

# GYDE

# Consultation & Engagement Report

Planning Proposal

56 Hilldowns Rd, Kalkite

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

**This report was prepared by:**

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**Project:** P-21239

**Report Version:** Final

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## TABLE OF CONTENTS

<b>1. Executive Summary .....</b>	<b>1</b>
1.1. Introduction .....	1
<b>2. Consultation and Engagement process .....</b>	<b>2</b>
2.1. Stakeholders .....	2
2.2. Process of Consultation & Engagement .....	2
<b>3. Key Themes &amp; Outcomes .....</b>	<b>6</b>
3.1. Key Themes & Outcomes from Public Authorities .....	6
3.2. Key Themes & Outcomes from Local Stakeholders .....	7
<b>4. Conclusion .....</b>	<b>13</b>

## APPENDICES

Appendix A – Correspondence from DPE recommended Planning Proposal

Appendix B – Sample of onsite consultation session presentation boards

Appendix C – Feedback from NSW Rural Fire Service

## 1. EXECUTIVE SUMMARY

### 1.1. Introduction

Gyde Consulting was engaged by John Sacco Enterprises P/L (proponent) to investigate the potential for a Planning Proposal (PP) at 56 Hilldowns Rd, Kalkite (subject site). The proponent sought to investigate the implications of the subject site being within the Snowy Mountains Special Activation Precinct (SAP). Specifically, investigations into rezoning the subject site from RU1 – Primary Production to primarily C3 – Environmental Conservation and RU5 – Village, to align with the growth objections of the SAP, was sought.

The extent of consultation and the range of stakeholders contacted for the purposes of the investigations was particularly broad. A range of public authorities from the NSW Department of Planning, the NSW Department of Regional Development, the NSW Rural Fire Service, Snowy Hydro and Snowy Monaro Regional Council were engaged. Similarly, a range of local stakeholders were contact including residents of Kalkite and surrounds. Consultation with resident's included an onsite information session supported by a range of graphics and findings of preliminary specialist investigations.

Based on our understanding of feedback from most public authorities, the PP was supportable in principle largely because it was consistent with the growth-related objectives of the Snowy Mountains SAP. It was also recognised that housing affordability was worsening and efforts to provide relief are necessary. DPE demonstrated its in principle support by providing correspondence dated 3 August 2021 suggesting that any PP should be undertaken through SMRC (copy of correspondence at Appendix A). NSW RFS outlined its in principle support for the proposal subject to a range of fire fighting and management facilities forming part of the PP.

Residents of Kalkite and surrounds expressed hesitation to the proposal initially. Upon demonstrating potential concepts, the outcomes of specialist site investigations, and the full extent of worsening housing affordability, there was general support for the proposal. It is acknowledged that a number of residents remain opposed to the proposal, however. Some particular feedback from residents included the capacity of Kalkite road to accommodate further traffic, the capacity of existing water and sewer services, and the impact on the landscape character.

On balance, the engagement process demonstrated general support for the proposal subject to a range of specific measures being incorporated. These included upgrades to roads and utilities, ample open space, some commercial floor space to meet daily convenience needs and generate a sense of place, and limited modification to the existing character which could be achieved by proposing large lots.

Whilst extensive consultation has taken place to date, it is anticipated that further consultation will be undertaken directly with local stakeholders as well as public authorities as the assessment of the PP takes place. Any ongoing consultation will be welcomed by Gyde Consulting and the proponent.



## **2. CONSULTATION AND ENGAGEMENT PROCESS**

### **2.1. Stakeholders**

Consultation and engagement with a range of stakeholders, together with specialist site studies, were central to investigation the suitability of the PP. The following stakeholders were consulted for the purposes of the investigation:

- NSW Department of Planning (DPE).
- NSW Department of Regional Development (DRD).
- Snowy Monaro Regional Council (SMRC) including staff and Councillors.
- NSW Rural Fire Service (RFS).
- Snowy Hydro.
- Crown Lands.
- The Bega Aboriginal Land Council (Bega LALC).
- The Recreational Fishing Alliance of NSW (NSW RFA).
- Residents and landowners in Kalkite and immediate surrounds.
- The Jindabyne East Residents Group (JERG).

The abovementioned stakeholders were consulted between the period of November 2019 to May 2022. It is recognised that further consultation may be required.

### **2.2. Process of Consultation & Engagement**

Consultation was undertaken with a combination of direct engagement, broad engagement, face-to-face engagement, as well as through technological means. Direct engagement was generally adopted in relation to public authorities. Broad scale engagement was generally adopted for the purpose of liaising with residents of Kalkite and surrounds.

