

GYDE

Planning Proposal

56 Hilldowns Road, Kalkite

Submitted to Snowy Monaro Regional Council
on behalf of John Sacco Enterprises P/L

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APPENDICES

APPENDIX	DOCUMENT	PREPARED BY
1	Survey Plan	Uniting Surveyors
2	Proposed Land Use, Lot Size, Land Release Urban Area Map and Concept Subdivision Plans	Place Logic & Uniting Surveyors
3	Strategic Bushfire Study	Australian Bushfire Protection Planners Pty Limited
4	Biodiversity Assessment Report & Addendum Report	Cumberland Ecology
5	Economic Impact Assessment	Arbor Advisory
6	Preliminary Site Investigation	Lanterra Consulting
7	Aboriginal Heritage Due Diligence Assessment	Ecological
8	Historic Heritage Assessment	Ecological
9	Transport Impact Assessment	Cardno/Stantec
10	Letter from DPE – In principle support	DPE
11	Consultation Report	GYDE
12	Geotechnical Advice	ACT Geotechnical Engineers
13	Site Investigation Report	Cardno
14	Email from NSW Rural Fire Service – In principle support	NSW RFS
15	Draft Planning Agreement	Gyde/John Sacco Enterprises P/L
16	Preliminary Development Control Plan	Place Logic
17	Indicative Masterplan – Lower Paddock	Place Logic

1. EXECUTIVE SUMMARY

Gyde Consulting has prepared this Planning Proposal (PP) for submission to Snowy Monaro Regional Council. The PP is submitted on behalf of the proponent, John Sacco Enterprises P/L.

This PP explains the intended effect of, and justification for, the proposed amendment to the Snowy River Local Environmental Plan 2013 (SRLEP 2013). The amendment is a site specific LEP for 56 Hilldowns Road, Kalkite (the subject site). The PP has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the relevant Department of Planning Guideline '*Local Environmental Plan Making Guideline (September 2022)*'.

It should be noted that extensive engagement with the NSW Department of Planning & Environment (DPE) as well as Snowy Monaro Council in relation to the proposal commenced in November 2019. These engagements commenced prior to the release of the LEP making guidelines in December 2021. They also resulted in DPE issuing correspondence dated 3 August 2021 (copy provided at Appendix 10) which outlined their understanding of the proposal and recommending that it proceed as a PP with Council. These engagements, associated investigations, as well as DPE's correspondence, are equivalent to Pre-Scoping Reports required by the September 2022 LEP Making Guidelines.

Summary of Proposal's Objectives

The subject site is located within the boundaries of the Snowy Mountains Special Activation Precinct (SAP). The Snowy Mountains SAP seeks to, in summary, create a year-round tourism economy for the region, protect sensitive natural communities, as well as improve housing opportunities.

The PP seeks to achieve balanced environmental planning outcomes, as well as the objectives of the Snowy Mountains SAP. The PP also seeks to utilise the relatively unconstrained nature of the subject site to deliver additional and diverse housing opportunities within an existing high amenity environment. It seeks to encourage local employment, avoid impacts to key environmental sensitivities, as well as respect the existing land and water-based landscape character of the locality.

This will be achieved by replicating that type of development which already exists within the Kalkite Village on that portion of the subject site closest to Lake Jindabyne (i.e. 'lower paddock'). Such development will be mostly low density residential in nature, but will also include public open space, emergency facilities, a community centre, as well as a small quantity of commercial floor space predominantly for day-to-day convenience needs. It is proposed to adopt land use zones of RU5 – Village, RE1 – Public Recreation, E1 – Neighbourhood Centre, and SP2 – Infrastructure for this portion of the subject site. Proposed minimum residential lot sizes are 850m² and the maximum number of residential lots will be 'capped' at 220 for the entire site area whilst up to 214 lots will be allowed for in the 'Lower Paddock', or land proposed to be zoned RU5. In conjunction with this PP, it is proposed to amend the existing Snowy River Development Control Plan 2013 (SRDCP) to include controls for the purposes of future development at the subject site. One such control will be a limit (i.e. 220) on the number of lots permitted at the site. This will ensure any development taking place on the site within the next 10-15 years remains consistent with the constraints and opportunities analysis which has informed this PP.

The PP seeks to allow large lot type development on the remainder of the site (i.e. 'middle' and 'upper paddock') because its steep gradient, ecological sensitivities, and the significant contribution this part of the site makes to the broader visual character, does not warrant development of greater density. It is proposed to adopt the C4 –

Environmental Living and C2 – Environmental Conservation land use zones for this portion of the subject site. These sections will also include 'stewardship sites' which effectively prohibit any further development or subdivision. It should also be noted that the proponent commits to achieving Biodiversity Certification for the site. Extensive analysis as well as discussions with the NSW Department of Biodiversity & Conservation has already been undertaken to achieve certification.

The aerial image below demonstrates, in a general sense, the PP's proposed land use zones and key development standards. Detailed proposed land use and lot size maps can be found at Appendix 2.

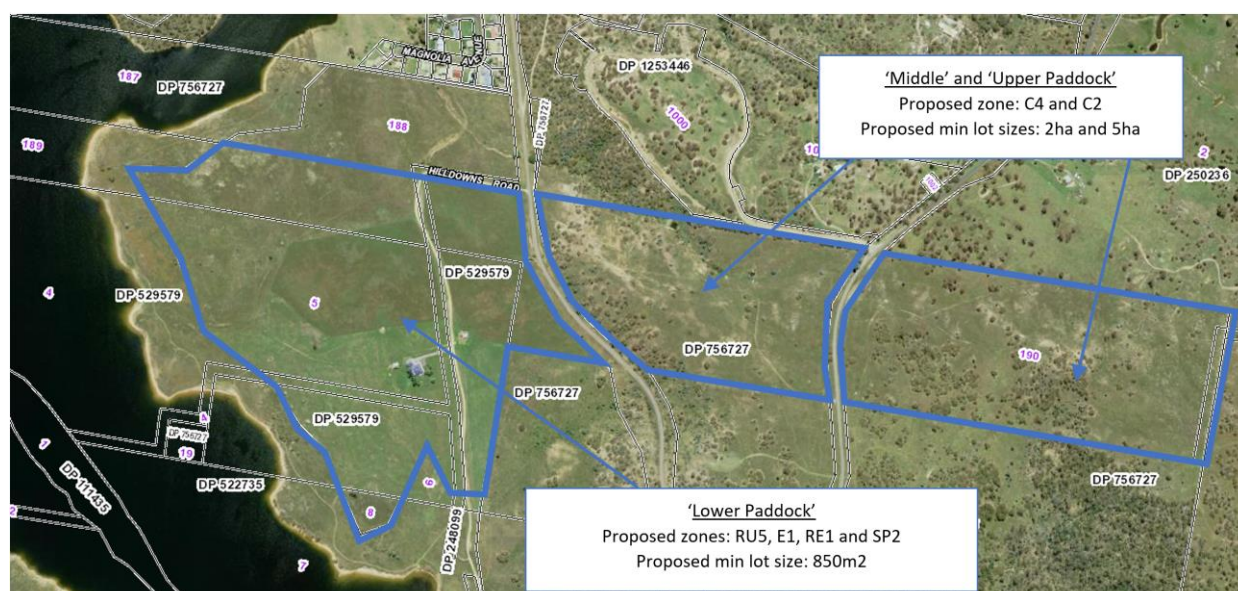


Figure 1: Site aerial image with proposed conceptual zones and lot sizes (Source: SixMaps/Gyde)

It should be noted that the PP includes the delivery of substantial infrastructure upgrades including upgrades to roads and some intersections in the locality. Drinking water infrastructure will be upgraded for the purposes of the subject site and it is also anticipated that some existing overhead power lines across the subject site will be undergrounded for amenity improvement purposes. Sewer will be provided to the subject site and the proponent is in discussions with Council in relation to upgrades for the locality wide sewer infrastructure. Any such sewer upgrades are subject to detailed discussions with Council and relevant agencies and may form part of a future development contribution plan or similar strategy. It can be confirmed that active open space, informal open space, a new rural fire shed and a new community centre (which is also intended for use during any emergencies) will be provided on the subject site as part of this PP. They will be delivered as part of a Planning Agreement (PA), a draft version of which accompanies this PP at Appendix 15.

Summary of Proposed LEP Amendments

The tables on the following page outline the amendments currently sought to the SRLEP 2013 by this PP, as well as indicative yield. These have been developed following detailed site investigations, as well as engagement with a range of stakeholders, including members of the existing Kalkite Village. That said, it is recognised that ongoing engagement

and studies may be required. Therefore, the proponent is willing to discuss modifications to the following LEP amendments and yield outcomes.

Table 1: Summary of Proposed LEP Amendments

Control	Existing	Proposed
Zoning	RU1 – Primary Production	<ul style="list-style-type: none"> • RU5 – Village • E1 – Neighbourhood Centre • SP2 – Infrastructure (Community Centre, Rural Fire Service) • RE1 – Public Recreation • C4 – Environmental Living • C2 – Environmental Conservation
Maximum Floor Space Ratio	N/A	<ul style="list-style-type: none"> • Residential zones - 0.5:1 • Neighbourhood village – 0.65:1
Maximum Building Height	9m	<ul style="list-style-type: none"> • No change
Minimum Lot Size	40ha	<ul style="list-style-type: none"> • RU5 zone - 850m² • C4 zone - 2ha and 5ha (subject to ongoing discussions with Council) • Stewardship Sites/C2 zone – no further subdivision permitted. • E1 zone – 700m²

Table 2: Key Concept Statistics to Date

Key Concept Statistics (indicative only & subject to additional assessments)	
Residential	<p>Up to 220 residential lots within the follow size ranges:</p> <ul style="list-style-type: none"> • 850m² to 1,000m² = 87 lots • 1,001m² to 1,500m² = 88 lots • 1,501m² to 3,000m² = 35 lots • 3,000m² to 2ha = 4 lots • 2ha+ = 6 lots
Commercial	<ul style="list-style-type: none"> • Total site area = 4,970m² approximately, inclusive of building footprints, parking, landscaping etc... • Gross floor area (GFA) = 3,230m² based on a floor space ratio of 0.65:1
Community Uses and Public Open Space	<ul style="list-style-type: none"> • Community facilities = 600m² in total approximately, inclusive of 300m² for a new RFS station and 300m² for a community centre which will also provide emergency management facilities. • Public open space = 7,360m² in total approximately, inclusive of a 2,530m² park for formal active open space activities and 4,830m² for informal open space activities. A 2,130m² detention basin is also provided for, and can function as additional informal open space.

Summary of Public Benefits

The following is a summary of the proposal's public benefits:

- Additional commercial floor space to support the immediate locality primarily. Such floor space would improve local convenience given commercial services currently do not exist in Kalkite. It would also provide additional employment opportunities in potentially various sectors, including tourism, hospitality, as well as local manufacturing.
- Increased public accessibility to Lake Jindabyne and its foreshore.
- Improvements to housing supply, diversity and affordability for the region.
- Improved emergency response facilities, in particular, a new and larger rural fire station. Importantly, this new facility will service the proposal's population as well as the population within the existing Kalkite Village as the current fire services are considered to be inadequate for existing residents.
- A new community centre. The community centre could accommodate multiple purposes including conventional community functions, as well as shelter in the event of natural emergencies.
- Various traffic improvements including a 'slip lane' into the proposed estate along Kalkite Road, as well as an intersection upgrade at Kalkite Rd and Eucumbene Rd.
- Potential undergrounding of overhead power lines between lower Kalkite Rd and the Lake Jindabyne foreshore to enhance visual amenity. Discussions are ongoing with Endeavour Energy in relation to the delivery of this outcome.

Summary of Initial Community and Stakeholder Engagement

Community consultation, engagement with Council and State Authorities, together with detailed specialist site investigations were central to preparing this PP. The extent of and feedback from community consultation is detailed in the Consultation Report included at Appendix 11. In summary, however, the following consultation took place:

- A 5-hour information session for all members of the community. This took place in the existing fire shed on Kalkite Road on 26 March 2022. The session included representatives from Gyde Consulting as well as the proponent. Information boards were included for attendees. Approximately 40 stakeholders attended the session.
- In conjunction with the abovementioned onsite information session, electronic consultation was also provided in the form of 'Facebook' posts on the local Kalkite Community Page, posts on LinkedIn, a dedicated email address, as well as the placement of noticeboards within Kalkite Community and the main neighbourhood shop in Jindabyne East.
- Ongoing meetings with representatives from DPE, NSW Rural Fire Service, staff and Councillors from Snowy Monaro Council, the Local Aboriginal Land Council, Crown Land, and Snowy Hydro.
- An additional community consultation session was undertaken on 25 March 2023. This was provided for the purposes of a general update on the matter to the public, advise the public of the proponent's application to acquire several Crown Land roads extending through the subject site, and seek feedback from the community generally. The session took place between 9.00am to 12.00 midday and was well represented by local stakeholders predominantly.

The key themes derived from community consultation are as follows:

- There is a need for housing, but it should be designed to reflect the existing built form and landscape character. Specifically, density should be low and lots should be medium to large in size. Small lots of 600m² would be inconsistent with the existing character and environmental sensitivities. Lots should be positioned such that they do not impact views from dwellings in the existing Kalkite village.
- Infrastructure, in particular roads, water and sewer, would require upgrades. Other social infrastructure should also be incorporated such as parks, playgrounds and boat ramps, for example.
- A small amount of commercial floor space would be ideal to meet basic day-to-day needs in order to avoid trips to Jindabyne. Such floor space, in conjunction with other social infrastructure such as a park, could form a meeting place for locals, and offer basic entertainment such as a café, for example.
- Additional commercial floor space may provide an affordable alternative to existing centres at Jindabyne for example. Such floor space may also enhance the boutique food and beverage manufacturing trend which is developing in Kalkite.
- The existing character and identity of Kalkite, which is based on a rural lifestyle and high visual amenity, should be retained as much as possible.

Engagement was undertaken with a range of authorities including Snowy Monaro Regional Council, DPE, Snowy Hydro, the Bega Local Aboriginal Land Council, Crown Land and the NSW Rural Fire Service. The outcomes are explained in the Consultation report provided separately.

Summary of Strategic Planning Merit

The PP demonstrates strategic planning merit by aligning with the Snowy Mountains SAP's, the South East and Table Lands Regional Plan, the Snowy Monaro Local Strategic Planning Statement 2020 as well as the Snowy Monaro Draft Settlements Strategy 2022 which was recently endorsed by Council and subsequently publicly exhibited. This draft strategy specifically nominates the subject site as land which may be suitable for expansion of the existing Kalkite Village.

Specifically, the proposal is consistent with the Snowy Mountain SAP's intent to deliver a year-round tourism destination by providing much needed housing, including diverse housing options. Such housing could accommodate employees of an expanded tourism industry as well as provide some housing for tourist related accommodation. More specifically, the proposal is likely to provide more permanent housing options given the distance to Jindabyne means Kalkite is likely to function as a sub-housing market in the region. The proposal's housing could deliver accommodation for tourists as well. However, it is the proponent's preference that at least the majority of its housing is for permanent housing purposes. That said, there are few, if any, environmental planning controls which can deliver this outcome. Given that Kalkite is somewhat detached from Jindabyne centre, however, it is expected that it will act as a permanent housing market, rather than a market predominantly for tourists. That is, it is likely to act as somewhat of a sub-housing market.

The proposal would offer additional access and engagement with Lake Jindabyne's foreshore. In particular, it is likely to enhance existing foreshore walking and mountain bike riding. This represents tourism options in addition to the region's well established skiing facilities, thereby assisting with developing a year round tourism industry as sought by the Snowy Mountains SAP as well as the South East and Table Lands Regional Plan. It is noted that Snowy Monaro Regional Council Councillors recently endorsed and achieved funding for the Lake Jindabyne Shared Trail project. This

project would deliver a walking and mountain biking track from Jindabyne to Kalkite. The proposal would be particularly consistent with this project.

Further, the proposal includes some commercial floor space. There is potential for some of such floor space to be used by a local boutique food and beverage sector which is developing in Kalkite, as was identified during the associated consultation activities. This may provide a further alternative destination for visitors, and contribute again to the development of a year round tourist destination. Similarly, the proposal's large lots may be used for agri-tourism or boutique farming practices.

The SAP's objective of conserving and enhancing important environmental features is satisfied by the proposal given its overall density is low, and much of the built form is concentrated on that part of the site with very few environmental constraints (i.e. within the 'lower paddock'). Conversely, very limited built form is anticipated on those parts of the site with greater constraints (i.e. 'middle' and 'upper paddock'), which in this case includes sensitive stands of established trees, sensitive grass lands, steep gradient, bushfire risk, rocky outcrops, and high visual/landscape qualities. Further, the proponent commits to achieving 'biodiversity certification' for the site, as well as nominating large portions of the 'middle' and 'upper paddocks' as stewardship sites. Effectively no development, including any further subdivision, will be able to occur in such sites.

Much of the Plan's economic, tourism and biodiversity objectives are similar to those provided in the Snowy Mountains SAP. The proposal is consistent with these, as demonstrated above. In addition, the South East and Table Lands Regional Plan has a strong emphasis towards housing supply and diversity, as demonstrated below.

<p>Direction 24: Deliver greater housing supply and choice</p> <p>Direction 25: Focus housing growth in locations that maximise infrastructure and services</p> <p>Direction 26: Coordinate infrastructure and water supply in a cross-border setting</p> <p>Direction 27: Deliver more opportunities for affordable housing</p>
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Figure 2: Extract of South East and Table Lands Regional Plan directions

The proposal is clearly consistent with these directions given it would provide for additional housing lots in a variety of sizes, which can accommodate a variety of housing types. Importantly, such housing opportunities are consistent with the environmental constraints of the site and the broader locality. The proposal would also result in the efficient use of existing infrastructure given sewer, town water, road access and electricity are currently provided to the Kalkite Village. It is understood that several of these utilities will require upgrading as part of the proposal.

