy as detailed in Council's adopted (2020) Local Strategic Planning Statement. All proposed uses are permissible within the RU5 Zone.

ii) Draft Environmental planning instruments

There are currently no draft environmental planning instruments applicable to the site.

iii) Planning Agreements

There are no planning agreements relevant to the site

iv) EPA Regulations

The regulations have been considered in preparation and submission requirements relating to this development application.

v) Development Control Plans

The provisions of **SVDCP 2019** are comprehensively addressed in **Part 11.0** of this Statement. The proposal responds appropriately to the provisions of the DCP as evidenced by the detailed data provided in this Statement of Environmental Effects and supporting Concept Master Plan documentation together with supporting expert reports. Further development controls and objectives are provided in a **Site-Specific Development Control Plan** (proposed amendment to SVDCP 2019)..

vi) Likely Impacts of The Development

The relevant impacts of the proposed development are comprehensively addressed as detailed above in this Statement and are considered to be acceptable.

vii) Site Suitability

This site is considered suitable for the proposal and is appropriately zoned. This concept master planned development responds positively to the objectives of Council planning strategies and policies including those detailed in Council's 2020 Local Strategic Planning Statement. The proposal is a permitted land use and if implemented as proposed will create a "gateway" development that will significantly enhance Talbingo's status as a signature "go-to" destination. There are no constraints associated with development of the land and so there is a high degree of confidence that appropriate conditions of consent can address any unforeseen environmental impacts if required.

viii) EPA Regulations

The regulations have been considered in preparation and submission requirements relating to this concept development application.

ix) Any submissions made in accordance with this Act or the regulations

Not applicable at this time

x) Public Interest

The proposal is in the public interest for the following reasons:

The concept proposal is consistent with the objectives of relevant planning controls.

The proposal achieves excellent urban "best practice" design outcomes.

- The concept design has been verified by an architect under SEPP 65. It can comply with the requirements of the Apartment Design Guide (ADG) and responds satisfactorily to the provisions of TLEP 2012 and SVDCP 2019.
- The proposal will "activate" the Miles Franklin Drive frontage and enhance public safety in the area generally through increased surveillance of the public domain.

- The impacts of the proposed development can be easily managed or mitigated and will not adversely affect the public domain.
- There are significant social and economic benefits associated with the proposal (see above).

15.0 Conclusion/Summary

The concept proposals have been assessed in accordance with relevant environmental planning instruments and policies, including specified matters for consideration listed in section 4.15 of the Act. Key planning issues are satisfactorily addressed as outlined in detail within this SEE and Concept Master Plan. The proposals satisfy the aims and objectives of relevant environmental planning instruments, including State Environmental Planning Policies, Tumut Local Environmental Plan 2012 (LEP) and Council's 2020 Local Strategic Planning Statement. The provisions of SVCDP 2019 as amended by the proposed SSDCP can be considered in relation to the concept proposals and considered further in conjunction with the future more detailed development assessment process when staged development (operational) applications are lodged. There are no unacceptable environmental impacts.

Conversely, there are significant social, environmental and economic benefits associated with the Proposals.

Potential environmental outcomes have been assessed in appropriate detail in this Statement, including a carefully considered Master Plan approach, heritage conservation significance, landscaping, visual privacy, acoustics, traffic and amenity impacts. The layout and design of the proposed concept Master Planned development responds sensitively to existing and likely future development within Talbingo Village. Future operational DA's are necessary and need to be approved by Council before any physical works can commence. This will enable Council to "check" and further address environmental and other impacts in the context of a more detailed planning and design assessment process.

To summarise, the Concept Proposals –

- Comprise a carefully designed Master Planned development which includes an iconic spa hotel, mixed residential/business uses and low-density detached dwellings/ terrace homes representing an overall economically responsible and environmentally sensitive use of land that will provide employment generating tourist facilities, specialist shopping and residential accommodation. The proposals will address the current shortage of apartments and dwellings for tourists and will meet longer-term housing demands from local residents and visitors to Talbingo; The various land uses are carefully arranged spatially so as to minimise land use conflicts, achieve high levels of amenity for residents and promote a tourist-oriented village atmosphere which will retain Talbingo's unique landscape character and concurrently establish a "Talbingo Destination" theme to attract potential visitors.
- Create a logical network for vehicular and pedestrian access within the site and to and from Talbingo Village; Establish an open space and landscape character which primarily focuses on providing private and public open space
- Enhance the unique landscape character of Talbingo, **assist in reversing population decline** and will contribute to the growth of its community whilst promoting the viability of existing facilities and services in Talbingo Village.
- Are permissible within the RU5 Village Zone and will comply with Council land use policies and strategies.
- Are not constrained environmentally, socially or economically.

The Concept Masterplan Development Application, and supporting documentation are recommended for favourable consideration in principle by Council.

It is recommended that the Draft Amending Site Specific DCP (SSDCP) be publicly exhibited with amended plans and at the conclusion of public exhibition the SSDCP be considered concurrently with assessment/determination of the Development Application.

Annexure: List of Associated Supporting Documents

- A **Masterplan** together including the following additional documentation (expert reports) will be provided to support the development application for this site:
- ADG Assessment, Landscape Concept Plan, Public Domain Plan etc. (all to be part of Masterplan Concept architectural drawings).
- Artist's impressions/views
- Site-Specific Development Control Plan
- Statement of Environmental Effects
- Masterplan Concept Architectural Drawings (see above)
- Bushfire Hazard Assessment
- Preliminary Site Contamination Study
- Stormwater Management Concept Strategy + Flood Data
- Site Services
- Traffic Management
- Heritage and Archaeological Report
- Capital investment Report
- Site Survey
- Views/Visual Impact Assessment
- Economic Impact Assessment

END.