#### **2.2.1. Engagement with Public Authorities**

Engagement with public authorities took place predominantly in the form of numerous virtual meetings, emails and phone calls. In addition, some face-to-face engagement was also undertaken. Specifically, representatives from Gyde Consulting as well as the proponent attended the Snowy Mountains SAP's information session in Jindabyne on 23 July 2021. In person engagement was also undertaken with SMRC Councillors on 24 February 2022. During this briefing with Councillors, a design concept as well as the preliminary outcomes of specialist investigations were explained.

#### **2.2.2. Consultation with Local Stakeholders**

Consultation with local stakeholders revolved around an onsite information session which took place on 26 March 2022. Extensive prior notification of the session took place. This assisted with raising general community awareness and interest in the proposal, as well as distributing preliminary information such as draft findings from specialist studies, potential development concepts, and the proposal's overall goals.

Notification of the onsite information session was undertaken by placing invitations to the session at established local destination points such as near the existing RFS shed, at the turn off into Kalkite from Kosciuszko Rd, as well as the Jindabyne East service station.

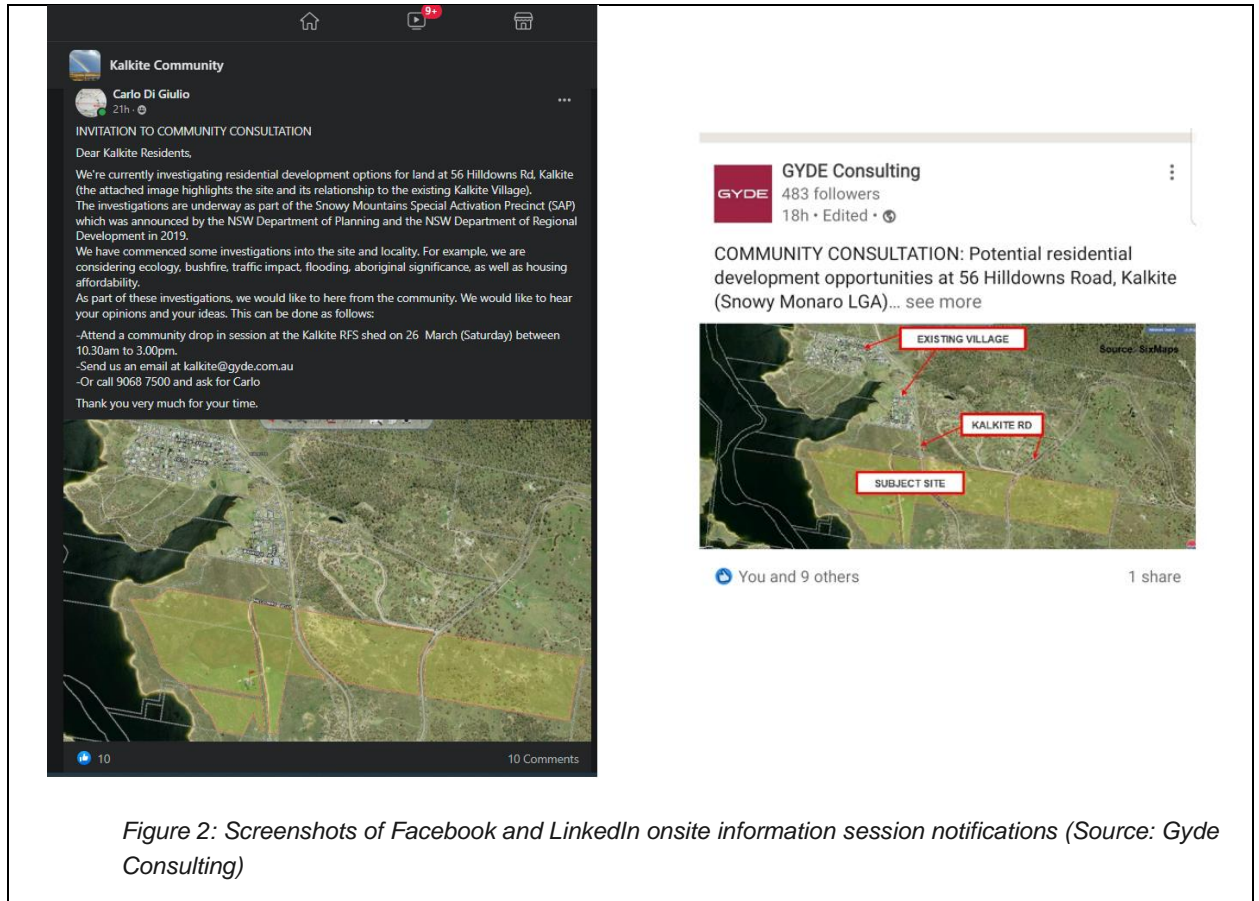


Ordinarily, letters via standard post would have also been sent to residents notifying them of the information session. This was not a suitable option in this case as Australia Post does not service the Kalkite locality.