The Snowy Monaro Local Strategic Planning Statement 2020 (LSPS) was in the process of being finalised when the Snowy Mountains SAP was announced. In this case, it is considered that the LSPS does not fully recognise the substantial strategic planning details which it would provide. That said, the LSPS does recognise that the SAP would have a substantial influence on strategic planning in the Snowy Monaro LGA generally, and particularly in the Jindabyne region, which Kalkite forms a part of for the purposes of the LSPS. For example, the LSPS recognises that tourism is a substantial sector within Jindabyne, and that this will continue to influence land use in the locality particularly in light of the SAP's objective to develop the locality into a year-round tourist destination. The LSPS further recognises that agricultural and/or rural land uses may have to change to achieve this intent.

Snowy Monaro Regional Council has prepared a Draft Settlements Strategy 2022. The Draft Settlements Strategy 2022 nominates land around the existing Kalkite village, and specifically the subject site, as 'village expansion investigation area'. This is demonstrated in the following extract from the Draft Settlements Strategy 2022. The strategy was endorsed for public exhibition by Councillors at the ordinary Council meeting of 17 November 2022. The strategy has since been publicly exhibited.

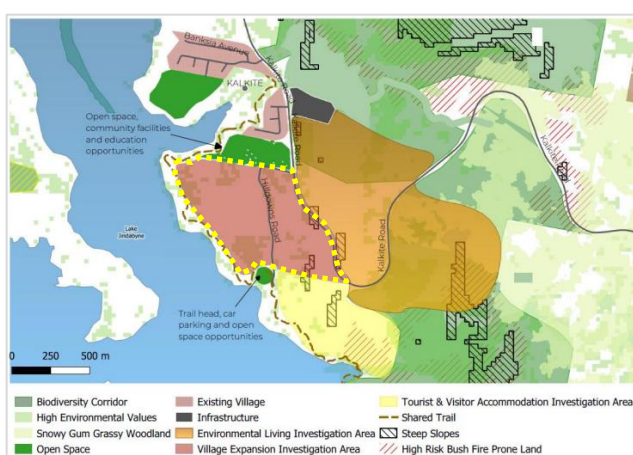


Figure 3: Nomination of 'lower paddock' (outlined yellow) as 'Village Expansion Investigation Area' (Source: Draft Settlements Strategy 2022, page 133)

11.4.5 Kalkite

The Snowy Mountains Special Activation Precinct (SAP) Plan has identified that villages around Jindabyne will support some of its growth over the next 40 years. It is expected much of this development will occur at Kalkite and Berridale due to the existing reticulated water and wastewater services which can be augmented to support further development.

Council should be mindful of the local character of Kalkite as described in section 5.7 of this plan and that any future development should be mindful of Kalkite's community and local character. Any future development must minimise ecological and heritage impacts, protect view vistas to Lake Jindabyne and provide adequate access and services. Any future developments must consider and effectively manage risks relating to natural disasters including but not limited to bushfire.

Expansion of Kalkite Village should be further investigated and may be suitable subject to the planning proposal process. Any future development should complement the existing village character and provide for densities in keeping with community expectations while providing a variety of housing options.

While the RU5 Village zone does permit commercial land uses there is currently no commercial or retail offerings in Kalkite requiring the community to travel to Jindabyne for these services. Consideration should be given to some small scale commercial development to provide services to the local community such as a café, kiosk or general store.

Figure 4: Discussion in relation to potential expansion of existing Kalkite Village (Source: Draft Settlements Strategy 2022, page 130)

Summary of Site-Specific Merit

The PP demonstrates that the site has specific merit to enable and deliver the proposed amendments given:

- It is in close proximity to the existing Kalkite Village as well as East Jindabyne. Integration with existing character can, therefore, be achieved.
- The site contains very few environmental constraints. Almost no environmental constraints were found on the 'lower paddock'. Specifically, the site is not affected by flooding, salinity or acid sulfate soils. Specialist investigations conclude that there is no notable fauna on the site. Whilst there is sensitive vegetation, it is isolated and in small volumes. The 'lower paddock' is clear of any native trees and there is only a very small portion of sensitive grass lands in the north western corner. The site itself does not contain any significant European or Aboriginal cultural heritage.
- Essential services such as water, electricity, sewer and telecommunication facilities currently exist to the site and in the locality. It is understood that Snowy Monaro Regional Council is investigating upgrades to existing sewer services, whilst initial investigations suggest that other essential services can be upgraded by the proponent to suit the proposal.
- Construction will be easy on the 'lower paddock', which is equivalent to approximately 27,000m² or 28ha of area, given it is relatively flat and cleared. It could, therefore, make a sizeable contribution in terms of housing affordability and diversity.
- The site is accessible by a sealed road.
- Reasonable emergency management provisions can be implemented for the 'lower paddock'.

This PP demonstrates strategic and site-specific merit and addresses all relevant considerations under the *Local Environmental Plan Making Guidelines (Sept 2022)*. The proposed concept is consistent with State, Regional and Local planning policies. It will be demonstrated that the proposal is substantially compliant with the Section 9.1(2) Ministerial Directions. The rezoning of rural and agricultural land may be considered to be inconsistent with Directions 9.1 and 9.2. The proposal is consistent with the objectives of the directions, however. The proposal is consistent with applicable strategic planning directions and principles outlined in the Snowy Mountains SAP. As also mentioned in the Snowy Monaro LSPS 2020, consideration of alternative land uses is required given the significance of the tourism sector to the region. The Draft Settlements Strategy 2022 specifically states that expansion of the existing Kalkite Village could occur. Further, the draft strategy refers to the subject site specifically for such expansion purposes.

Overall, the site is a unique opportunity to improve housing supply as well as deliver housing diversity in a context which is safe and of very high amenity. The proposal is not the establishment of a new village, but the expansion of the existing Kalkite village. This can achieve substantial infrastructure efficiencies even if some existing utilities require upgrades. The proposal can be delivered with minimal impacts to the natural environment. In this case, the proposal warrants support from Snowy Monaro Regional Council.

2. SITE AND LOCALITY DETAILS

2.1. Local and District Context

The site is located at 56 Hilldowns Road within the suburb of Kalkite, approximately 9km north of Jindabyne. The site is located within the Snowy Monaro LGA. A location plan of the site is shown in Figure 5 and Figure 6. In terms of local context, the site is located on the eastern edge of Lake Jindabyne and to the south of the existing Kalkite village.

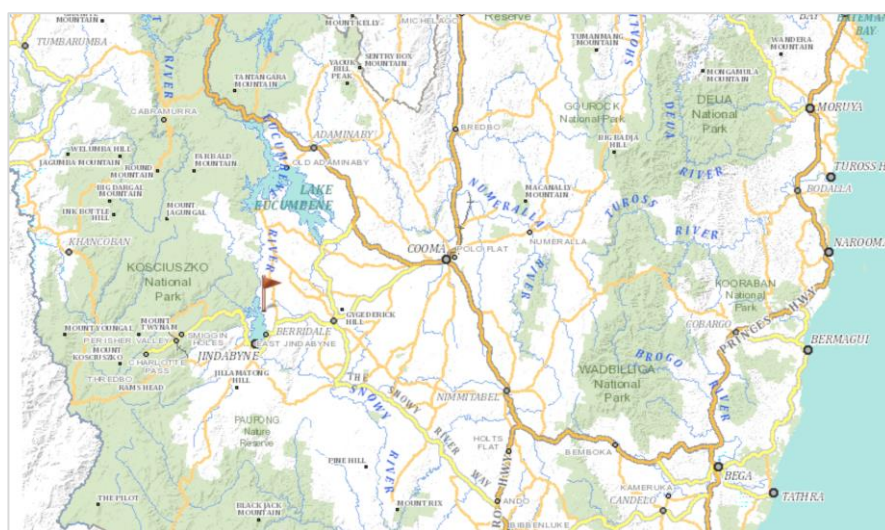


Figure 5: Regional Context Map, site marked by red flag (Source: Sixmaps)

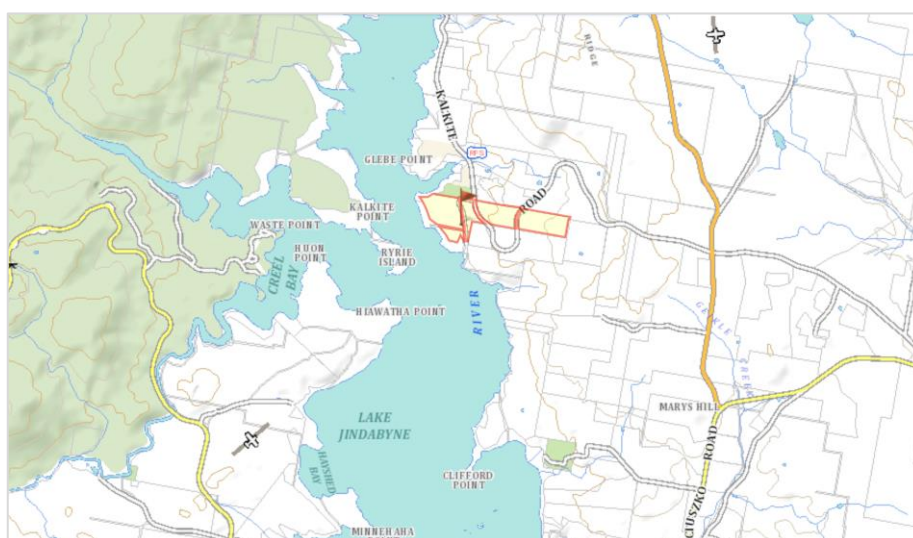


Figure 6: Local Context Map, site outlined red and shaded yellow (Source: Sixmaps)

2.2. Site Features and Existing Development

The site is legally described as Lot 190 DP 756727 and Lot 5 DP 529579 and has an area of approximately 98ha. In terms of structures, the site is currently occupied by one residential dwelling and two sheds. The site is largely cleared with scattered trees and vegetation in the eastern portion of the site. Vegetation decreases towards the western portion of the site which is predominately grass paddocks. Figure 7 below provides further explanation of existing development and vegetation.



Figure 7: Aerial view, site outlined yellow (Source: Sixmaps)

The site comprises five sections as shown in Figure 7 and has frontages to Hilldowns Road and Kalkite Road. The topography of the site falls from east down to west towards Lake Jindabyne with an overall change in levels of approximately 250m as per the Survey Plan (Appendix 1).

Figure 8 and Figure 9 on the following page are drone photos of the site looking west towards the lake and east into the site.



Figure 8: Drone photo of site looking west towards Lake Jindabyne. Approximate boundaries shown in blue dashed line (Source: United Surveyors/Gyde)



Figure 9: Drone photo of site looking east. Approximate boundaries shown in blue dashed line (Source: United Surveyors/Gyde)

2.3. Surrounding Land Use Context

The surrounding land uses are similar to the existing site being large lots containing scattered vegetation or are partially cleared. In terms of structures, the surrounding sites contain single detached dwellings and sheds. However, immediately to the north of the site, the land at 374 Kalkite Road, Kalkite has development consent for a community title subdivision for the purpose of rural tourist accommodation. This development, known as 'The Three Rivers Estate', has been partially constructed and some lots have sold. The consent for the development allows for 500 beds, internal roads, resort facilities and a community space/recreation area. This approval reflects the gradual diversification in character and land uses within Kalkite.

Located approximately 500m north of the site is the existing Kalkite village. The village contains mostly single detached dwelling houses, and the Berridale Rural Fire Brigade is located approximately 450m to the north of the subject site on Kalkite Road. The existing dwellings within the Kalkite village are located on lots generally in the range of 800 - 1,000sqm and there are approximately 160 dwellings in the village. The setbacks of the dwellings on each lot vary, however they generally setback 7m from their respective front boundaries, and include a front garden and larger setback and landscaped area at the rear. There are scattered trees throughout the village and limited hard landscaped areas. All dwellings are generally one or two storeys in height. The existing Kalkite Village is subject to the RU5 – Village land use zone, a minimum lot size of 700m², and a height of 9m.

Immediately to the west of the subject site is the Lake Jindabyne foreshore area, which is owned by Snowy Hydro. This foreshore land will form part of the future Lake Jindabyne Shared Trail project which seeks to extend the existing trail network from Jindabyne to the Kalkite Village. The trail project will be delivered in stages over a four-year period with the final completion expected in July 2024. The PP and its anticipated development would not preclude the delivery of the trail. Rather, the proponent is willing to discuss options which may advance its delivery.

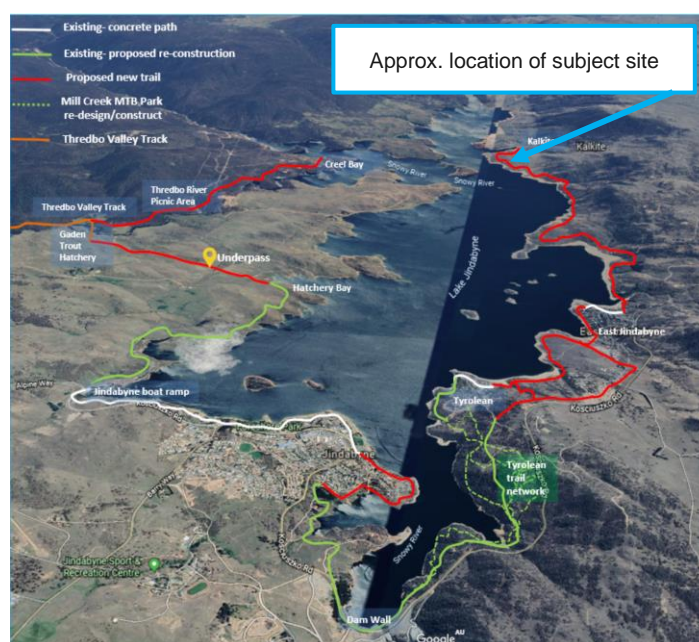


Figure 10: Lake Jindabyne Shared Trail Project Map. Trail shown in red, green and white (Source: Snowy Monaro)

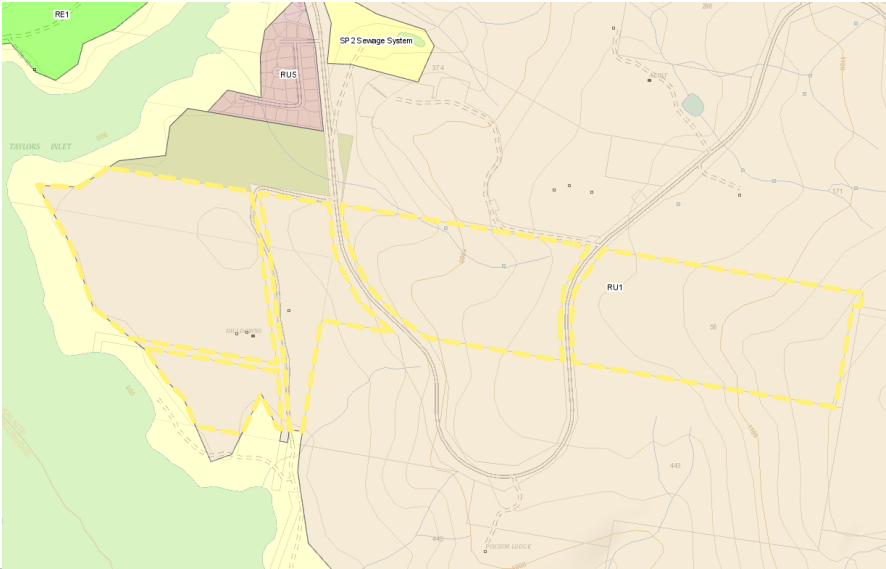
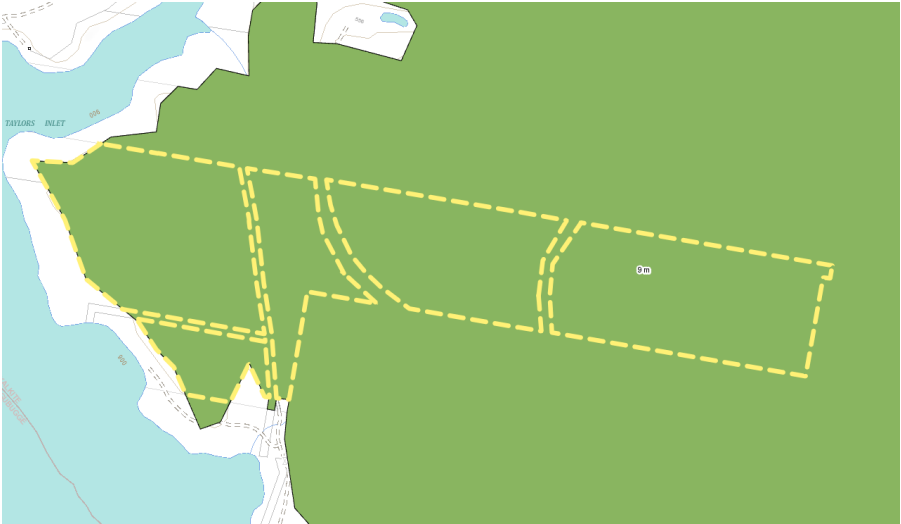
The nearest major precincts include East Jindabyne which is approximately 6km to the south (or 20 minutes), Jindabyne Centre which is approximately 9km to the south (or 25 minutes), and Berridale which is approximately 18km to the east (or 40 minutes).