A local Kalkite Facebook group was also identified. Consent was obtained from the administrators of the group to join the group, as well as to post notifications of the onsite session to the groups page. Notifications were also placed in other social media sources. Posts to the local Kalkite Facebook group proved effective with a number of engagements taking place between Gyde Consulting and members of the group.

Finally, emails were sent to Councillors inviting them to attend the information session.

Contact names, direct phone numbers as well as dedicated email addresses of Gyde representatives formed part of each correspondence issued to local stakeholders in order to make communication as convenient as possible.



The onsite information session was attended by one (1) representative from Gyde Consulting as well as two (2) representatives from the proponent. The session was conducted undercover within the existing RFS shed adjacent to Kalkite Rd, just before the entry to the village. The session was, therefore, conveniently located.

Five (5) A0 sized boards were prepared for the purposes of the session (A4 size versions of the presentation boards are provided at Appendix B). In summary, they outlined that background to the proposal, including the objectives of the Snowy Mountains SAP, preliminary findings of specialist studies, potential zoning and lot size concept plans, as well as relevant aerial imagery.

The session commenced at 9.30am and proceeded until 3pm. There were approximately fifty (50) attendees, which is considered high given there are approximately 150 dwellings currently within the Kalkite village. Most of the attendees were permanent residents of the village. Several were from Sydney and Wollongong who had related property interests in the existing Kalkite village.

In addition to attendees at the onsite information session, four (4) phone calls as well as four (4) emails were received from local stakeholders.



*Figure 3: Photograph of consultation session demonstrating attendees as well as presentation boards (Source: Gyde Consulting)*

### 3. KEY THEMES & OUTCOMES

Key themes and outcomes from the ongoing engagement could be grouped into those from public authorities, and those from local stakeholders. Each is described in further detail below.

#### 3.1. Key Themes & Outcomes from Public Authorities

##### 3.1.1. NSW Department of Planning & Environment

A number of virtual meetings were held with DPE between November 2019 and mid-2021. The meetings commenced following the announcement of the Snowy Mountains SAP by the NSW State Government, and Kalkite forming part of the SAP's boundaries. Although Kalkite was within the SAP's boundaries, DPE did not have any immediate intention to prepare a precinct plan or similar for the locality.

Following Gyde's review of the SAP, and particularly its objectives to grow the region into a year-round tourist destination, representations were made to DPE on behalf of the proponent. The representations centred on the concept that a suitable degree of intensification should occur in Kalkite, including on the subject site, in line with the SAP. DPE provided that it was currently not capable of undertaking precinct planning for Kalkite but suggested that such proposals could form part of the PP to SMRC. DPE confirmed this potential option in correspondence dated 3 August 2021 (copy provided at Appendix A).

##### 3.1.2. Snowy Monaro Regional Council

SMRC released a draft Rural Lands Strategy at around the same time the Snowy Mountains SAP was released. The Rural Lands Strategy sought to retain the RU1 zoning for the subject site. Gyde made representations to Council staff seeking amendments to the Rural Lands Strategy given it was inconsistent with the growth related objectives of the SAP. Gyde presented several concepts to Council to support amendments to the strategy, most of which were based on 4 storeys building envelopes which sought to increase density but minimise impact on the landscape by limiting building footprints.

Council began to recognise the potential for a change in land use zone following DPE's correspondence dated 3 August 2021 as this represented substantial strategic planning merit for such a change. Council was reluctant, however, with taller building forms and suggested adopting the existing lower scale, large lot type character in the existing Kalkite village for the subject site. Council has also repeatedly stressed the importance of diversity in lot sizes in order to assist with providing housing affordability relief.

During the course of ongoing discussions with Council, it was also understood that investigations were underway to upgrade the existing sewer system in Kalkite.

##### 3.1.3. NSW Rural Fire Service

The Kalkite locality is nominated as bushfire prone according to the Snowy Monaro Local Environmental Plan 2013. In this case, the NSW RFS was consulted to understand their position in relation to a potential PP, as well as any detailed requirements.

Virtual meetings were held with RFS on 19 November 2021 and 14 March 2022. In addition to these meetings, there was ongoing discussions between RFS and the proponent's bushfire consultant Australian Bushfire Protection Planners P/L (ABPP).



At the meeting of 14 March 2022, a concept site layout was presented to RFS for feedback. RFS raised several matters, with most relating to asset protection zones as well as refuge in place facilities. An amended concept layout was submitted to RFS addressing their concerns. RFS provided an email response to the amended layout, a copy of which is provided at Appendix C. In summary, however, RFS provided that...*"subject to the comments contained within this response [email of 28/4/2022], and a comprehensive bush fire assessment report prepared in accordance with Chapter 3 Strategic Planning of PBP, the NSW RFS does not object to the proposal as shown in the plans attached to this email"*.

### 3.1.4. Other Authorities

Several other authorities were also contacted for feedback, including Snowy Hydro, Crown Land and Endeavour Energy. Snowy Hydro was contacted in relation to impacts to Lake Jindabyne, the relationship to the foreshore, and potential new recreation options such as a new boat ramp and/or fishing wharf which the proponent may have contributed to. Despite repeated efforts, advice has not been provided by Snowy Hydro to date.

Initial investigations have commenced with Endeavour Energy in relation to any necessary power upgrades, as well as potentially undergrounding current overhead power lines in order to improve the visual landscape. These investigations are ongoing.

There are several Crown Land road reserves extending through the subject site. A substantial parcel of Crown Land also exists immediately to the north of the subject site. Dialogue with Crown Land has been underway since April in relation to acquiring the road reserves, as well as integrating the lot to the north into the PP in order to maximise the efficiency of the current PP.

Dialogue with authorities such as Snowy Hydro, Crown Land and Endeavour Energy has not been as productive, to date, compared to discussions with DPE or SMRC, for example. We expect further feedback from these authorities, however, once the PP is formally exhibited. The proponent is willing to engage with such authorities during the formal PP exhibition process.

## 3.2. Key Themes & Outcomes from Local Stakeholders

### 3.2.1. Kalkite Community

As outlined in Section 1.2.2, extensive consultation was undertaken with stakeholders of the existing Kalkite community. Stakeholders comprise mostly of residents within the existing village, but also included residents from surrounding villages, or stakeholders who did not reside permanently in Kalkite but nevertheless had property interests in the village. Interest groups such as a local fishing community were also contacted.

Overall, our interpretation of the feedback is that whilst the community understood that the proposal would deliver change, such change was somewhat warranted given the region's ongoing importance as a tourist destination. It was also recognised that housing affordability is worsening. Should the concept proceed, local stakeholders reinforced the importance of recognising existing low scale-built form character as well as the landscape character. Stakeholders stressed the importance of upgrades to basic services such as sewer and roads. Whilst there was a general understanding of the proposal from the community, it is recognised that a number of stakeholders remained opposed to any such concept.

The following is a summary of the key themes and outcomes from consultation with local stakeholders.

THEME	RESPONSE
<p><b>Road Capacity &amp; Traffic Impacts</b></p> <p>Stakeholders advised that Kalkite Rd was currently dangerous due to existing bends and the gradient of the road. The proposal would amplify this outcome.</p>	<p>It is recognised that the existing condition of Kalkite Rd would be insufficient for the proposal.</p> <p>In response, a range of mitigation measures have been included as part of the proposal in conjunction with traffic consultants Stantec (formerly Cardno).</p> <p>The measures include a new 'slip lane' to be developed by the proponent along lower Kalkite Rd to provide safe entry and exit into the proposed 'lower paddock', which is expected to accommodate the greatest increase in density. Similar treatments were not considered necessary for the 'middle' and 'upper paddocks' as density increases in these areas is minor.</p> <p>In addition, Stantec have advised that surface upgrades would be required, as a result of the proposal, at the intersections of Kalkite Rd and Eucumbene Rd and Eucumbene Rd and Kosciuszko Rd. The proponent would be responsible for such upgrades or make relevant contributions to Council for the works.</p> <p>Finally, as part of any subdivision, a proponent is required to make contributions to Council for the upgrade of various facilities according to Section 7.11 of the Environmental Planning &amp; Assessment Act, 1979 (as amended). Council may use such funds from the proposal, to undertake even further works to Kalkite Rd, should the proposal proceed.</p>
<p><b>Sewer Capacity</b></p> <p>Local stakeholders have advised that there is insufficient capacity within the existing sewer treatment facility at Kalkite, to accommodate the proposal.</p>	<p>SMRC officers have advised that investigations are underway into upgrading the existing Kalkite sewer treatment facility. This upgrade is expected to be substantial and sufficient to accommodate the proposal. In addition, should the proposal proceed, the proponent will be required to construct facilities connecting the development to any upgraded facility, at their own cost.</p>
<p><b>Loss of Existing Character</b></p> <p>Concern was raised in relation to a loss of existing character as a result of the proposal. Specifically, local stakeholders indicated that the existing rural nature, spaciousness, and landscape character would be lost. Concern was directed to indicative 600m2 lots which were presented on the subject site for the purposes of the consultation session.</p>	<p>It is acknowledged that the proposal would result in some change in character. Specific measures have been adopted to minimise this change, however. They include concentrating the majority of development on the 'lower paddock' and allowing for negligible development elsewhere throughout the site. This ensures that those portions of the site (i.e. 'middle' and 'upper paddocks') which contribute most to visual character, will be mostly unaffected by the proposal. They can continue to contribute to the visual character in much the same way as they currently do because limited development is anticipated in these areas of the site. Further, proposed allotments in the 'lower paddock' would be large, either</p>