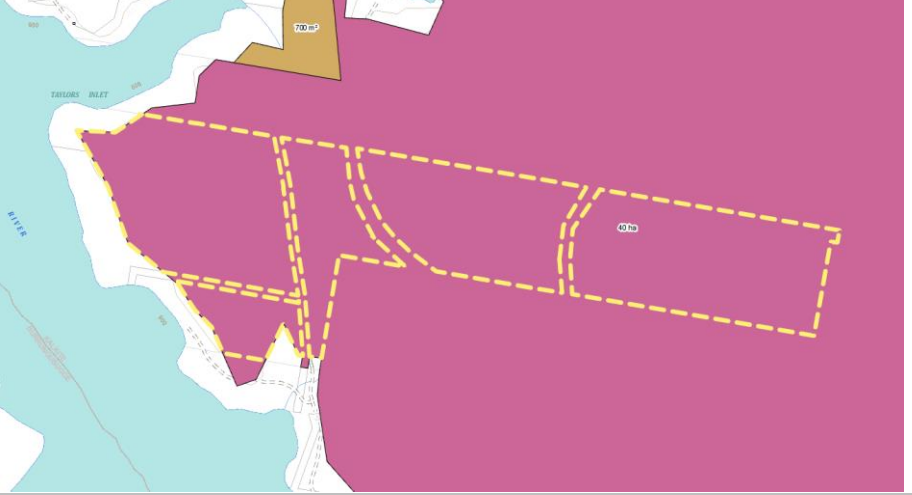
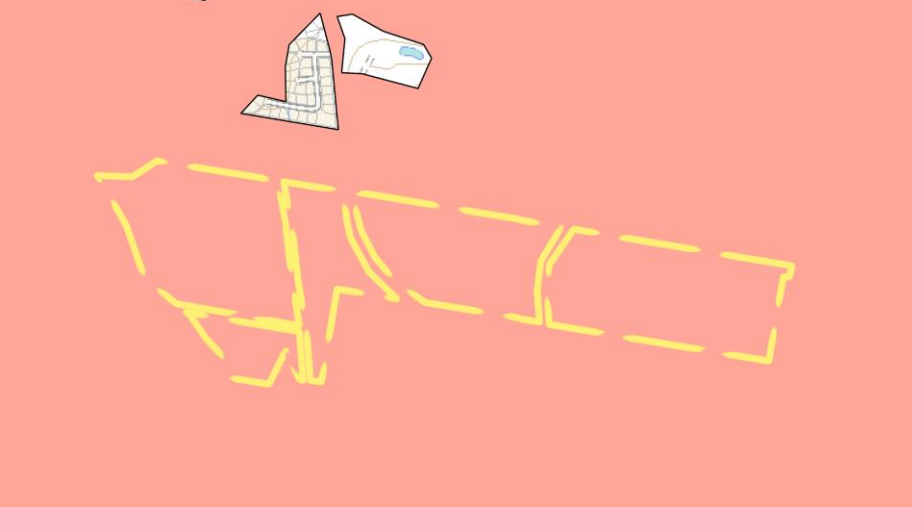


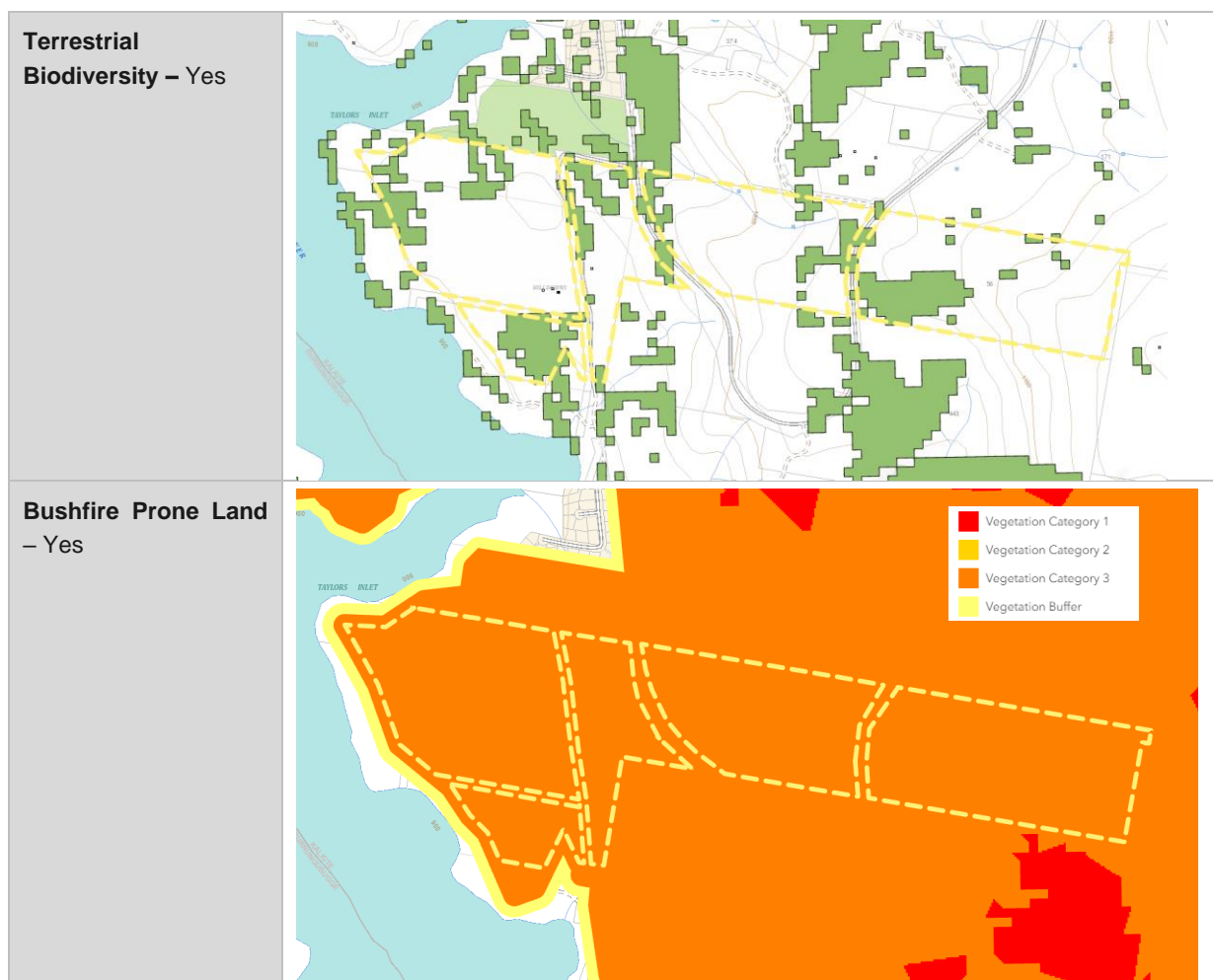
Figure 11: Context aerial view with main centres and Kalkite locality circled blue (Source: SixMaps/Gyde)

2.4. Existing Planning Provisions

The Snowy River Local Environmental Plan 2013 (SRLEP) is the relevant local Environmental Planning Instrument (EPI) applicable to the site. The following controls apply to the subject site.

EXISTING CONTROLS	SRLEP	MAP
<p>Zoning – RU1 Primary Production</p> <p>(It is worth noting that the existing Kalkite Village is within zone RU5 – Village).</p>		
<p>Height of Buildings – Maximum 9m</p>		

Floor Space Ratio – N/A	N/A no floor space ratio (FSR) applies to the site.
Minimum Lot Size – 40ha (It is worth noting that the minimum lot size in the existing Kalkite Village is 700m ²).	
Heritage	The site does not contain a heritage item, nor is the site located in a heritage conservation area. However, the site is located in close proximity to Lake Jindabyne which is a local heritage item.
Scenic Protection – Yes	



The subject site is not affected by flooding, acid sulfate soils, or salinity, and neither is it an item of environmental heritage, according to the SLEP 2013.

3. INDICATIVE CONCEPT

3.1. Constraints & Opportunities Analysis

For the purpose of investigating the suitability of development at the subject site, the following disciplines were investigated:

- Aboriginal and European Cultural Significance – Eco Logical Australia P/L
- Traffic Impact – Stantec (formerly Cardno)
- Flooding – Stantec (formerly Cardno)
- Utilities capacity – Stantec (formerly Cardno)
- Contamination – Lanterra Consulting
- Geotechnical conditions – ACT Geotechnical Engineers
- Survey – United Surveyors P/L
- Biodiversity – Cumberland Ecology
- Economic and Market conditions – Arbor Advisory
- Bushfire conditions – Australian Bushfire Protection Planner P/L

In summary, the investigations revealed:

- An absence of any notable fauna.
- Sensitive vegetation in the form of native grass lands and trees. The 'lower paddock' included a limited amount of native grass lands and no trees. There were larger expanses of native grass lands as well as native trees in the 'middle' and 'upper paddocks'. There were sizeable portions of area around such constraints which could be suitable for development, productive land use zones, or environmental living type zones.
- The site and locality are bushfire prone. Existing firefighting facilities were inadequate for the proposal as well as the existing Kalkite village.
- Key 'trunk' infrastructure was already available to the locality and the subject site, and efficiencies can be gained by utilising existing trunk infrastructure. Available infrastructure includes road access, town water, sewer, electricity and telecommunications/internet. Some utilities would require upgrades as a result of the proposal. It is understood that Snowy Monaro Council was in the process of sewer upgrades.
- The site and locality are not affected by flooding, salinity or acid sulfate soils.
- There is a moderate to steep gradient throughout the 'middle' and 'upper paddock'. In the 'lower paddock', the gradient is mostly low.
- Contamination is negligible and limited to around existing farm sheds on the subject site.
- The site offers a very high level of residential amenity.
- The landscape character from the site, as well as to the site from Lake Jindabyne, is of a very high value.
- Overall, the character is one of a rural and/or landscape atmosphere, with low to very low built form volume.
- The region is experiencing severe housing stress as well as a lack of housing diversity. Housing stress increases during the winter period with the arrival of seasonal workers.

- Kalkite lacks commercial floor space to meet day-to-day convenience needs. Residents are required to travel to Jindabyne or Berridale for basic goods and services.
- Low scale built form is provided by the existing Kalkite village. Although there is significant separation between the subject site and the existing village, consideration of views and amenity will be required.

The following diagram combines the geographic constraints and opportunities.

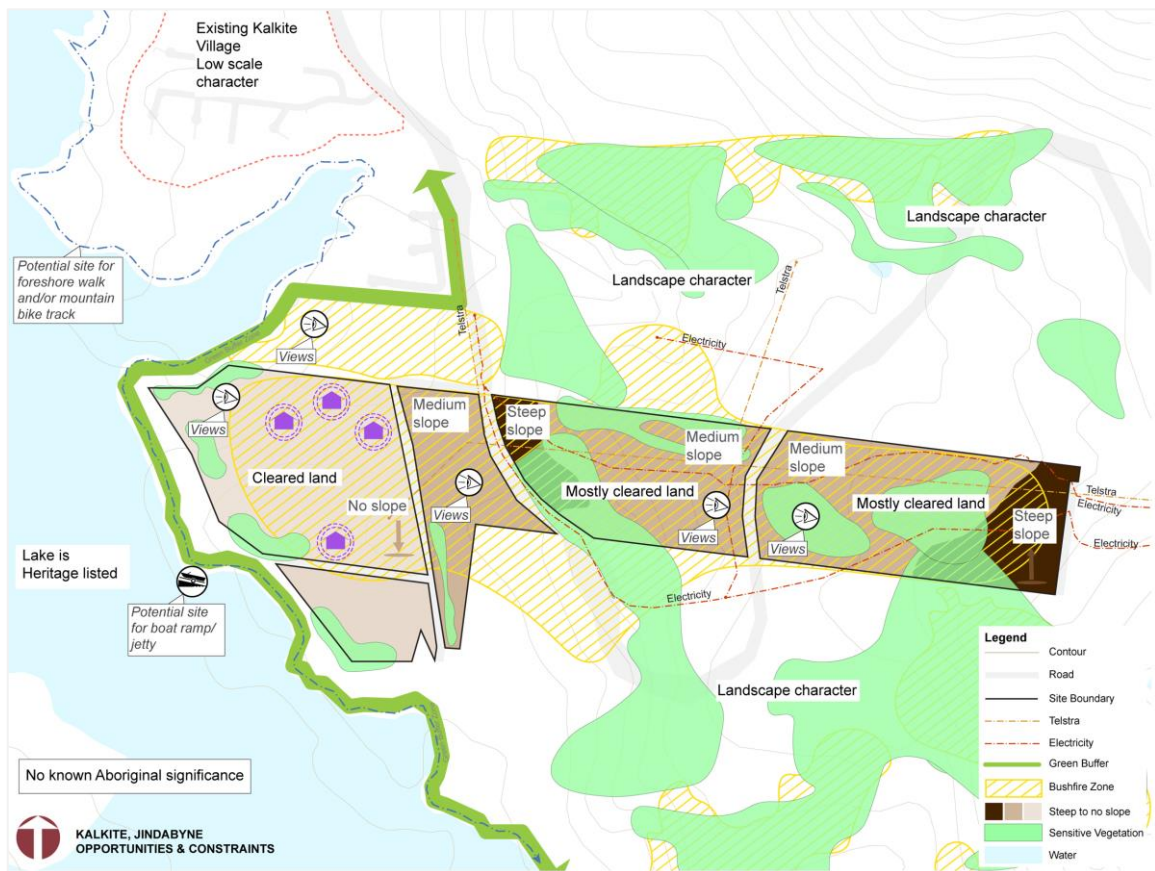


Figure 12: Constraints and opportunities map (Source: Gyde Consulting)

3.2. Site Layout Principles

Following the constraints and opportunities analysis, the following principles were developed for the purpose of the land use zoning map, lot size map and the indicative site layout:

- Limiting the extent of built form and the number of lots in the 'middle' and 'upper paddocks' so as to minimise impacts on existing stands of trees, native grass lands as well as minimising visual impacts. Further, the steep gradient in these areas is not conducive to a greater number of lots or building footprints.

- Concentrating the majority of any development on the 'lower paddock' given the existing nearby Kalkite Village has established a built form character. Further, the 'lower paddock' has very few environmental constraints. For example, it is clear of any trees, contains very limited sensitive grass lands, is relatively flat and it is, therefore, suitable in relation to construction practices.
- Whilst development is proposed to be concentrated in the 'lower paddock', the extent of density is low in order to minimise visual impacts, retain the existing landscape character and sense of spaciousness, as well as avoid unreasonable demands on utilities.
- Position roads and developable areas within the 'lower paddock' such that views to the broader landscape and Lake Jindabyne are maximised. This would maximise amenity for residents.
- Encourage larger lots (e.g. 1,500m²) along the foreshore in order to minimise visual impacts from Lake Jindabyne as well as existing dwellings in Kalkite Village, even further. Smaller lots (e.g. 850m²), and therefore greater density, would be encouraged towards the middle of the 'lower paddock'. The middle of the 'lower paddock' is lower and somewhat surrounded by moderate hills, ensuring that the concentrated built form of the smaller block is not as highly visible from Lake Jindabyne or dwellings within the existing Kalkite Village.
- Establish a sense of identity for the 'lower paddock' by placing the main vehicular entry as well as the central 'spine' in a mostly elevated and central position such that views to Lake Jindabyne and the broader landscape are maximised. Views would be maximised by all users of the central 'spine', including motorists, walkers, bicyclists etc...
- Allow for 'stewardship sites' in the 'middle' and 'upper paddocks' to minimise impact to existing vegetation. The operation of such sites will be in accordance with Biodiversity Certification which is being sought for the entire site.
- Adopt a perimeter road, complimented by the main central 'spine' to maximise general accessibility throughout most of the 'lower paddock', as well as to the foreshore. It is intended that this arrangement will make for convenient and pleasant walking or bicycling throughout the 'lower paddock' as well as along the foreshore for all age groups. The perimeter road also provides for emergency response accessibility.

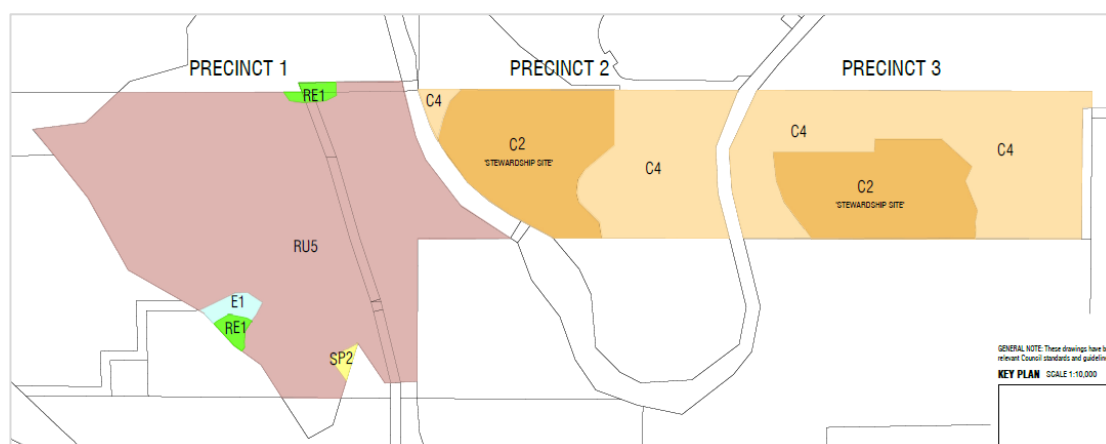


Figure 13: Concept land use zoning map (Source: Place Logic)

3.3. Built Form Principles

It is intended that any built form would not dominate the landscape and that impacts to the existing sense of spaciousness would be minimised. Not only would this be achieved by the large nature of the proposed lots, but also by limiting the height of any development to approximately 2 storeys, or 9m for the purposes of development standards. A floor space ratio of 0.5:1 would also apply to all residential development. Such development standards are identical to those already applicable to development in the existing Kalkite Village.

The large nature of the lots, as well as the abovementioned development standards, will ensure there is significant separation between any building envelopes. This ensures that landscape remains a dominant visual feature.

The Snowy River Shire Development Control Plan will be amended to include provisions which reflect the character, land use zones, height of building developments, and floor space ratio development standards outlined in this PP. Any new DCP provisions will provide additional design controls to reinforce the intended landscaped and spacious outcome. It will provide controls in relation to, for example, setbacks, architectural character, building materials and landscaping. It is worth noting at this point that any DCP provisions would not encourage extensive landscaping, or high canopy trees because of the locality's bushfire hazard. Nevertheless, the DCP provisions would provide for some form of suitable low scale landscaping.

In fact, a preliminary DCP prepared by Place Logic, forms part of this PP at Appendix 16. It seeks to establish key design objectives for the locality. In this case, it is largely for discussion purposes. That said, the preliminary DCP does include some numerical controls for built form features such as setbacks and landscaping, for example. As part of ongoing analysis of the site, a complete set of DCP controls will be prepared in conjunction with Council.

Place Logic has also prepared an indicative masterplan for the 'Lower Paddock', which is included at Appendix 17. It is anticipated that any masterplan will form part of a final DCP. The masterplan and DCP will be relied upon to deliver suitable layout for the Lower Paddock as well as a respond to market conditions. The masterplan will limit lot yield to 220 lots for all land relating to the PP.