850m<sup>2</sup> or 1,500m<sup>2</sup>. Therefore, whilst most development will occur in the 'lower paddock', its visual impact is limited because the large lots allow for very limited built form. It is worth noting that following feedback from the consultation session, minimum lot sizes were increased from 600m<sup>2</sup> to 850m<sup>2</sup>. The intent of the 600m<sup>2</sup> lots was to provide for further housing diversity and affordability however, it was evident from feedback that such lots underestimated the priority given to the landscape character. It was considered that increasing minimum lot sizes to 850m<sup>2</sup> would achieve greater balance between visual landscape impacts and housing affordability/diversity.

Other measures to minimise visual impact include permitting only 1,500m<sup>2</sup> lots along most of the foreshore to minimise built form even further when viewed from the lake. The proposed 850m<sup>2</sup> lots are located centrally within 'lower paddock', and within the site's lower gradients such that they are not as easily visible from the lake, from dwellings within the existing Kalkite village, or from the approach down Kalkite Rd.

Subject to ongoing discussions with Council, a Development Control Plan (DCP) would also be prepared outlining design controls, which will also minimise visual impact.

Overall, it is considered that based on the measures above, the proposal will integrate with character at the existing Kalkite village, and result in acceptable impacts.



*Figure 4: CGI indication of proposal's visual impact. Overall density is low and negligible density is proposed up slope, resulting in acceptable impact (Source: Ivolve Studios)*



<p><b>Postal Service</b></p> <p>Currently Australia Post does not service dwellings in the existing Kalkite village due to low density. Local stakeholders queried whether a postal service could be made available as part of the proposal.</p>	<p>The availability of a postal service is strictly subject Australia Post's requirements. The proposal would increase density however, and may warrant such a service directly to the area. Further, the proposal includes a small amount of commercial floor space which could accommodate a postal office or similar, if relevant criterion is met.</p>
<p><b>Water Pressure</b></p> <p>Some local stakeholders raised concern in relation to current low water pressure, and whether this would be worsened by the proposal.</p>	<p>Investigations indicate that current water pressure in the existing Kalkite village is satisfactory. Dialogue to date with relevant authorities does not suggest problems with water pressure in the locality. Further, as part of the PP's formal exhibition, further analysis will be undertaken in relation to water pressure by Snowy Hydro.</p>
<p><b>Condition of Existing Boat Ramp</b></p> <p>Local stakeholders queried whether the existing boat ramp at the Kalkite village could be upgraded as part of the proposal.</p>	<p>The existing boat ramp is not located on land owned by the proponent or land which currently forms part of the PP. The boat ramp is located on the foreshore, which is owned by Snowy Hydro. In this case, the proponent has little to no ability to upgrade the foreshore. That said, the proponent recognises that some upgrades along the foreshore are warranted and would support the proposal. In this case, the proponent is willing to discuss potential arrangements with Snowy Hydro to achieve this.</p>
<p><b>Space for Local Shops &amp; to Gather</b></p> <p>A number of residents stated that a local centre, or similar, should form part of the proposal. The centre could accommodate some commercial floor space to meet day-to-day convenience needs so as to avoid trips to Jindabyne or Berridale for day-to-day items. Any centre could also include floor space for gatherings and the like, such as a café or similar, as currently there aren't any such locations within the existing Kalkite village. Such commercial floor space could be supported by open space and the like to form a well-rounded gathering place for locals.</p> <p>Several residents raised that there was a lack of commercial floor space in nearby centres such as Jindabyne or Berridale. It was further stated that the available floor space was unaffordable and did not encourage small-medium sized businesses. It was noted that there were several boutique food manufacturing operations within Kalkite, such as a bakery and a craft beer brewer, who sought additional floor space but could not afford the available space in surrounding centres.</p> <p>Whilst a number of residents recommended a small volume of commercial floor space, a limited number discouraged such an outcome due to changes in character.</p>	<p>The proposal includes approximately 7,500m<sup>2</sup> of land which is proposed to be zoned B1 – Neighbourhood Centre. It is proposed to be located adjacent to approximately 2,500m<sup>2</sup> of open space. The land proposed to be zoned B1 could accommodate all the local services suggested by residents during the consultation session (this will be subject to market demand ultimately). The spatial arrangement of the proposed B1 and open space land will deliver the local destination anticipated by a number of residents, as well as opportunities to establish and expand local businesses.</p> <div data-bbox="850 1559 1497 1863"> <p>PROPOSED ZONING</p> <ul style="list-style-type: none"> <li>RUS VILLAGE</li> <li>B1 NEIGHBOURHOOD CENTRE</li> </ul> </div> <p><i>Figure 5: Extract of proposed land use map with proposed B1 and adjacent open space land circled yellow (Source: United Surveyors)</i></p>

<p><b>Open Space</b></p> <p>Local stakeholders queried whether sufficient open space with playgrounds would be provided as part of the proposal.</p>	<p>The indicative land use map and site layout plan includes 7,360m<sup>2</sup> of open space. The arrangement and quantity of such space is subject to ongoing discussions with Council, however, such space can accommodate passive as well as formal activities including play grounds. In addition to the above, 2,130m<sup>2</sup> of detention basins have been allowed for, which could also function as open space.</p> <p>There are also ample offsite open space provisions including the foreshore, which Council is expected to upgrade as part of its Jindabyne Shared Trail Project, as well as Lake Jindabyne itself.</p> <p>Whilst these arrangements are considered sufficient for the proposal, the proponent is willing to discuss these provisions further with Council and other relevant stakeholders.</p>
<p><b>Access to Foreshore &amp; Lake</b></p> <p>Given the amenity offered by Lake Jindabyne and its foreshore, local stakeholders suggested that the site should be designed to maximise access to the foreshore.</p>	<p>Maximising access to the foreshore was one of several key principles when considering any layouts for the subject site. To achieve this, a road reserve has been allowed for around all of the site's frontage to the foreshore. The road reserve will accommodate vehicles and pedestrians.</p> <p>In addition, the indicative site layout includes a central 'spine' road which seeks to maximise accessibility to the foreshore from most locations within the 'lower paddock'.</p>
<p><b>Fire Fighting Facilities</b></p> <p>Local stakeholders queried whether additional firefighting facilities would be provided for as part of the proposal given that the existing facilities were thought to be inadequate.</p>	<p>Preliminary investigations undertaken by the proponent's bushfire consultant, Australian Bushfire Protection Planners P/L (ABPP) also concluded that the existing fire shed was insufficient for the existing village, as well as the proposal. In this case, the proposal allows for a new and larger shed. In addition, the proposal includes a community centre as well as the previously mentioned open space provisions which can compliment the new proposed fire station by providing temporary 'shelter in place' provisions in the event of a major emergency. The delivery of these facilities is to be discussed with Council and other relevant authorities. However, they are expected to be delivered by the proponent as part of a Voluntary Planning Agreement (VPA), or similar.</p>
<p><b>Community Hall</b></p> <p>Given that the proposal would increase density, local stakeholders queried whether a community centre or similar would be delivered as part of the proposal.</p>	<p>As discussed above, the proposal makes allowance for a new community hall which could accommodate a range of community related functions.</p>
<p><b>Relationship to Crown Land to the North</b></p> <p>An enquiry was received with regard to whether the proposal included the Crown Land immediately to the north of the 'Lower paddock' (i.e. Lot 188 in DP 756727).</p>	<p>Currently the proposal does not include this land. Enquiries have been made with Crown Land as to whether they wish to include such land as part of the PP. A response has not been provided to date.</p>

**Privacy Impacts**

Several residents raised concerns about sight lines from any proposed lots on the northern edge of the 'lower paddock'. Residents were concerned that proposed dwellings along this edge would look across the abovementioned Crown Land and directly into the rear yards of dwellings which backed onto the opposing side of the Crown Land lot (i.e. dwellings facing Magnolia Ave).

The potential from privacy impacts was considered when commencing possible zones, lot sizes and layouts for the 'lower paddock'. There is a separation distance of at least 190m from the 'lower paddock' to the existing dwellings facing Magnolia Avenue. This distance will negate overlooking impacts substantially. Nevertheless, the proposal includes large lots (i.e. 1,500m<sup>2</sup>) along the 'lower paddocks' northern edge. This minimises density and the potential for overlooking is reduced even further.