4. PART 1 – OBJECTIVES AND INTENDED OUTCOMES

4.1. Objective

To amend the Snowy River Local Environmental Plan 2013 to provide for increased and more diverse housing supply on the site, a new small neighbourhood centre including local shops, a community centre and fire station, tourism activities, space for public recreation and infrastructure. This Planning Proposal seeks to expand on and support the existing Kalkite village as well as the intent of the Snowy Mountains SAP.

4.2. Intended Outcomes

- Build upon nomination of the region as a Special Activation Precinct by the NSW Department of Planning & Environment and the NSW Department of Regional Development.
- Facilitate additional services and amenity for existing residents of Kalkite.
- Increase housing supply to provide additional housing opportunities as well as assist with relieving housing unaffordability.
- Provide diverse housing to cater for a range of demographics as well as assist with relieving housing unaffordability.
- Expand upon existing RU5 – Village zone of Kalkite village and integrate with its existing character.
- Improve accessibility to the area's amenity.
- Allow for tourism activities including related employment opportunities.
- Provide large lot residential development on environmentally constrained land.
- Adopt lot size development standards as well as DCP controls which enable development to proceed flexibly, in response to rapidly changing market conditions, but also with regard to the constraints and opportunities analysis which has informed this PP.

5. PART 2 – EXPLANATION OF PROVISIONS

The PP proposes the following modifications to the Snowy River Local Environmental Plan 2013:

Table 3: Summary of LEP Amendments

Control	Existing	Proposed
Zoning	RU1 – Primary Production	<ul style="list-style-type: none"> • RU5 – Village • E1 – Neighbourhood Centre • SP2 – Infrastructure (Community Centre, Rural Fire Service) • RE1 – Public Recreation • C4 – Environmental Living • C2 – Environmental Conservation
Maximum Floor Space Ratio	N/A	<ul style="list-style-type: none"> • Residential zones – 0.5:1 • Neighbourhood village – 0.65:1
Building Height	9m	<ul style="list-style-type: none"> • No change
Minimum Lot Size	40ha	<ul style="list-style-type: none"> • RU5 zone – 850m² and 1,500m² • C4 zone – 2ha and 5ha (subject to ongoing discussions with Council) • Stewardship Sites – no further subdivision permitted • E1 zone – 700m²

6. PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

6.1. Section A – Need for a Planning Proposal

6.1.1. Q1 – Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The PP is considered to be consistent with and/or will enact specific recommendations from the following strategic documents (each of which is explored in further detail below):

- Snowy Mountains Special Activation Precinct, including correspondence from DPE dated 3 August 2021 stating that development of the site could be consistent with the SAP and that any such development should proceed as a separate Planning Proposal (refer to Appendix 10).
- South East and Tablelands Regional Plan.
- Snowy Monaro Local Strategic Planning Statement 2020.
- Snowy Monaro Draft Settlements Strategy 2022.

- 6.1.2. Q2 – Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Option 1 – No action

The first option is to undertake no action. This would not achieve the objectives and intended outcomes. In particular, it would not be consistent with the Snowy Mountains SAP and the related correspondence from DPE dated 3 August 2021. A no action approach would not allow for appropriate development on a site which contains very few constraints, and which is already characterised by development given its proximity to the existing Kalkite Village.

Neither would no action be consistent with the recently exhibited Snowy Monaro Council Draft Settlements Strategy 2022 which nominates the site for future village expansion purposes as shown in the following extract of the strategy. In relation to Kalkite, the draft strategy suggests investigating expansion of the existing village in order to increase housing supply as well as improve housing diversity. The strategy also outlines that existing built form and landscape character should be closely considered as part of any expansion.

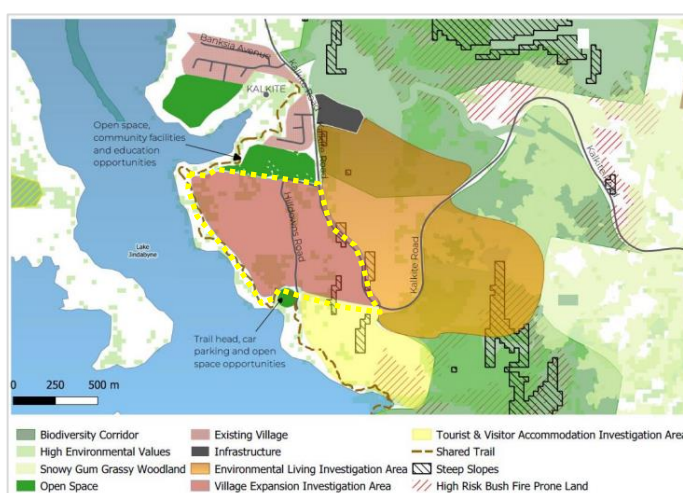


Figure 14: Nomination of 'lower paddock' (outlined yellow) as 'Village Expansion Investigation Area' (Source: Draft Settlements Strategy 2022, page 130)

Option 2 – Redevelop the site under current controls

The second option is to redevelop the site under current controls which will not improve housing supply or affordability in the locality and the additional uses proposed including local shops, community hall, public recreation and tourism activities would not be permitted on the site. Such outcomes could not be delivered as the Snowy Mountains LEP 2013 does not allow for such lot sizes or land uses.

Option 3 – Lodge DA with Clause 4.6 variation request

This option cannot be pursued for this proposal as it would not facilitate the change in zoning or extent of lot size changes proposed.

The fourth option is to lodge a site-specific Planning Proposal (PP) to enable the redevelopment of the site in accordance with the Snowy Mountains SAP, in particular. Specifically, it will facilitate increased dwelling supply, housing diversity, a local centre including shops and a community centre, tourism activities and recreational spaces, a new RFS shed for the proposal's residents as well as residents of the existing Kalkite village, plus employment opportunities. A site specific PP is the most practical and transparent means of achieving the desired outcomes to facilitate the economic redevelopment of the land and provide public benefit. The PP enables the relevant planning controls to be updated at one time through a holistic approach to the site. A site specific PP would also be consistent with the investigation objectives provided for Kalkite by the Draft Settlements Strategy 2022. Therefore, Option 4 is considered to be the preferred option and a PP is required to facilitate the permissibility of the proposed development. It is also noted that this option is consistent with DPE's recommendation for the proposal, as provided in their correspondence date 3 August 2021 (refer to Appendix 10).

6.2.1. Q3 – Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The Snowy Mountains Special Activation Precinct (SAP) was announced in November 2019. DPE is working with the Department of Regional NSW to develop a 40-year master plan for the Snowy Mountains precinct. The purpose of the master plan is to expand the precinct from a one season visitor economy to a year-round destination, that will increase investment and jobs in the area.

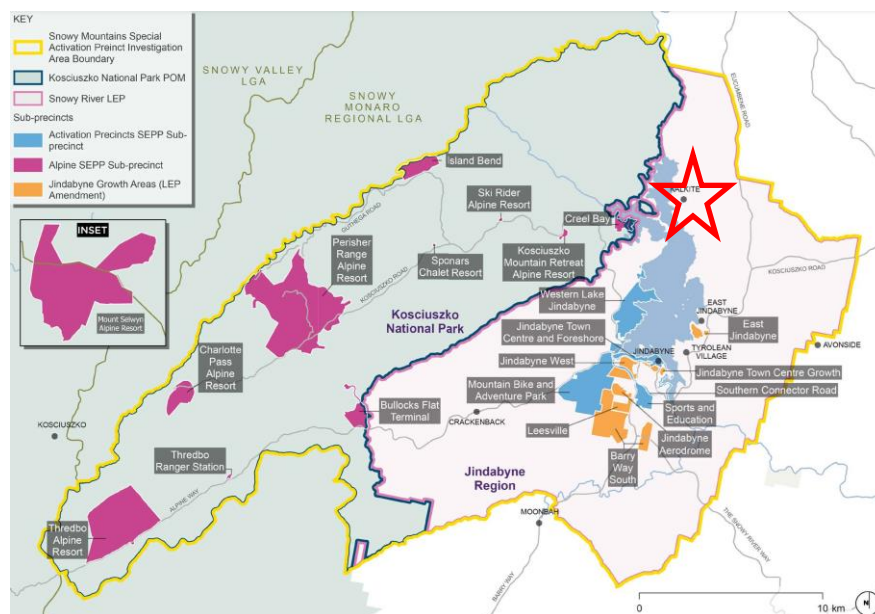


Figure 15: Extract demonstrating Kalkite's inclusion within Snowy Mountains SAP boundaries (Source: DPE)

It also aims to leverage the region's natural beauty and unique climate to improve tourism opportunities, as well as the infrastructure and services needed to meet the growing needs of permanent residents, seasonal workers and temporary visitors.

A letter dated 3 August 2021 was sent from DPE to City Plan (now trading as GYDE Consulting) in relation to the proposal and the Snowy Mountains Special Activation Precinct. A copy of this letter is provided at Appendix 10. An extract of the letter is provided below:

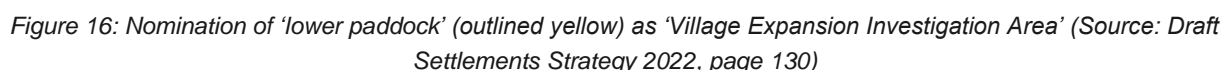
The draft Master Plan also identifies that to meet the projected growth over the 40-years of the Master Plan, housing demands would be met primarily through the identified sub-precincts and approximately 10% would be met through rural residential and growth in villages such as Kalkite, Berridale and Dalgety. The Department has determined that it is more appropriate for these developments to occur through the standard planning proposal pathway working with Council. This is to ensure that infrastructure delivery and community expectations are managed consistently in villages and the broader region.

In finalising the Master Plan, the Department will seek to further highlight the strategic role of surrounding villages in meeting future growth in and around the Special Activation Precinct.

These comments from DPIE highlight the need for the proposal which will deliver additional housing to meet the projected growth in the Snowy Mountain Special Activation Precinct outside of Jindabyne. This PP has also given detailed consideration to available and required infrastructure upgrades to facilitate the increased growth.

Draft Settlements Strategy 2022

In relation to Kalkite, the Draft Settlements Strategy 2022 reflects the Snowy Mountains SAP. Specifically, it provides that some dwelling demand arising from the Snowy Mountains SAP should be accounted for in villages such as Kalkite and Berridale. Subsequently, the Draft Settlements Strategy 2022 nominates some land around the existing Kalkite Village, including the subject site, as suitable for urban expansion investigation (refer to extract of Draft Settlements Strategy 2022 on following page). This is demonstrated in the following extract of the strategy. The draft strategy suggests that some commercial floor space could be considered within expansion areas, as well as residential development similar to that already provided in the existing Kalkite Village. As part of any investigations, the strategy provides that close attention should be given to minimising impact to the existing landscape character which includes landform and water bodies.



The South East and Tablelands Regional Plan guides the NSW Government's land use planning priorities and decisions over the next 20 years. It provides an overarching framework to guide more detailed land use plans, development proposals and infrastructure funding decisions.

The Plan sets out the following regional goals:

- The regional goals are then broken down into different directions to achieve these goals. The directions relevant to this proposal are discussed in the table on the following page.

Table 4: Consistency with the relevant directions of the South East and Tablelands Regional Plan

Direction	Comment
Direction 8: Protect important agricultural land	<p>The site is not considered to be or identified as important agricultural land. The site's steepness does not support important crop production. Similarly, the site's grasslands are not particularly suited to large scale or important livestock grazing. This is largely due to the alpine weather conditions. Notwithstanding, the proposal seeks to retain a large part of the site for rural activities given lots of between 24,000sqm – 85,000sqm are anticipated. This will ensure parts of the site can be used for agricultural activities, albeit in a small scale</p>
Direction 14: Protect important environmental assets	<p>The specialists site investigations identified that important environmental features are limited to several stands of trees and a small area of grass lands. The site does not contain any widespread important ecological assets. The proposal is divided into 3 precincts, each responding to their unique characteristics and environmental features.</p> <p>The proposal seeks to retain the existing large lot rural land on the eastern portion of the site (i.e. 'middle' and 'upper paddocks') to minimise potential impacts on the existing vegetation. The position of the large lots in this location was carefully considered. For example, the lots are sized and located such that they can accommodate a building footprint that would result in minimal tree removal, minimal disruption to any water courses, minimal impact to rocky outcrops, and minimal change to existing gradients. The smaller residential lots are proposed in the western portion of the site (i.e. 'lower paddock') closer to the lake as this land contains very few constraints. That is, it is mostly flat, mostly without any significant vegetation, and not impacted by flooding or the like.</p>
Direction 16: Protect the coast and increase resilience to natural hazards	<p>In terms of natural hazards, the site is bushfire prone land. Australian Bushfire Protection Planners Pty Ltd (ABPP) were engaged to assess the subject site, its surrounds, as well as the locality. Following their assessment, which included extensive consultation with the NSW Rural Fire Service, it was concluded that the proposal is suitable and would be consistent with this direction. This outcome is outlined in detail in their assessment at Appendix 3. In summary, though, suitability and consistency with the direction can be achieved subject to a number of hazard reduction measures being implemented. Importantly, these measures would also suit the existing Kalkite village as it was determined that currently does not have suitable fire protection measures.</p> <p>Whilst the site is not on the coast, it is adjacent to Lake Jindabyne which presents a unique visual aspect. The proposal responds to this adequately by limiting overall scale to 9m and adopting large lots. This ensures built form remains subservient to the landscape.</p>

Direction 22: Build socially inclusive, safe and healthy communities	The proposed high level concept plans have been designed to encourage walking and cycling in the site and as part of the future walking/bicycle path along the lake edge. The neighbourhood centre in the site will encourage people to walk to the shops rather than driving. Further, the proposal 7,360m ² of open space for active and passive recreation activities. Overall the village zoned land, public recreation space and neighbourhood shops will create a neighbourhood atmosphere and promote a social, inclusive and in turn, safe community. A range of lots sizes are proposed which could accommodate a range of housing types. Not only would this improve supply, but also encourage affordability and cater for various household types such as families, downsizers, families with grandparents, or first homeowners, for example.
Direction 23: Protect the region's heritage	This PP is accompanied by a Historical Heritage Assessment and Aboriginal Heritage Assessment prepared by Ecological. The site is located in the vicinity of local heritage item 'Lake Jindabyne'. The proposed re-zoning of the study area would not cause heritage impact to Lake Jindabyne and future impact as a result of the rezoning is likely to be negligible. Similar development already exists in the vicinity and the steep topography will continue to allow for extensive views. No specific significant views to and from Lake Jindabyne have been identified in the listing in regard to the study area. Aboriginal objects are unlikely to be present in the study area and the proposed works will not impact sites and objects.
Direction 24: Deliver greater housing supply and choice	The proposed rezoning and change of the minimum lot size will deliver greater housing supply and diversity in Kalkite. It is expected that approximately 220 lots can be created on the site as a result of this PP. The minimum lot size range in the 'lower paddock' (i.e. 850m ² and 1,500m ²) will assist with improving housing supply and diversity, in particular. This range in minimum lot sizes will cater for varied budgets as well as varied household types from first homeowners to downsizers, as well as families. It is noted that 'multi-unit housing', 'seniors housing', as well as dual occupancies are permitted forms of development within the RU5 zone which this PP seeks to apply to the 'lower paddock' portion of the subject site. Although such forms of development are not likely on the subject site in large volumes due to market influences, the proposed zone nevertheless encourages greater housing choice, which compliments the proposed varied lot sizes.
Direction 25: Focus housing growth in locations that maximise infrastructure and services	The proposed rezoning will build upon and amplify existing infrastructure to the benefit of the existing community. Kalkite Village is currently serviced by water, sewer, electricity, telecommunication facilities, sealed roads as well as a school bus service. The subject site also benefits from all such services, except for sewer. As such, the proposal is well placed in relation to services. Investigations to date by Stantec (previously Cardno) indicate that all essential services can

	<p>be made available for the proposal, or upgraded as required. It should be noted that the proponent will commit to undertaking or funding some of the necessary upgrades as outlined in the various appendices. In particular, the proponent would build a 'slip lane' along Kalkite Road to facilitate a safe entry into the proposal's 'lower paddock'. The proponent would also contribute funds to upgrade the intersection at Kalkite Rd and Eucumbene Rd. The proposal also includes a new fire station to replace the existing fire station along Kalkite Rd, given it is too small to service existing dwellings in the locality, let alone dwellings as part of this PP. A community centre is also proposed, which would not only be able to accommodate general community-oriented activities, but would operate in conjunction with the new fire station in the event of a major emergency. Finally, various parks for both active and passive recreational activities are proposed.</p> <p>Other upgrades or improvements being considered by the proponent include the undergrounding of existing overhead power lines between lower Kalkite Rd and the existing dwelling on the subject site. This is subject to ongoing discussions with the relevant electricity provider.</p> <p>As part of ongoing discussions with Council, it is understood that upgrades to the existing Kalkite Village sewer system are also being planned. It is understood that such upgrades would be able to accommodate demand generated by the proposal.</p> <p>As part of the ongoing assessment of this PP, the proponent is willing to discuss with Council the delivery of some of the abovementioned services as part of a VPA, or similar.</p>
Direction 28: Manage rural lifestyles	<p>The proposal is consistent with this direction given it retains the majority of the subject site's area for large lots (i.e. from 2ha – 4ha) and adopts a land use zone (i.e. C4 – Environmental Living) on such lots which would continue to allow for rural type activities.</p> <p>Whilst the 'lower paddock' would contain smaller lots, they are nevertheless generously sized. This ensures that all of the proposal's lots will retain, to varying degrees, the existing rural character of the locality.</p> <p>With regard to the broader locality, the proposal's density is low relative to its site area such that it would not substantially affect rural operations or the existing character.</p>

Snowy Monaro Local Strategic Planning Statement 2020

The Snowy Mountains SAP was, and remains, in development phase at the time Council completed the preparation of the Snowy Monaro Local Strategic Planning Statement 2020 (LSPS). Therefore, the LSPS does not reflect in detail any specific strategic planning directions of the SAP. That said, the LSPS recognises that the Snowy Mountains SAP would substantially alter or enhance the strategic planning direction of certain precincts within the Snowy Monaro region. In relation to the subject site and the Jindabyne region generally (of which Kalkite is a part of), the LSPS

recognises that there is likely to be further demand for land development, and that tourism will not only remain the main sector for the region, but actively encourages it to expand. In taking this approach, the LSPS recognises the potential for land use conflicts, such as conflicts between existing rural zonings and the demand for land development in order to expand the tourism sector for the region. It recognises that land uses may require change in order to achieve the intent of an expanded tourism sector.

Jindabyne's rural landscape is an elevated, undulating patchwork of Tablelands Snow Gum Grassy Woodland and natural temperate grasses interspersed with cleared land sown to pasture. Due to the physical constraints of the area, including climate, soil quality and topography much of the land is not suitable for cultivation and therefore the grazing of livestock dominates the rural land use. The majority of properties do not exceed and 250 hectares. Land suitable for agriculture is limited by significant biodiversity values with the area surrounded by Kosciusko National Park on three sides.

Given the primary economic driver within this area is tourism and the shifting nature of agriculture, such as diminishing farm sizes and the motivation of owning rural land, it is considered that agri-tourism and agricultural diversification is to be encouraged.

Figure 17: Discussion regarding suitability of agricultural activity in Jindabyne region. Source: LSPS 2020 page 86

Strategic Planning Merit Considerations

DPE has released assessment criteria for assessing PPs, to justify and determine if a PP has strategic and site-specific merit. Table 5 below demonstrates the site has clear strategic and site-specific merit.

Table 5: DPIE's Assessment Criteria

Does the proposal have strategic merit? Does it:	
give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site. This includes	As demonstrated above, the proposed concept is consistent with the relevant directions in the Regional Plan and consistent with the overall aims of the Snowy Mountains Special Activation Precinct. DPE's correspondence to the proponent (dated 3 August 2021) encourages the lodgement of a PP for the proposal. The PP is also strictly consistent with the publicly exhibited Draft Settlements Strategy 2022.

any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or	In summary, the proposal is consistent with the Snowy Mountains SAP as well as the South East and Table Lands Regional Plan given it improves housing supply, provides for housing diversity, integrates with the existing natural landscape, and encourages tourism including ancillary operations which allow for tourism (such as housing for tourist related employees, tourist accommodation, and commercial floor space which may accommodate tourism related businesses). It is also consistent with the Draft Settlements Strategy 2022 in that the subject site is listed in the strategy as an option to expand the existing Kalkite Village.
demonstrates consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or	The proposal's consistency with the Snowy Monaro LSPS is demonstrated throughout Section 6.2 of this report, and particularly at Section 6.2.1. It is important to recognise that the LSPS was prepared at around the same period when the Snowy Mountains SAP was announced. The LSPS recognises the SAP, but arguably does not recognise its full strategic planning effect given the SAP process is not yet finalised. That said, the LSPS recognises the SAP's overarching objectives of developing the region into a year round tourism destination, developing the resources to support further tourism related activities, and conserving key environmental features. As outlined in this report, the proposal is consistent with this intent given it provides for additional households who could supported an expanded tourism sector, it provides potential tourism accommodation, improves access to the foreshore, avoids extensive development in proximity to sensitive vegetation, and adopts an overall low density and low scale in order to minimise visual impacts to the landscape character.
respond to a change in circumstances that has not been recognised by the existing planning framework	The PP responds to the Snowy Mountains SAP in particular, which precedes the SLEP2013. As discussed above, whilst the LSPS recognises the Snowy Mountains SAP, arguably it does not integrate in full its strategic planning outcomes given the SAP process is still ongoing at the time of preparing this PP.
Does the proposal have site-specific merit, having regard to the following:	
the natural environment on the site to which the proposal relates and other affected land (including known significant environmental values, resources or hazards)	The lower part of the site where development will be focused has minimal environmental constraints. Specifically, there is no flooding risk, acid sulfate soils, salinity, tree related vegetation or rocky outcrops. There are some significant grasslands but this is limited in area and located in the north western corner over which there would be minimal development. The locality is bushfire prone. A strategic bushfire report, developed following extensive discussions with the NSW RFS, supports this PP. The report includes a range of measures to ensure that the proposal and locality are suitable with regard to the bushfire hazard. It includes

	measures such as a new fire station co-located with a new community centre and park which can function as a refuge centre in the event of an emergency. These facilities would cater for the proposed development as well as existing development within the Kalkite Village as the existing emergency response measures are considered to be insufficient.
existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates	Kalkite village already establishes a rural village character which the proposal seeks to replicate. The 'Three Rivers' development immediately to the north of the subject site's 'middle' and 'upper paddock' also establish a rural village character and built form, or will do so as construction of its approved building envelopes continues. Otherwise, the locality retains a strong rural and alpine character, which the proposal seeks to integrate by limiting most proposed density to the western portion of the site (i.e. 'lower paddock'), and retaining large lots of 20,000m ² up to 60,000m ² for the vast majority of the site. The larger lots are also located where gradients are greatest, or where there are sizable stands of trees which warrant retention.
services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	Electricity, drinking water, telecommunications including internet are currently available to the site. The site is also accessible via a sealed road. Initial investigations for the purpose of this PP indicate that all such facilities can be upgraded to suit the demand generated by the proposal. Sewer services are provided to the existing Kalkite Village and it is understood that Snowy Monaro Council is investigating expanding the existing sewer facility to not only improve sewer services for the existing village, but also for future residential growth in the locality. It is understood that any such proposed expanded sewer system can cater for the proposal. The proposal will also include additional fire safety measures which will serve residents of the proposal, but also the existing Kalkite Village. This includes a new fire fighting shed as well as a community hall and open space area which can provide emergency management infrastructure if required.

6.2.2. Q4 - Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

As discussed in detail below, the proposed concept is consistent with the:

- Snowy Monaro Local Strategic Planning Statement 2020
- Snowy Monaro Community Strategic Plan 2040
- Snowy Monaro Council Draft Settlements Strategy 2022.

Local Strategic Planning Statement

The Snowy Monaro Local Strategic Planning Statement (LSPS) 2020 sets out the community's environmental, social and economic land use needs over the next 20 years.

The proposal's consistency with the Snowy Monaro LSPS is demonstrated throughout Section 6.2 of this report, and particularly at Section 6.2.1. It is important to recognise that the LSPS was prepared at around the same period when the Snowy Mountains SAP was announced. The LSPS recognises the SAP, but arguably does not recognise its full strategic planning effect given the SAP process is not yet finalised. That said, the LSPS recognises the SAP's overarching objectives of developing the region into a year round tourism destination, developing the resources to support further tourism related activities, and conserving key environmental features. As outlined in this report, the proposal is consistent with this intent given it provides for additional households who could supported an expanded tourism sector, it provides potential tourism accommodation, improves access to the foreshore, avoids extensive development in proximity to sensitive vegetation, and adopts an overall low density and low scale in order to minimise visual impacts to the landscape character.

Table 6 on the following page outlines the proposal's consistency specifically with the planning priorities contained in the LSPS.

Table 6: Consistency with LSPS

Key Priorities	
Planning Priority 1 - Protect and enhance the cultural and built heritage of the Snowy Monaro	<p>As discussed, this PP is accompanied by a Historical Heritage Assessment and Aboriginal Heritage Assessment prepared by Ecological. The site is located in the vicinity of local heritage item 'Lake Jindabyne'. These assessments conclude that the proposed rezoning of the subject site would not cause any substantial impact to the heritage value of Lake Jindabyne. This is because the existing Kalkite village already establishes a built form character, and the proposal's overall density and anticipated built form is of such a low nature that it would not impose on Lake Jindabyne in any significant manner. Conversely, the proposal would have somewhat of a positive impact as it would improve access to the Lake Jindabyne, thereby allowing greater appreciation of its significance.</p> <p>Whilst not of any major historical significance, a number of very large former bridge members are scattered throughout the subject site. Subject to future discussions, the proponent may consider integrating these into any future layout of the subject site. They could, for example, form part of the proposed E1 – Neighbourhood Village zone or any proposed public recreation areas.</p> <p>The assessments did not identify any items of Aboriginal significance on or in proximity to the subject site. The assessment indicated that had there been any Aboriginal significance, it may</p>

	<p>have been in closer proximity to the original route of Lake Jindabyne, prior to its flooding for the purpose of Snowy Hydro. This is not accessible however.</p>
<p>Planning Priority 2 - Protect and enhance the scenic landscape of the region</p>	<p>Impacts to the scenic landscape are negligible primarily because the proposal adopts a very low density, whilst the built form is also intended to be very low. Specifically, minimum lot sizes are large ranging from 850m² to 4ha (the proposal's minimum lot size of 850m² is larger than the 700m² lot size currently prescribed for the existing Kalkite village). The proposed height limit is 9m and an FSR of 0.5:1 will apply to most envelopes. These standards ensure that landscape will remain the dominant visual feature, and that built form is visually recessive.</p> <p>Further, the proposal is an extension of the existing Kalkite village, rather than the establishment of an entirely new urban area.</p> <p>Other design controls proposed as part of this PP to minimise visual impacts include prescribing the smallest lot size of 850m² in the lower portions of the 'lower paddock', whereby they are somewhat obscured by hills elsewhere throughout the site. This will ensure the proposal's highest level of density, although quite low, is partially hidden from sensitive locations such as Lake Jindabyne as well as dwellings within the existing Kalkite village. Conversely, larger minimum lots sizes are proposed for that land which is much more visually accessible. For example, minimum lot sizes of 1,500m² is proposed on land adjacent to the foreshore within the 'lower paddock', whilst land in the 'middle' and 'top paddock' will be subject to lots between 2 – 4ha in size. Further, these lot sizes have been designed to ensure existing stands of established trees as well as existing rocky outcrops, which form part of the landscape character, can be retained.</p> <p>The proposal will be supported by a Development Control Plan (DCP) with additional controls to protect the landscape character. Any DCP may include, for example, controls in relation to architectural style, building materials, building colours, and landscape treatments.</p>
<p>Planning Priority 3 - Identify protect and encourage restoration of environmental values of the Snowy Monaro Region</p>	<p>The central and eastern portion of the site contain native bushland, part of which is mapped under the SRLEP 2013 as terrestrial biodiversity and a small part of the site is mapped on the Biodiversity Values Map. The biodiversity values of the subject site and potential ecological impacts of any future development has been assessed by Cumberland Ecology and the findings are provided in the Biodiversity Assessment Report (Appendix 4). The proposed rezoning layout plan seeks to minimise ecological</p>

	impacts by locating higher density lots in the 'lower paddock' which contains the lowest biodiversity value, and locating the lower density lots in the 'middle' and 'top paddock' which contains the highest biodiversity value. This density arrangement will be achieved by prescribing large minimum lot sizes (e.g. between 2ha – 4ha) on land within the 'middle' and 'top paddock'.
Planning Priority 5 - Promote, grow and protect agricultural production and industry	The vast majority of the site is too steep to support any large scale crop production, as is much of that land within Kalkite in proximity to Lake Jindabyne. Similarly, the site's grasslands are not particularly suited to livestock grazing. This is largely due to the alpine weather conditions. Notwithstanding, the proposal would adopt a C4 – Environmental Living zone for approximately half of the site area. This zone allows for various agricultural type activities. Further, various large lots of between 2ha – 4ha would be delivered on any land zoned C4, which is of a sufficient size to enable agricultural type activities.
Planning Priority 6 - Maximise potential for business growth and efficiency	At present, the current Kalkite residents must travel outside of town to visit retail shops. The proposal includes a neighbourhood centre which will provide local shops for the Kalkite community. This will not only facilitate employment opportunities but also boost the local economy and provide retail close to homes. It is noted that there are several examples of boutique food and beverage practices within Kalkite. During the PP's community consultation phase, the operators of such practices expressed a desire to have suitably zoned land within Kalkite to develop their operations further. The proposed E1 zone could accommodate such practices.
Planning Priority 7 - Support development of the Snowy Mountains as Australia's premier year-round alpine destination	The proposal would provide additional housing opportunities generally. Such additional housing could accommodate employees within the region's tourism sector without detracting from the supply of housing with the regions key tourist destinations, such as Jindabyne. The proposal's housing could accommodate tourists as well. The region's housing unaffordability is well recognised. The proposal represents a genuine opportunity to relieve this current occurrence. The proposal also provides for commercial floor space, albeit in a small quantity. It could, nevertheless, support Kalkite's emerging boutique food and beverage manufacturing operations, which may attract tourists. Overall, the proposal engages with Lake Jindabyne and its

	foreshore. As such, it will increase accessibility to the foreshore for residents and visitors. In particular, the proposed lot sizes and land use zones would integrate effectively with the proposed Lake Jindabyne Foreshore Trail project which has recently gained support by Snowy Monaro Regional Council Councillors.
Planning Priority 8 - Use appropriate evidence-based planning controls to respond to a diverse region and provide for the recreational needs of the community	The proposal provides a unique opportunity to connect the site and future homes with the foreshore area of the lake. As discussed in Section 2.3, this foreshore land will form part of the future Lake Jindabyne Shared Trail which seeks to extend the existing trail network to the Kalkite Village. The shared trail project will be delivered in stages over a four-year period with the final completion in July 2024. This PP will improve accessibility to the foreshore area and encourage use of the future shared trail. Further, the proposed zoning includes pockets of RE1 Public Recreation Land which will provide increased recreational areas in close proximity to homes and the future neighbourhood centre.
Planning Priority 9 - Provide a variety of housing options throughout the Snowy Monaro	The proposal's residential minimum lot sizes are varied, which will allow for diverse housing types. For example, within the proposed RU5 zone, the proposed minimum lot size is 850m ² but is expected to accommodate a number of lots at 1,500m ² . Minimum lot sizes on that part of the subject site proposed to be zoned C4 and C2 are much larger in response to steep gradients, landscape character and sensitive vegetation.
Planning Priority 11 - Foster resilient, enduring and safe local communities using land use planning controls which address local and regional natural hazards	<p>The site's most significant natural hazard and risk is bushfire. Australian Bushfire Protection Planners P/L, in conjunction with feedback from NSW RFS, have guided the strategic direction for the site such that the risk is suitably mitigated. They are available to continue providing such direction and advice should the proposal proceed to any Development Application stage.</p> <p>In terms of bushfire risk, the proposal's greatest density is located on the part of the site which is most accessible. Specifically, most development is proposed at the western edge of the site where gradients are least and accessibility is maximised. Further, the proposal will include a new and expanded fire station, as well as co located community and open space park which can function as a place of refuge in the event of natural emergencies. These new facilities will service both the proposed development, as well as existing development within the Kalkite Village, as the existing firefighting facilities are inadequate.</p>

Snowy Monaro Community Strategic Plan 2040

The Snowy Monaro Community Strategic Plan 2040 was adopted by Council in 2018. The following table includes the key strategic themes established within the plan. The themes were established following extensive consultation with the community. An assessment of the PP against these themes is provided following the table.

<p>Our health and wellbeing needs are met</p> <p>Our region's diverse cultural identity is preserved, and we foster creative expression and spaces</p> <p>Our region is prosperous with diverse industry and opportunities</p> <p>Our community has access to a range of diverse lifelong learning opportunities</p> <p>Our residents and visitors connect with our region's welcoming and iconic attractions</p> <p>Our natural environment is protected and sustainable</p> <p>Our built infrastructure is attractive and fit for purpose</p> <p>Our community is connected through efficient transportation networks, technology and telecommunication services</p> <p>Our Council is strategic in their planning, decision making and resource allocation</p> <p>Our Council delivers best value to the community</p> <p>Our Community is informed and engaged in decision making</p>

The PP is consistent with the key themes of the community strategic plan for the following reasons:

- As demonstrated in the concept layout, the site is of a sufficient size to encourage walking and bicycling activities by residents. That is, it can incorporate convenient and accessible alternative transportation options. Further, the proposal's low density and large lots will retain a significant landscape character, which when combined with views to Lake Jindabyne, will provide for very high amenity.
- The proposal's low density and large lot adaptation, ensures its overall 'footprint' is small. Not only does this avoid excessive impacts to sensitive vegetation, rocky outcrops, and the like, but the existing landscape identity will be largely retained. The proposal's additional housing opportunities will also increase the number of households which can benefit from the high amenity offered by the subject site and its surrounds.
- As part of preparing this PP, extensive community consultation was undertaken. This consultation revealed the development of a boutique food and beverage manufacturing scene within Kalkite. The drivers of this scene, however, noted that there was insufficient space of a commercial nature to develop their goods. The proposal includes some commercial floor space, which could be occupied by these creative industries.

- The proposal would improve accessibility to iconic features such as Lake Jindabyne and its foreshore.
- The proposal will be delivered in conjunction with new or upgraded infrastructure, much of which will be delivered by the proponent. Specifically, the proposal includes additional passive and active open space, a community centre, as well as a new fire fighting facilities.
- Currently, residents of Kalkite must travel to Jindabyne for basic day-to-day goods. The proposal includes a small quantity of commercial floor space which could offer basic goods and services to residents. This will improve transport efficiency for residents of Kalkite as well as the locality generally, as it minimises locality wide trip generation.
- This PP has been the subject of extensive and varied community consultation. The proposal will continue to be the subject of ongoing consultation with community as well public authorities.
- It is demonstrated throughout Section 6.2 of this report that the proposal is consistent with the primary land use strategic plans, including the South East and Table Lands Regional Plan, The Snowy Monaro LSPS 2020, as well as the Snowy Mountains SAP.
- The proposal will deliver significant public benefits mostly at the proponent's expense. For example, the existing fire fighting facilities at Kalkite are considered to be insufficient, but the proposal seeks to replace these for existing residents of Kalkite, as well as residents of the proposal.

Draft Settlements Strategy 2022

In relation to Kalkite, the Draft Settlements Strategy 2022 reflects the Snowy Mountains SAP strategy. Specifically, the SAP indicates that some demand generated by its own objectives will be accommodated in villages such as Kalkite and Berridale. The Draft Settlements Strategy 2022 states the same outcome and expressly provides that strategic planning should be undertaken to accommodate such likely demand. In relation to Kalkite, the Draft Settlements Strategy 2022 provides that land in proximity to the existing Kalkite Village, which includes the subject site, should be investigated for its suitability to accommodate such demand. This is also demonstrated in the following extract of the strategy.