## 4. CONCLUSION

Stakeholder engagement and specialist studies were central to investigating the merits of a Planning Proposal at 56 Hilldowns Rd, Kalkite. Engagement was authentic and addressed a broad range of stakeholders. In particular, a wide range of public authorities as well as local residents and associated community groups were consulted. Subsequently, feedback was meaningful and useful for the purposes of developing the PP. Several key themes derived from the community consultation session have been integrated into the proposal. For example, the originally proposed minimum lot size of 600m<sup>2</sup> was increased to 850m<sup>2</sup> in order to address character as well as bulk and scale concerns.

The proposal is subject to extensive ongoing assessment by a number of stakeholders prior to any determination of the matter. This aside, feedback in relation to the concept to date indicates general support for the proposal. The proposal's ability to deliver additional housing as well as greater diversity in housing, has been well supported by public authorities and local stakeholders to date. Whilst there remains some ongoing opposition to the proposal, overall, we are of the view that there is general support for the proposal.

Whilst extensive consultation has already taken place, it is acknowledged that further engagement will be undertaken. The proponent looks forward to ongoing engagement in order to refine the proposal.

## Appendix A – Correspondence from DPE recommended Planning Proposal



Mr Carlo Di Guilio  
Level 6  
120 Sussex Street  
SYDNEY NSW 2000

Via email: [carlod@cityplan.com.au](mailto:carlod@cityplan.com.au)

Dear Carlo,

Thank you for your correspondence and submission to the Department of Planning, Industry and Environment about the Snowy Mountains Special Activation Precinct and 56 Hilldowns Road, Kalkite on behalf of the owners.

Following extensive technical studies, master planning and collaboration with community and agencies the draft Master Plan is now on public exhibition.

During development of the draft Master Plan consideration was given to areas within the identified investigation area that best meet the needs and objectives of the Special Activation Precinct.

The draft Master Plan outlines two precincts in Jindabyne comprising 10-sub-precincts to achieve the 40-year vision for the Snowy Mountains as a year-round tourist destination and support the projected growth.

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.

If you have any more questions, please contact Tristan Kell, Director, Special Activation Precincts at the Department of Planning, Industry and Environment on 0434 883 070.

Yours sincerely

03/08/2021

**Anthea Sargeant**  
**Executive Director**  
**Key Sites and Regions**

## Appendix B – Sample of onsite consultation session presentation boards



## What are we investigating?

1. A local landholder is currently investigating opportunities for appropriate development of land near Kalkite village.
2. Any proposal would provide varied housing supply, community facilities such as a playground and community centre, and services such as a local shop.
3. The proposal is in early concept phase. We are here today to speak with the local community, seek your views on the proposal and understand the types of things you would like to see in the local area.
4. Consultation with the community will be ongoing throughout the planning process.



## Planning Principles

This development proposal is driven by the following key principles:

- Respect the character of the existing Kalkite village
- Respect the landscape and rural character of the area
- Improve housing supply, diversity and affordability in the area
- Offer amenity for all residents in the local area
- Build on opportunities for tourism and tourism employment (foreshore walk, mountain bike riding, boat ramps/jetties)
- Investigate opportunities and build upon nomination of the region as a Special Activation Precinct