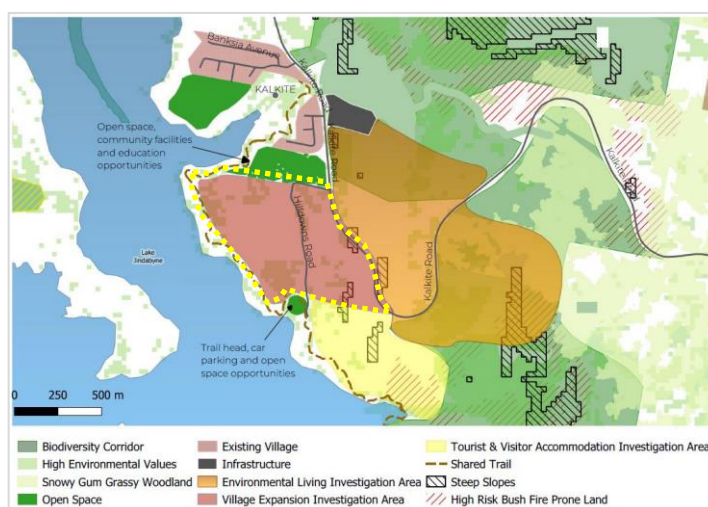


Figure 18: Nomination of 'lower paddock' (outlined yellow) as 'Village Expansion Investigation Area' (Source: Draft Settlements Strategy 2022, page 130)

As the site the subject of this PP is specifically included in the 'village expansion investigation area', the PP is consistent with this element of the Draft Settlements Strategy 2022.

6.2.3. Q5 - Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Not applicable, there are no other State or regional studies/strategies applicable to the subject site.

6.2.4. Q6 – Is the planning proposal consistent with applicable SEPPs?

Table 7 below outlines consistency with the relevant State Environmental Planning Policies.

Table 7: Consistency with state environmental policies (SEPPs)

SEPP/SREP Title	Consistency	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	The biodiversity values of the subject site and potential ecological impacts of future development practises have been assessed by Cumberland Ecology and the findings are provided in the Biodiversity Assessment Report (Appendix 4). The proposed rezoning layout plan seeks to minimise ecological impacts by locating greater density lots in the 'lower paddock' which contains very low biodiversity value, and locating the lower density lots in the 'middle' and 'top paddocks' which contains the highest biodiversity value. This ensures that a very high degree of conservation can be adopted on those portions of the subject site where it is most warranted. Specifically, it ensures a low volume of development will occur where there are existing stands of sensitive trees, rocky outcrops, steep gradient, or water courses. Effectively, development can be avoided around these features. It is also worth noting that the proponent commits to securing Biodiversity Certification for the subject site. Substantial progress has already been made in relation to achieving such certification, including ongoing discussions with the Department of Biodiversity and Conservation.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.

SEPP/SREP Title	Consistency	Comment
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
State Environmental Planning Policy (Housing) 2021	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP. Rather, the proposal is consistent with the principles of the SEPP as provided in clause 3. In particular, the proposal improves housing supply whilst it's range of lots sizes will cater for various housing structures as well as contribute towards affordability.
State Environmental Planning Policy (Industry and Employment) 2021	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP in relation to advertising and signage.
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	N/A	Not applicable - Residential flat buildings will not be permitted on the site.
State Environmental Planning Policy (Planning Systems) 2021	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
State Environmental Planning Policy (Precincts—Central River City) 2021	N/A	Not applicable.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	N/A	Not applicable.
State Environmental Planning Policy (Precincts—Regional) 2021	Yes	The site is located within the Snowy Mountains Special Activation Precinct. The PP will not contain provisions that will contradict or would hinder application of this SEPP. Conversely, the proposal is consistent with the SEPP as it will give effect to its objectives insofar as they apply to the Snowy Mountains region.

SEPP/SREP Title	Consistency	Comment
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	N/A	Not applicable.
State Environmental Planning Policy (Primary Production) 2021	Yes	<p>Chapter 2 of this SEPP relates to primary production and rural development with the aims of the chapter including to facilitate the orderly economic use and development of lands for primary production, reduce land use conflict and sterilisation of rural land and encourage sustainable agriculture.</p> <p>The vast majority of the site is too steep to support any large scale crop production, or the like, as is much of the remaining land in Kalkite which is in proximity to Lake Jindabyne. Similarly, the site's grasslands are not particularly suited to livestock grazing. This is largely due to the alpine weather conditions and the extent of rocky outcrops throughout the site. Notwithstanding, the proposal seeks to retain very large lots for much of the subject site, as well as to adopt a C4 zone for such lots, all of which will allow for agricultural type activities.</p>
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	<p>The PP will not contain provisions that will contradict or would hinder application of this SEPP. Specifically, a Preliminary Site Investigation (PSI) has been prepared by Lanterra Consulting and is provided at Appendix 6. The PSI concludes that overall, the majority of the site is suitable for the proposed large lot residential with a neighbourhood centre and community space. Remedial works to remove zinc impacted soil from around the shearing shed and possibly around the hay shed will be required should the site be redeveloped. After the demolition of these structures, validation of the underlying soil will be required.</p> <p>The site is not affected by flooding, salinity or acid sulfate soils. The site is identified as bushfire prone land, but suitable measures to mitigate against this hazard have been included in the proposal to satisfy the objectives of this SEPP. In particular, the proposal will include construction and dedication of a new fire station and a community centre as well as a park which can complement the fire station in the event of a major</p>

SEPP/SREP Title	Consistency	Comment
		emergency. That is, the community centre and park can provide 'refuge in place' facilities for residents of the proposal, as well as those residents within the existing Kalkite Village.
State Environmental Planning Policy (Resources and Energy) 2021	N/A	Not applicable.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.

There are no deemed State Environmental Planning Policies (former Regional Environmental Plans (REPs)) applicable to the PP.

6.2.5. Q7 – Is the planning proposal consistent with the applicable Ministerial Directions (section 9.1 Directions)?

It is considered that the PP is consistent with the relevant Directions issued under Section 9.1 of the Act by the Minister to councils, as demonstrated in Table 8:

Table 8: Consistency with S9.1 Ministerial Directions

Direction Title	Consistency	Comment
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	As discussed in Section 6.2.1, the proposal is consistent with the relevant directions in the South East and Tablelands Regional Plan. It has been demonstrated that the proposal is particularly consistent with the Snowy Mountains SAP.
1.2 Development of Aboriginal Land Council land	N/A	N/A Aboriginal Land Council land is not included in the PP.
1.3 Approval and Referral Requirements	Yes	The application has minimised the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.
1.4 Site Specific Provisions	Yes	The proposal is consistent with the direction as it does not include any site specific provisions.

1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	N/A
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	N/A
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	N/A
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	N/A
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	N/A
1.14 Implementation of Greater Macarthur 2040	N/A	N/A
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	N/A
1.16 North West Rail Link Corridor Strategy	N/A	N/A
1.17 Implementation of the Bays West Place Strategy	N/A	N/A

Focus area 2: Design and Place		
The details of this direction were not made at the time of preparing this PP.		
Focus area 3: Biodiversity and Conservation		
3.1 Conservation Zones	Yes	Parts of the site are nominated as environmentally sensitive land. In response, the proposal seeks to minimise potential impacts on existing vegetation by including large lots in the eastern part of the site and increasing density towards the western portion of the site, or the 'lower paddock', where there are no native trees and very limited natural sensitive in general. The 'lower paddock' is well suited to development for this reason. In addition, the proponent commits to achieving Biodiversity Certification for the subject site and the proposal. Extensive discussions have already taken place with the NSW Department of Biodiversity & Conservation (BCD) for the purpose of achieving such certification. Some key design outcomes from these discussions is an agreement to include two substantial 'stewardship' sites on the 'middle' and 'upper paddocks' as part of the proposal. Such sites are proposed to be zoned C2 – Environmental Conservation and will, in effect, accommodate a very limited range of development (i.e. predominantly maintenance and conservation).
3.2 Heritage Conservation	Yes	This PP is accompanied by a Historical Heritage Assessment and Aboriginal Heritage Assessment prepared by Ecological. The site is located in the vicinity of local heritage item 'Lake Jindabyne'. The proposed re-zoning of the study area would not cause heritage impact to Lake Jindabyne and any future impact as a result of the rezoning is likely to be negligible given the low density nature of the proposal. Similar development already exists in the vicinity and the steep topography will continue to allow for extensive views. No specific significant views to and from Lake Jindabyne have been identified in the listing in regard to the study area. Regardless, the proposal minimises landscape related view impacts by proposing an overall low density and low built form, almost all of which is concentrated towards the lower portion (i.e. 'Lower paddock') of the site such that the dominant view towards the elevated portions of the site from the lake are unaffected.

		Ecological also concluded that Aboriginal objects are unlikely to be present in the study area and the proposed works will not impact sites and objects.
3.3 Sydney Drinking Water Catchments	N/A	The site is not within the Sydney Drinking Water Catchment. Whilst it may not be within the catchment, the principles of this direction warrant consideration given the site's proximity to Lake Jindabyne. In summary, any impacts to the lake as a result of the proposal are negligible given the foreshore between the subject site and the lake is some 100m in width. Further, the proposal allows for substantial drainage lots, and its low density nature will result in minimal stormwater generation. The proposal would also be connected to a reticulated sewer system.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Due to the existence of sensitive trees and grasslands in sections of the subject site, the C2 zone is proposed to be adopted as part of this PP. Specifically, C2 will be adopted for the proposed 'stewardship sites' in the 'middle' and 'upper paddocks'.
3.5 Recreation Vehicle Areas	N/A	N/A
Focus area 4: Resilience and Hazards		
4.1 Flooding	N/A	The subject site is not flood prone
4.2 Coastal Management	N/A	N/A
4.3 Planning for Bushfire Protection	Yes	<p>The site and locality are bushfire prone. Extensive investigations were undertaken by Australian Bushfire Protection Planner P/L (ABPP) to ensure that the proposal would be consistent with the objectives and prescriptive requirements of this direction. These investigations included ongoing consultation with the NSW Rural Fire Service. The strategic assessment prepared by ABPP (Appendix 3) outlines in detail how the proposal is consistent with the direction. In summary, though, consistency will be achieved principally through the following means:</p> <ul style="list-style-type: none"> • Applying perimeter roads where required. • Adopting a density and lot sizes which will allow for the necessary Asset Protection Zones (AZ). • Proposing the construction and dedication of a new fire station. • Including provisions for a park as well as a community centre which would complement the fire station. In essence, these features which ensure that residents of

		the proposal as well as the existing Kalkite village can have suitable 'refuge in place' facilities in the event of a major emergency.
4.4 Remediation of Contaminated Land	Yes	A Preliminary Site Investigation (PSI) has been prepared by Lanterra Consulting and is provided at Appendix 6. The PSI concludes that overall, the majority of the site is suitable for the proposed large lot residential with a neighbourhood centre and community space. Remedial works to remove zinc impacted soil from around the shearing shed and possibly around the hay shed will be required should the site be redeveloped. After the demolition of these structures, validation of the underling soil will be required.
4.5 Acid Sulfate Soils	N/A	The site is not affected by acid sulfate soils.
4.6 Mine Subsidence and Unstable Land	N/A	The site is not affected by mine subsidence or unstable land.
Focus area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Yes	The development of the 'lower paddock' is subject to detailed design and ongoing assessments. However, the concept design included as part of this PP demonstrates that the proposal's most dense area can be traversed without the need for vehicles. That is, it includes a 'central spine' road which maximises accessibility, and then provides convenient access to the foreshore. Combined with a perimeter road around most of the 'lower paddock', the area will be walkable, convenient and usable by various methods of active transport. Further, the 'lower paddock' includes a E1 – Neighbourhood Village zoning. This will allow for some convenience services which are currently absent in Kalkite. It will therefore avoid residents having to use private vehicles to access such goods and services at either Jindabyne or Cooma. In this case, the proposal will be consistent with this direction.
5.2 Reserving Land for Public Purposes	N/A	The proposal includes approximately 10,000m ² of land for public purposes. Most of this land is proposed within the 'lower paddock'. It comprises of active and passive recreation areas, as well as a community centre and a new fire station. A new slip lane is proposed at along lower Kalkite Rd to provide safe access to the proposal. Provision has already been made for drainage reserves and the like, although, such land will most likely be delivered as passive

		recreation areas. The final amount of land to be provided for public purposes is subject to ongoing discussions with Council and relevant authorities. Given the above, the proposal will be consistent with this direction.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	N/A
5.4 Shooting Ranges	N/A	N/A
Focus area 6: Housing		
6.1 Residential Zones	Yes	This PP will broaden and increase the choice of dwelling types within Kalkite. The increased residential density will be adequately serviced through the required upgrades to current services and introduction of new services and infrastructure, where required. It is generally accepted that housing is becoming increasingly unattainable in the Sydney metropolitan area as well as in NSW's regions. Housing unattainability is arguably intensified in the Snowy Mountains regions as a result of the influx of employees during the snow season. The proposal will assist in alleviating this current trend by increasing housing supply as well providing a range of lot sizes which will suit a range of demographics.
6.2 Caravan Parks and Manufactured Home Estates	N/A	N/A
Focus area 7: Industry and Employment		
7.1 Business and Industrial Zones	Yes	The proposal includes business zoned land to facilitate a neighbourhood centre including local shops and a community hall. The proposal is consistent with this direction as it introduces additional business zoned land and does not seek to reduce any existing business or industrial zones. Further, the economic impact assessment provided at Appendix 5 concludes that the proposal's quantity of business-related floor space, would not undermine existing or planned commercial centres elsewhere in the region.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	This direction applies to the Byron Shire Council local government area.

7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A
Focus area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	N/A	The locality is not recognised for the purposes of mining, petroleum production or extractive industries.
Focus area 9: Primary Production		
9.1 Rural Zones	Justifiable	<p>The proposal is inconsistent with this direction as it seeks to convert existing rural zoned land to RU5, E1, SP2, RE1, C4 and C2. However, this PP is not inconsistent with the objective of the direction given more than half of the subject site's area is proposed to be zoned either C4 – Environmental Living or C2 – Environmental Conservation. Within the C4 zone, a range of agricultural type activities can be undertaken with consent. Further, the total area of such land within the C4 zone is approximately 20ha, which is sufficient to undertake some form of agriculture if desired. As provided by the direction, a proposal may be inconsistent with the direction if the site in question is the subject of a strategy which is endorsed by the Planning Secretary. As has been discussed throughout this PP, the subject site is within the Snowy Mountains SAP which is a strategy jointly released by DPE and the NSW Department of Regional Development. In its correspondence to the proponent dated 3 August 2021, DPE specifically encouraged the lodgement of a PP for the proposal largely because the site is subject to the strategic direction of the Snowy Mountains SAP. It should also be recognised that the subject site, and much of the other land which surrounds it, is not ideally suited to agricultural land uses because of its steep gradient. Extensive agricultural development is arguably incompatible with the residential development in the existing Kalkite Village, as well as the 'Three Rivers' development which is currently under construction. Neither would the proposal inhibit agricultural or rural type land uses elsewhere within the region. Although, it should be noted that very little agricultural or rural land uses occur throughout the region because they are not suited to its soils and the alpine climate. In fact, the Snowy Monaro Local Strategic Planning Statement 2020 (LSPS) recognises that whilst agricultural activities are prevalent in certain areas of</p>

		<p>the Snowy Monaro and South East Table Lands Region, the area of Jindabyne and surrounds is not such a region:</p> <div data-bbox="970 600 1388 1178" style="border: 1px solid black; padding: 10px;"> <p>Jindabyne's rural landscape is an elevated, undulating patchwork of Tablelands Snow Gum Grassy Woodland and natural temperate grasses interspersed with cleared land sown to pasture. Due to the physical constraints of the area, including climate, soil quality and topography much of the land is not suitable for cultivation and therefore the grazing of livestock dominates the rural land use. The majority of properties do not exceed and 250 hectares. Land suitable for agriculture is limited by significant biodiversity values with the area surrounded by Kosciusko National Park on three sides.</p> <p>Given the primary economic driver within this area is tourism and the shifting nature of agriculture, such as diminishing farm sizes and the motivation of owning rural land, it is considered that agri-tourism and agricultural diversification is to be encouraged.</p> </div> <p><i>Figure 19: Discussion regarding suitability of agricultural activity in Jindabyne region. Source: LSPS 2020 page 86</i></p> <p>The LSPS further states that agricultural activity, including grazing, may not be suitable to some of the region's biodiversity values, such as sensitive grass lands. It also provides that, given the important contribution tourism makes to the region, and to the states/territories of NSW, Victoria and the Act, diversification from agricultural activities is warranted.</p> <div data-bbox="877 1588 1479 1839" style="border: 1px solid black; padding: 10px;"> <p>Given the primary economic driver within this area is tourism and the shifting nature of agriculture, such as diminishing farm sizes and the motivation of owning rural land, it is considered that agri-tourism and agricultural diversification is to be encouraged.</p> </div> <p><i>Figure 20: Discussion regarding the role of tourism in the Jindabyne region. Source: LSPS 2020 page 86</i></p>
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		Minimal development will be permitted on those portions of the site proposed to be zoned C2 – Environmental Living. Given the natural sensitivities of these areas, such a zone and the associated permitted uses is considered suitable.
9.2 Rural Lands	Justifiable	See response provided in relation to Direction 9.1 – Primary Production.
9.3 Oyster Aquaculture	N/A	N/A
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A

6.3. Section C - Environmental, Social and Economic Impact

- 6.3.1. Q8 - Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Ecology

A Biodiversity Assessment Report has been prepared by Cumberland Ecology and is provided at Appendix 4. The subject site contains native bushland largely confined to the central and eastern portions that is part of a north-south running vegetated corridor. Exotic vegetation in the form of planted exotic trees around the dwelling is also present on the lower reaches of the subject site and along the road in the central areas of the subject site. The majority of the subject site contains exotic-dominated grassland.

The subject site contains:

- areas mapped on the Biodiversity Values Map as of 29 March 2022. These areas comprise approximately 1.86 ha of the subject site and occurs on the eastern side of the subject site corresponding roughly to a patch woodland.
- areas included on the Terrestrial Biodiversity map of the SRLEP. These areas are likely associated with the mapped native vegetation in the central and eastern portions of the subject site.
- areas included on the Riparian Land and Watercourse map of the SRLEP. These mapped areas are likely associated with the riparian corridor of Lake Jindabyne and the mapped 1st order watercourses in the central and western portions of the subject site.

The subject site does not contain threatened entities listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999, it is unlikely that a referral to the Commonwealth will be required to accompany future DAs.

Fauna habitat assessments were conducted in the subject site by an ecologist between the 3-5 November 2021. The subject site was assessed for groundcover, shrub/understory cover, canopy cover and tree hollows, as well as other habitat features such as bush rock, fallen trees and signs of fauna use such as scats, scratches and scrapings.

In terms of fauna, twenty-four (24) vertebrate fauna species were recorded from the subject site during surveys, including 23 native and one exotic species (the European Rabbit). The full list of species is provided in the Biodiversity Assessment Report (Appendix 4) and included Kookaburra, Magpie, Cockatoo, Eastern Grey Kangaroo, etc.

No threatened flora or fauna species were recorded during these surveys. However, the BAM-C was used to generate a list of potentially occurring species which will require further assessment at the DA stage of future developments.

The following direct and indirect impacts as a result of the proposal are detailed in the Biodiversity Assessment Report:

- Direct
 - Potential Vegetation Removal
 - Fauna Habitat Removal
 - Koala Habitat Removal
 - Impacts to Riparian Land and Mapped Watercourses
- Indirect
 - Edge effects (impacts that occur at the interface between natural habitats and disturbed land)
 - Construction impacts including noise, dust, light, sedimentation and erosion

Avoidance and minimisation measures are detailed by Cumberland Ecology to reduce the potential impacts listed above. When determining the location and design of the zoning, the client has sought to avoid and minimise direct impacts on native vegetation and habitat by locating the proposed smaller, higher density lots in the western portion of the subject site containing areas of lowest biodiversity value (ie. Exotic-dominated Grassland), whilst locating the larger, lower density lots in the eastern portion of the subject site which contains the majority of the threatened ecological communities, thereby minimising the potential impact of future development on areas of higher biodiversity values.

The following mitigation measures have been identified to minimise ecological impacts, including impacts on potential foraging, breeding or roosting habitat for threatened species:

- Inclusion of 'stewardship sites' within the 'middle' and 'upper paddock' portions of the subject site. These sites are also proposed to be zoned C2 – Environmental Living. Such a zone permits mostly conservation and site management works only, thereby preserving the sensitive features of the areas in question.
- The proponent commits to achieving Biodiversity Certification for the subject site. Extensive research has already been undertaken to achieve this certification with the relevant public agencies.
- Inductions - Site inductions should be given by the civil contractor to ensure all site workers and visitors are aware of ecological issues associated with the subject site and the location of any restricted access areas.
- Access Restrictions - To avoid unnecessary removal or damage to vegetation to be retained adjacent to the rezoning area, the clearing area should be clearly demarcated and signed to ensure no vegetation beyond these boundaries is removed. Clearing works and equipment should be excluded from areas outside the clearing area.
- Erosion, Sedimentation and Pollution Control
- Pre-clearing and Clearing Surveys
- Weed control, landscaping and understorey replanting to provide habitat values in the longer term for locally native fauna groups including small birds, microchiropteran bats, arboreal mammals and reptiles.

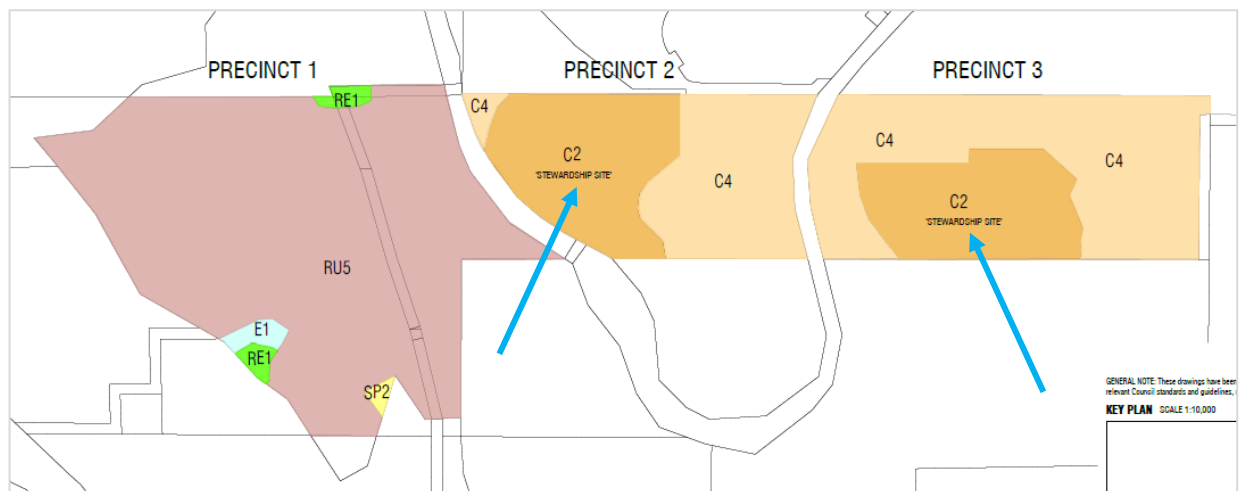


Figure 21: Extract of proposed zoning map demonstrating 'Stewardship sites' and their accompanying C2 land use zone (Source: United Surveyors/Gyde)

- 6.3.2. Q9 - Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Heritage

This PP is accompanied by a Historical Heritage Assessment and Aboriginal Heritage Assessment prepared by Ecological. There are no heritage items located within the site, nor is the site location in a heritage conservation area. However, the site is located in the vicinity of local heritage item 'Lake Jindabyne'. The site inspection undertaken by Ecological revealed evidence of agricultural/pastoral activities within the study area including fence lines and disused farming equipment, however no archaeological remains or additional heritage items were encountered.

Lake Jindabyne (100 metres west of the study area) is significant as a component within the historic Snowy Scheme, contributing to the overall landscape and setting of Jindabyne. The lake was developed from 1949, with planning for the new township of Jindabyne commencing in 1961. Residents of the old townships of Jindabyne, Adaminaby, and Talbingo were relocated in 1962, whilst a small number of buildings and the cemetery were also moved. The valley was flooded in 1967, with the valley becoming synonymous with the lake (Heritage NSW 2012).

Ecological subsequently concludes that the proposed re-zoning of the study area would not cause heritage impact to Lake Jindabyne and future impact as a result of the rezoning is likely to be negligible. Similar development already exists in the vicinity and the steep topography will continue to allow for extensive views. No specific significant views to and from Lake Jindabyne have been identified in the listing in regard to the study area.

Another heritage item, Wee Wah, is located 1km north east of the site and is significant as a representative example of a late nineteenth century Monaro rural dwelling. Constructed in c1870, the single-storey Victorian weatherboard structure is thought to have been built by/for George Wheatley, held by the Wheatley family into the late 1990s (Heritage NSW 2011). The proposed re-zoning of the study area would not cause a heritage impact to Wee Wah as it is located over one kilometre to the north east.

Ecological has recommended that a suitably qualified heritage professional be engaged following land re-zoning, and prior to future development to assess any potential visual impacts. A suitably qualified heritage professional may also be engaged during detailed design, to discuss potential heritage interpretation outcomes for the site. In addition, a heritage professional can be engaged to assist with the preparation of any DCP.

In terms of Aboriginal heritage, a search of the AHIMS database was conducted on 2 November 2021 by Ecological to identify if any registered Aboriginal sites were present within, or adjacent to (within 6km) of the study area. No Aboriginal sites have previously been recorded within the study area. One site, AHIMS ID 62-1-0252, is listed as a 'restricted site'. This will not be impacted by the proposed works.

Landscape features on the site are generally very steep with shallow soils and rocky outcrops. This type of terrain was not occupied by Aboriginal people apart from moving through country. Aboriginal people preferred to occupy raised flat terraces adjacent to permanent water sources. The study area does not contain these landforms. The formation of the lake is likely to have drowned the majority of Aboriginal sites.

A site inspection was undertaken by ELA Principal Archaeologist on the 4th and 5th of November 2021. No sensitive landforms, areas of archaeological potential or Aboriginal objects were identified. ELA subsequently concludes that Aboriginal objects are unlikely to be present in the study area and the proposed works will not impact sites and objects. As such, no further assessment and mitigation measures will be required to ensure no harm will occur.

Visual/Scenic Impact

The entire site is located within a scenic protection area under the SRLEP. The proposed zoning and lot sizes on the site have been carefully selected to minimise impacts on the scenic landscape of the region, especially when viewed from Lake Jindabyne. The lot sizes and concept layouts will ensure the future dwellings on the site appear as "scattered" in the lower portion of the site, closest to the lake, and this density decreases significantly in the eastern portion of the site where larger lots are proposed. The proposed density, mix of zones (including public recreation, infrastructure and tourism) and retention of trees on the site, where possible, will assist in protecting and enhancing the scenic landscape of the region. Visual and scenic qualities can also be accounted for as part of any DCP. The 'scattered' built form on the western portion of the site is illustrated in the CGI Image at Figure 22.



Figure 22: Concept CGI Image (Source: Involve Studios)

Traffic and Transport

A Transport Impact Assessment has been prepared by Cardno and is provided at Appendix 9. The report assesses the current operation of the existing local Kalkite Road traffic network to determine the net effect that the proposed Kalkite residential development will have on the road network. Cardno have undertaken SIDRA traffic modelling for the local network which includes the traffic generated from existing township dwellings and the proposed Kalkite residential development.

The total generated trips associated with the proposed development was calculated with reference to the "RMS Guide to Traffic Generating Developments" (Oct 2002), the Snowy River Development Control Plan (Chapter C – General Planning Consideration) and SMRC's Development Design Specification – D1 Geometric Road Design. The table below summarises the traffic generation for the development. As is outlined in the assessment by Cardno, the traffic generation modelling included a scenario where 50% of the proposed lots within the 'Lower Paddock' included dual occupancies as this is likely to be permissible on such lots. 50% is considered a suitable benchmark given Kalkite's location renders it somewhat isolated from Jindabyne and East Jindabyne where there is likely to be higher demand for dual occupancy development. Kalkite, and the proposal, is likely to attract mostly conventional, single detached dwelling development.

Land Use	Yield	Peak Period	Trip Rate	Peak Direction	Peak Split	Total Trips Generated
Section A Single Residential	330 dwellings	AM	1	In	0.26	86
				Out	0.74	244
		PM	1	In	0.64	211
				Out	0.36	119
Section A Commercial	800m ² GFA	AM	0.125	In	0.50	50
				Out	0.50	50
		PM	0.125	In	0.50	50
				Out	0.50	50
Section B Single Residential	3 dwellings	AM	1	In	0.26	1
				Out	0.74	2
		PM	1	In	0.64	2
				Out	0.36	1
Section C Single Residential	3 dwellings	AM	1	In	0.26	1
				Out	0.74	2
		PM	1	In	0.64	2
				Out	0.36	1
Total		AM		In		136
				Out		298
		PM		In		265
				Out		169

Figure 23: Proposal's maximum traffic generation (Source: Stantec/Cardno TIA, page 13)

In terms of construction traffic, the number of construction vehicles accessing and egressing the site will need to be confirmed by the contractor as part of the detailed construction planning stage. However, the estimated construction traffic volumes are not expected to adversely affect the existing road network. Furthermore, the predicted construction traffic is significantly less than the calculated future operational traffic of the proposed development. Therefore, from the completed development TIA, it can be assumed that the network will continue to operate at an acceptable level of service even with the expected impact of construction vehicles.

A Preliminary Construction Management Plan has been considered as part of the Traffic Impact Assessment. The proposed construction entrance to the subject site will be off Kalkite Road, south of the town centre. All light and heavy vehicles will access/egress the subject site to and from the Jindabyne and Cooma area via Kalkite Road.

The figure on the following page shows the proposed light and heavy vehicle access route.



Figure 24: Vehicle Access Route (Source: Cardno/Stantec TIA, page 18)

Intersection capacity has been assessed using SIDRA 9.0 which is a micro-modelling software package. SIDRA provides an indication of an intersection's performance capacity through the following key outputs:

- Degree of Saturation (DOS) - Ratio of Demand to Capacity;
- Average Delay (in seconds);
- 95th Percentile Queue Length (in metres);
- The Level of Service (LOS) criteria.

The performance of each intersection in each scenario is summarised in the table on the following page.

Intersection	Leg	2031 AM 'With Development Model'	2031 PM 'With Development Model'
Lotus Street / Kalkite Road	North	LOS A	LOS A
	South	LOS A	LOS A
	West	LOS A	LOS A
	Intersection	LOS A	LOS A
Gardenia Court / Kalkite Road	North	LOS A	LOS A
	South	LOS A	LOS A
	West	LOS A	LOS A
	Intersection	LOS A	LOS A
Section A Access / Kalkite Road	North	LOS A	LOS A
	South	LOS A	LOS A
	West	LOS A	LOS A
	Intersection	LOS A	LOS A
Section B Access / Kalkite Road	North	LOS A	LOS A
	East	LOS A	LOS A
	South	LOS A	LOS A
	West	LOS A	LOS A
	Intersection	LOS A	LOS A
Section C Access / Kalkite Road	North	LOS A	LOS A
	East	LOS A	LOS A
	South	LOS A	LOS A
	Intersection	LOS A	LOS A

Figure 25: Summary of intersection performance with development yield (Source: Stantec/Cardno, page 38)

The local network experiences negligible impact to the Level of Service for all intersection approaches listed above with the overall intersection level of service remaining at “Good Operation” service. Whilst the impact from the proposal is negligible, an upgrade to the Eucumbene Rd and Kalkite Rd intersection may be warranted due to the extra demand generated by the proposal. This is likely to include an upgrade to the surface of the intersection as well as line marking. The exact details of any upgrade can be discussed with Council during the PP assessment.

Bushfire

The site and locality are bushfire prone. Australian Bushfire Protection Planner Pty Ltd (ABPP) were engaged to inform the suitability of the site for any change in land use and density. Their assessment is provided at Appendix 3. In summary, their assessment concludes that the proposed rezoning as well as the accompanying site layout satisfies relevant bushfire standards and legislation. In coming to this conclusion, ABPP inspected the site and locality, determined the existing vegetation and gradient, analysed the existing Rural Fire Service facilities in the locality, and liaised extensively with the NSW Rural Fire Service.

According to ABPP, the proposal is suitable with regard to the bushfire risk primarily because of the following reasons and mitigation measures:

- The proposal will include new fire fighting facilities which will not only serve the proposal, but also existing residents of the Kalkite village as the current facilities are inadequate. Those new facilities include a new fire station, a community centre which can provide 'refuge in place' capacity in the event of an emergency, as well as a park which can also provide additional spatial capacity in the event of an emergency.
- Suitable perimeter and access roads will be provided throughout the development.
- Asset Protection Zones (APZ) and suitable separation can be provided for. APZs can be provided for likely building footprints on the subject site, whilst separation from sensitive receivers on the subject site can be achieved from unmanaged land on adjoining properties.
- Very low density is proposed on that portion of the site, being the 'middle and lower paddock', which has the greatest bushfire risk due to existing vegetation and steep gradients.
- The proponent has committed to adopting vegetation management plans, APZs, access roads, and the like, as restriction on titles or easements, on respective lots.
- Upgrading of reticulated water supply.
- Development and implementation of an Emergency Management Plan for the proposal as well as for dwellings within the existing Kalkite village.

6.3.3. Q10 - Has the planning proposal adequately addressed any social and economic effects?

Economic Benefits

An Economic Impact Assessment has been prepared by Arbor Advisory and is provided at Appendix 5. Key outcomes from the assessment are outlined below.

The proposal represents an opportunity to address some of the issues and challenges being faced in the Snowy Mountain region. These issues include:

- Housing affordability at critical levels resulting in significant dwelling price growth, which has 'priced out' many aspiring homeowners from the local housing market.
- The combination of a dwelling shortage and weak housing additions undermining population.
- Mismatch between housing supply and the demand profile.

The justification for the proposed development has been supported by relevant market-based rationale which addresses the issues above and is discussed in detail below.

Kalkite to play an important support role and function

While the proposed development will deliver multiple direct and indirect benefits during the construction and operational phases, its core objective is to support the broader Snowy Mountains region (and Special Activation Precinct) in achieving its role and function as the primary economic and tourism anchor. This includes enabling the region to capitalise on its established tourism specialisation and in turn generate accommodation expenditure.

It is envisaged that the proposed development will fulfil its intended support or ancillary role by:

- By providing a point of difference and not undermining existing businesses in Jindabyne and other centres in the Snowy Mountains region;
- Delivering more housing to alleviate affordability constraints and shortages;
- Improving housing choice and diversity by providing a range of lot sizes and housing options;
- Providing additional long-term rental housing for permanent residents and workers;
- Accentuate tourism by facilitating alternative recreational activities or events outside of peak season;
- Providing overflow or additional tourist and worker accommodation capacity during the high season;
- Activating the lake and its foreshore through enabling infrastructure and better connectivity/access;
- Enhancing the economic resilience of Kalkite by accommodating jobs in non-core industries such as retail, commercial, health and other services; and
- Leveraging on Kalkite's established agriculture, arts and food industry base.

Without the proposal, affordable housing options for young working adults will be restricted. This will result in a reduction in the labour supply in the Snowy Mountains region.

Reducing housing shortages and improving housing diversity and choice

The housing shortage is one of the major challenges in the local housing market affecting both owner-occupiers and renting households. This has resulted in significant house price growth and effectively 'priced-out' aspiring local home owners. Another issue the proposed development seeks to target is the mismatch between housing stock and requirements. Existing housing stock is dominated by detached or separate dwellings, which is not congruent with prevailing the main socio-demographic sources of growth, being residents aged 65 years and above, and smaller household typologies (i.e. lone person and family couple with no children).

The proposed development will assist via the provision of more housing, which will assist in resolving the apparent shortage. The development also intends to provide a variety of lot size configurations and housing typologies in and around the local activity hub (i.e. proximate to retail, local service provision and other amenities).

Alleviate housing affordability pressures

House price levels are elevated and restricting aspiring homeowners from entering the market. According to CoreLogic, the median house price in Jindabyne and East Jindabyne was \$1,220,000 and \$1,465,000 respectively (as at November 2021), which is on-par with Sydney (\$1,360,543).

Notably, when wages are considered, the housing affordability constraint in Jindabyne and East Jindabyne appears more pronounced. Based on the CoreLogic house price and ATO wages data, the median house to income multiple in Jindabyne and East Jindabyne is 15.4 and 18.5 times respectively, compared to just 6.8, 6.2, 7.8 and 7.6 times in Bathurst, Wagga Wagga, Orange and Nowra respectively. A large portion of resident workers in the LGA are engaged in Accommodation & Food Services, Arts and Recreational Services and Retail Trade which are generally the lowest paying industries in Australia.

The proposed development presents as an opportunity to deliver much needed housing supply and diversity. It is anticipated that the price point of residential lots will be lower than for comparable development in Jindabyne or East Jindabyne due to the following reasons:

- At \$770,000 (as November 2021), the median house price in Kalkite is materially lower than Jindabyne (\$1,220,000) and East Jindabyne (\$1,465,000);
- Owing to its rural zoning, the base price of raw land at Kalkite is lower than in Jindabyne and East Jindabyne, which increases the probability of feasible development;
- Ownership is consolidated which provides time and cost efficiencies. The act of consolidating properties usually attracts a premium on the price (of land), which can compromise the feasibility of the underlying development;
- The owner intends on delivering the development, which presents significant cost efficiencies (for the owner and planning authorities), as each subsequent purchaser (or developer) would seek a profit on the initial land acquisition;
- The supply of multiple lots in release stages will provide prospective buyers (including locals) with the best opportunity to secure a residence in Kalkite given that the opportunity to acquire dwellings has been historically constrained – there have just been 20 dwelling sales in CY 2021 to date; and
- The proposed development intends to incorporate a variety of lot sizes and potentially, housing typologies in pursuit of relative affordability.
- From a feasibility standpoint, the certainty around delivery of the proposed development is significantly higher than for an equivalent development in Jindabyne or East Jindabyne.

Provide convenience retailing and service provision for current and future residents and visitors

The proposed development seeks to incorporate non-residential floorspace capacity in the estate, which can be utilised to accommodate convenience retailing and local service provision for the existing and future residents, visitors and workers of Kalkite.

At present, residents of Kalkite travel vast distances for basic goods and services. Residents travel between 13-20km for all their basic retail goods and services. Bulky goods and durable items (e.g. white goods, appliances and motor vehicles) are purchased either at Cooma (approximately 55km from the subject property) or Canberra (approximately 170km from the subject property). The main concern relates to day-to-day retail needs, as residents and visitors are currently forced to navigate vast distances along roads which are not sealed or well-lit and can be very challenging late at night or when weather conditions are adverse. The proposed development seeks to address this issue by providing proximate convenience retailing.

The proposed development will add to and not detract from existing retail and commercial provision, as future residents will still need to visit Jindabyne for the majority of their grocery requirements, but also to purchase specialty items and services such as sports apparel, fresh meat, poultry and seafood, dry cleaning, etc.

The specific land uses suggested for the non-residential floorspace in the proposed redevelopment include convenience retail (including some local services such as Australia Post or NSW Lotteries), food catering, primary health services and tourist-related commercial services hub. It is estimated the future Kalkite will support approximately 2,700-3,000m² of retail and commercial floorspace at the proposed development.

The delivery of non-residential floorspace will be staged over time. It is estimated that the full quantum be delivered over a 10 to 15-year timeline, as surrounding development and new short-term accommodation facilities are completed. The proposed stages or sequencing of the non-residential component includes the initial delivery of 1,250-1,600m² of non-residential floorspace in conjunction with the proposed development, and the remainder as other nearby developments are completed, and demand thresholds are met.

Public Benefits

The public benefits of this PP include the following:

- Additional commercial floor space, albeit in a small quantity. Such floor space would improve local convenience and provide additional employment opportunities in various sectors, including potentially tourism and hospitality, as well as local manufacturing.
- Park/ connection to waterway/cycleway
- Increased Housing Supply/diverse housing
- A new community centre. The community centre would accommodate multiple purposes including conventional community functions, as well as shelter purposes in the event of any emergency.
- A new and expanded rural fire service (RFS) station to replace the existing station on Kalkite Road.
- Various traffic improvements including a 'slip lane' into the proposed estate and intersection upgrades at Kalkite Rd and Eucumbene Rd (the exact nature of any upgrade is to be discussed with Council).
- The proponent is investigating the undergrounding of overhead power lines between lower Kalkite Rd and the Lake Jindabyne foreshore.
- Improved natural emergency response measures for both the proposed dwellings as well as dwellings within the existing Kalkite Village.

6.4. Section D – Infrastructure (Local, State and Commonwealth) State and Commonwealth Interests

6.4.1. Q11 - Is there adequate public infrastructure for the planning proposal?

Infrastructure Servicing

The subject site is currently accessible by a public road and has access to town water, electricity as well as wireless internet. The existing Kalkite village has access to a reticulated sewer system, in addition to the abovementioned infrastructure. It is expected that these services can be upgraded to accommodate the proposal. Several public parks are currently provided in the existing Kalkite village, whilst Lake Jindabyne provides a range of water based recreational options.

A small firefighting facility exists within the lower Kalkite Road road reserve, in close proximity to the existing Kalkite village. In assessing the proposal as well as the locality, ABPP Pty Ltd has determined that these facilities are not ideal either for the existing village, or the proposal, in the event of a fire related emergency, and for natural emergencies in general. Therefore, as part of their assessment, ABPP Pty Ltd have recommended the construction of a neighbourhood centre which can accommodate a new and larger fire station, as well as a community centre as well as a park which can complement the new fire station in the event of a major emergency. For example, the community centre and park can provide 'refuge in place' services in the event of a major emergency. The delivery of these facilities is subject to detailed negotiations with Council and relevant authorities, although, it is expected that they will be delivered by the proponent as part of a VPA.

As explained earlier in this report, the proposal is not likely to generate significant transport demands. Upgrades at the existing Eucumbene Rd and Kalkite Rd intersection, as well as a slip lane into the proposed 'lower paddock', will be necessary, however. It is recognised that the proponent would have to contribute to the delivery of these services.

The proposal includes a total of 7,360m² of open space which can accommodate passive and active recreational activities. A 250m² fully enclosed community centre, with kitchen and sanitary facilities, is also proposed as part of the PP. Although subject to discussions with Council or the relevant authority, it is expected that such facilities will be delivered or funded by the proponent as part of a VPA.

In addition to the abovementioned recreational facilities to be delivered as part of the proposal, extensive public recreational facilities are also already available, or are expected to be available. For example, the Lake Jindabyne foreshore land is currently accessible to the public and is expected to be enhanced for pedestrians and bike riders as part of the previously mentioned Lake Jindabyne Shared Trail project. Lake Jindabyne itself is also accessible to the public for active water-based activities, fishing, and the like.

Overall, it is considered that sufficient infrastructure facilities can be made for the proposal, as well as residents within the existing Kalkite village.

6.5. Section E – State and Commonwealth Interests

6.5.1. Q12 - What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Extensive engagement will take place with State and Commonwealth public authorities upon formal public exhibition of the proposal. Some engagement has already take place for the purposes of investigating the merits of, and then devising basic land use concepts for the site.

For example, extensive engagement was undertaken with the NSW Rural Fire Service given the site is within a bushfire prone area. Several meetings took place, with the final meeting taking place on 14 March 2022. Following this meeting, and the provisions of additional details by the proponent, RFS provided their in principle support for the proposal (refer to email at Appendix 14).

Discussions have also been held with Snowy Hydro, Crown Land, Endeavour Energy as well as the Bega Local Aboriginal Land Council. These engagements are likely to be revisited upon formal exhibition of the PP.

7. PART 4 - MAPS

Draft land use and lot size maps are provided at Appendix 2. For convenience, extracts of the plans are provided below. The plans are conceptual only at this stage. The merits of each can be discussed further with relevant stakeholders including Council, local residents and utility providers.

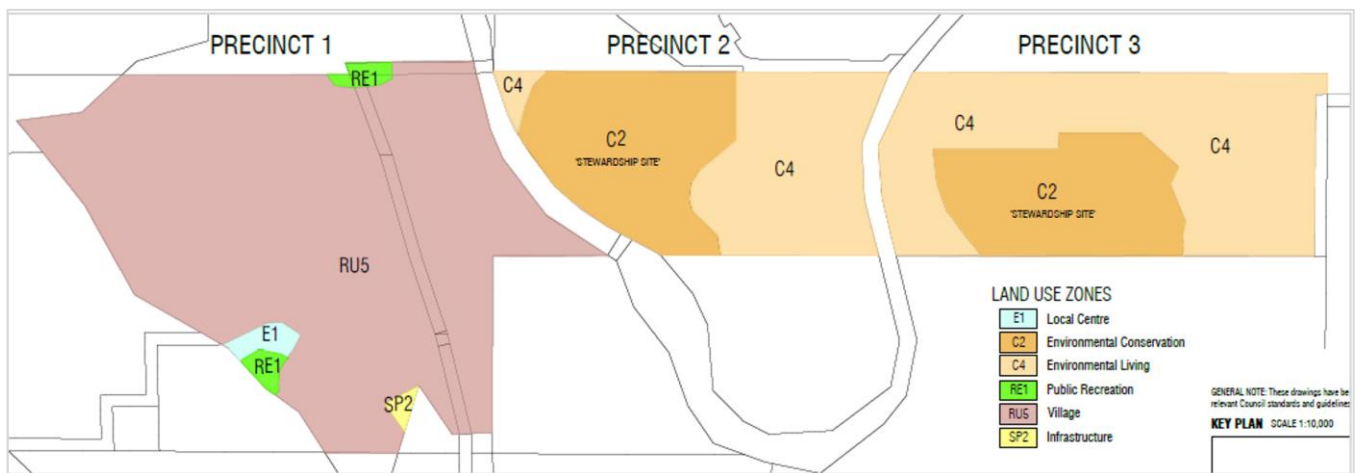


Figure 26: Concept land use zoning map (Source: Place Logic)

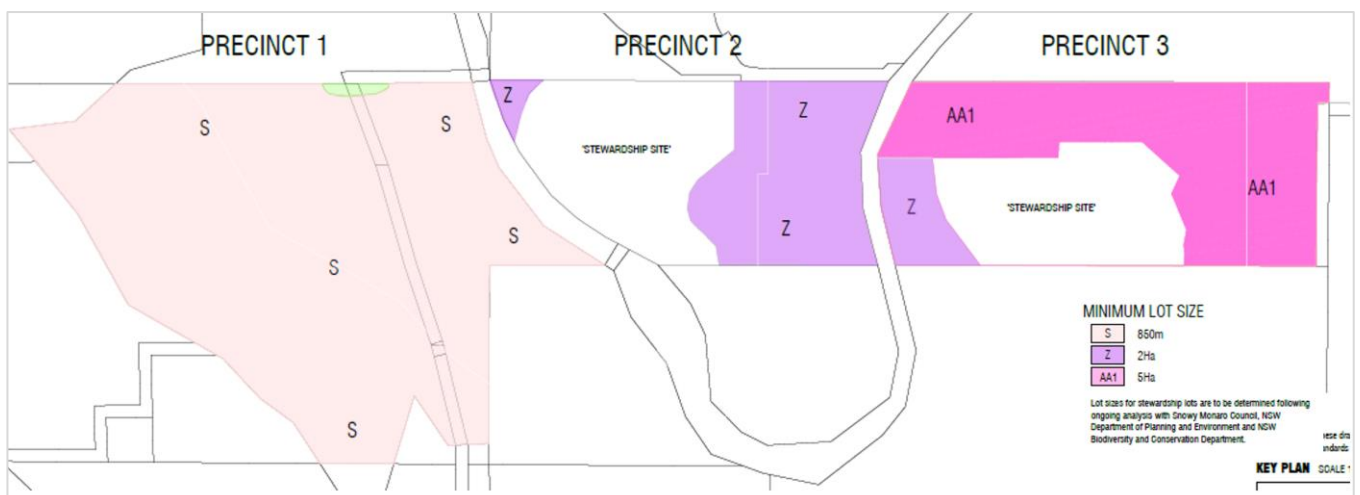


Figure 27: Concept minimum lot size map (Source: Place Logic)

8. PART 5 –CONSULTATION

Preliminary Stakeholder Engagement

Extensive consultation with a range of stakeholders was undertaken for the purpose of preparing this PP. Stakeholders included the local community, Snowy Monaro Regional Council staff and Councillors, DPE, Crown Lands, Snowy Hydro, as well as NSW Department of Regional Development. Whilst extensive consultation has already taken place, it is recognised that further engagement will occur throughout the process.

The Consultation Report included at Appendix 11 outlines in detail the full extent of consultation undertaken, as well as any feedback received. In summary, however, the following consultation took place:

- A 5-hour information session for all members of the community. This took place in the existing fire shed on Kalkite Road on 26 March 2022. The session included representatives from Gyde Consulting as well as the proponent. Information boards were included for attendees. Approximately 40 stakeholders attended the session.
- In conjunction with the abovementioned onsite information session, electronic consultation was also provided in the form of 'Facebook' posts on the local Kalkite Community Page, posts on LinkedIn, a dedicated email address, as well as the placement of noticeboards within Kalkite Community and the main neighbourhood shop in Jindabyne East.
- Ongoing meetings with representatives from DPE, NSW Rural Fire Service, staff and Councillors from Snowy Monaro Council, the Local Aboriginal Land Council, Crown Land, and Snowy Hydro.
- An additional community consultation session was undertaken on 25 March 2023. This was provided for the purposes of a general update on the matter to the public, advise the public of the proponent's application to acquire several Crown Land roads extending through the subject site, and seek feedback from the community generally. The session took place between 9.00am to 12.00 midday and was well represented by local stakeholders predominantly.

The key themes derived from consultation are as follows:

- There is a need for housing, but it should be designed to reflect the existing built form and landscape character. Specifically, density should be low and lots should be medium to large in size. Small lots of 600m² would be inconsistent with the existing character and environmental sensitivities. Lots should be positioned such that they do not impact views from dwellings in the existing Kalkite village.
- Infrastructure, in particular roads, water and sewer, would require upgrades should the proposal proceed. Other social infrastructure should also be incorporated such as parks, playgrounds and boat ramps, for example.
- A small amount of commercial floor space would be ideal to meet basic day-to-day needs in order to avoid trips to Jindabyne. Such floor space, in conjunction with other social infrastructure such as a park, could form a meeting place for locals, and offer basic entertainment such as a café, for example.
- Additional commercial floor space may provide an affordable alternative to existing centres at Jindabyne for example. Such floor space may also enhance the boutique food and beverage manufacturing trend which is developing in Kalkite.
- The existing character and identity of Kalkite, which is based on a rural lifestyle and high visual amenity, should be retained as much as possible.

Planning Proposal Stage

In addition to ongoing informal engagement, it is anticipated that the PP will be placed on exhibition for a minimum of 28 days by SMRC. The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on Council's website. The notifications are likely to:

- Give a brief description of the objectives or intended outcomes of the PP;
- Indicate the land affected by the PP;
- State where and when the PP can be inspected.
- Give the name and address of the RPA for the receipt of any submissions; and
- Indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection:

- The PP, in the form approved for community consultation by the Director General of Planning and Environment;
- Any Gateway determination; and
- Any studies relied upon by the PP.

9. PART 6 - PROJECT TIMELINE

The timeframe for the completion of the PP will depend on the complexity of the matters, the nature of any additional information that may be required and the need for agency and community consultation. The following details are indicative only and may be amended at Gateway to provide the necessary level of confidence that the PP will be finalised within a reasonable time.

Table 9: Project Timeline

Step	Indicative Timeframe
Lodgement of Planning Proposal	May 2022
Anticipated commencement date	June 2022 (1 month)
Anticipated timeframe to finalise the infrastructure studies/plan	October 2022 (4 months)
Anticipated timeframe for completion of any additional technical studies, not completed prior to Gateway	September 2022 (3 months)
Timeframe for public agency consultation	February 2023 (40 days)
Anticipated dates of public exhibition and, if required, a public hearing	June to July 2023 (28-40 days)
Timeframe for submissions to be considered	August 2023 (1 month)
Timeframe for the consideration of a proposal after the exhibition	September – October 2023 (1 month)
Date the plan will be made (where council is the LPMA) or date of submission to the Department to finalise the LEP	December 2023 (1 month)
Date of notification	December 2023 (2 months)

10. CONCLUSION

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the relevant guideline prepared by the NSW Department of Planning and Environment '*Local Environmental Plan Making Guideline (September 2022)*'. It sets out the justification for the proposed rezoning of the subject site at 56 Hilldowns Road, Kalkite. To ensure the redevelopment and associated public benefits are delivered, the following amendments to the SRLEP are required:

Table 10: Summary of LEP Amendments

Control	Existing	Proposed
Zoning	RU1 – Primary Production	<ul style="list-style-type: none"> • RU5 – Village • E1 – Neighbourhood Centre • SP2 – Infrastructure (Community Centre, Rural Fire Service) • RE1 – Public Recreation • C4 – Environmental Living • C2 – Environmental Conservation
Maximum Floor Space Ratio	N/A	<ul style="list-style-type: none"> • Residential zones – 0.5:1 • Neighbourhood village – 0.65:1
Maximum Building Height	9m	<ul style="list-style-type: none"> • No change
Minimum Lot Size	40ha	<ul style="list-style-type: none"> • RU5 zone – 850m² and 1,500m² • C4 zone – 2ha and 5ha • Stewardship sites/C2 zone • E1 zone – 700m²

The proposal has been demonstrated as being the best means of achieving the objectives and intended outcomes as it:

- Is consistent with the objectives of Council's Local Strategic Planning Statement as well as the existing and proposed Community Strategic Plans;
- Is consistent with the Regional Plan as well as the Snowy Mountains Snowy Activation Precinct;
- It is consistent with the Snowy Monaro Draft Settlements Strategy 2022 which has been adopted by Council and has been publicly exhibited.
- Is consistent with the relevant Ministerial Directions under Section 9.1 of the Act; and
- Does not pose any unreasonable environmental or social impacts to the surrounding community. Rather, the additional housing which could be delivered by the proposal would be a significant positive social and economic impact in a climate where housing affordability has declined severely since 2019.
- Consistent with correspondence from DPE, dated 3 August 2021, suggesting that the proposal should proceed as a PP via Council.

In summary, there is a sound planning basis and strategic planning merit to support the zoning of the site as promoted by this Planning Proposal.