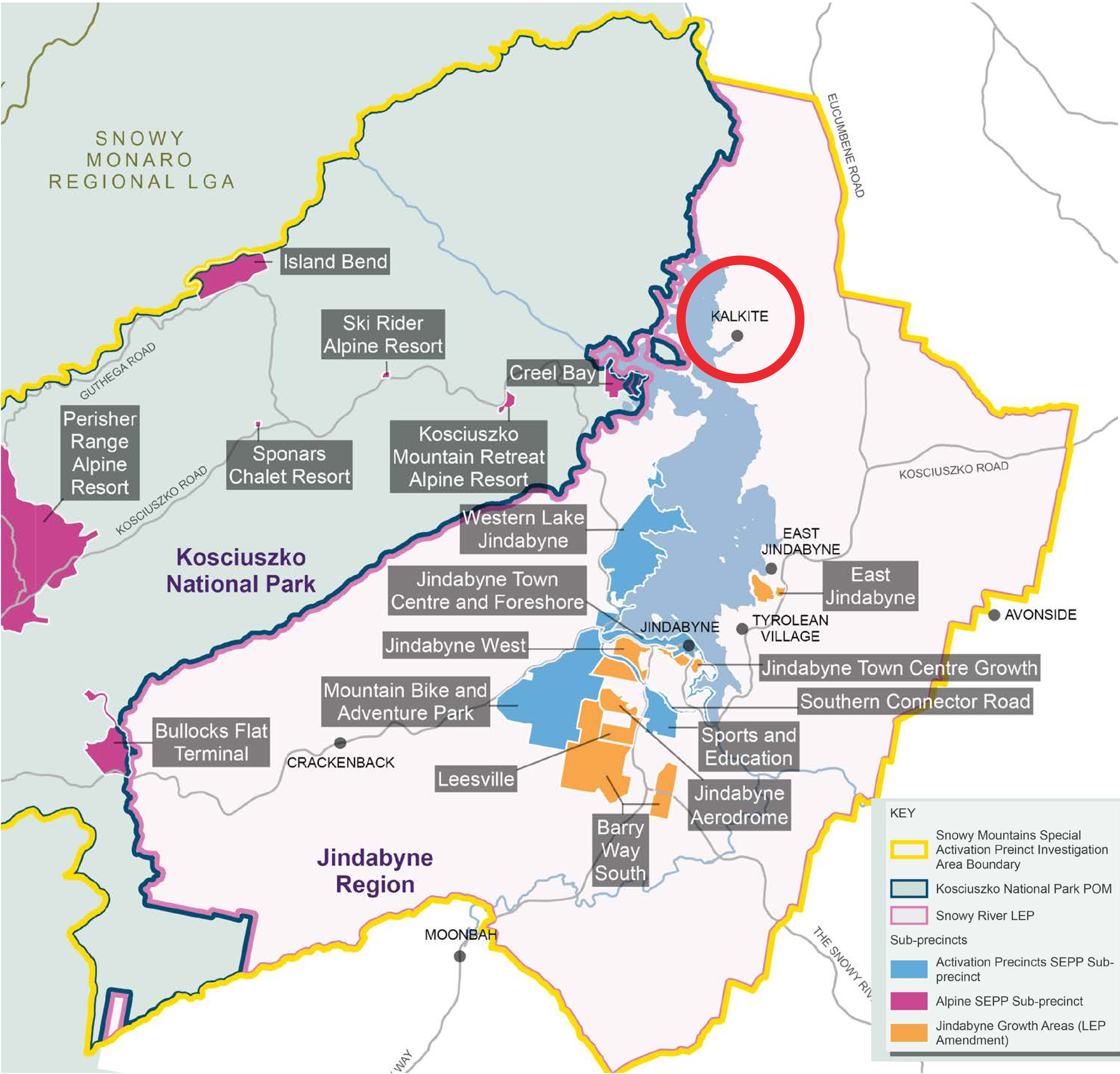
# What is the Special Activation Precinct?



In 2019 the NSW Department of Planning, Industry and Environment, in conjunction with the NSW Department of Regional Development, announced the Snowy Mountains Special Activation Precinct (SAP). Kalkite was included within the SAP’s boundaries.  
 The objectives of the SAP are to:

- Leverage the region’s unique cultural and environmental attributes to establish a resilient year-round tourism destination as Australia’s alpine capital
- Improve transport connectivity
- Conserve and enhance important environmental and heritage values
- Support Jindabyne’s growth as Australia’s national centre for elite sports.

Ongoing consultation with the Department and Snowy Monaro Council since 2019 has established that additional growth at Kalkite would be consistent with SAP objectives.





A range of investigations have been undertaken to support site planning, as follows:

**Ecology**

Important species of trees and grasslands exist on site, but in isolated areas. The proposal is designed to minimise impact to trees and grasslands.

**Aboriginal & European Heritage**

No known cultural heritage impacts. Lake Jindabyne is a heritage item which requires consideration. Old bridge members are scattered throughout the site which could be re-used.

**Bushfire**

The site and locality is bush fire prone. 'One road in & one road out' will require adequate 'refuge in place' facilities. Existing brigade facilities may require upgrades. Discussions with relevant authorities are ongoing.

**Geotechnical & Contamination**

Isolated examples of contamination (around existing farming sheds for example) are manageable for future residential development. Ground is generally stable.

**Utilities**

Water, electricity and communications currently exist on site, but will require upgrades. Existing sewer services from existing village will require upgrades and extension. For large lots, on-site sewer will be suitable.

**Traffic**

While new traffic volumes are likely to be low, local intersection road upgrades are likely to be required.

**Flooding**

Investigations ongoing, however initial findings are that lots and dwellings are likely to be clear of 1:100-year flood and Probable Maximum Flood levels.

**Economics**

The development provides an opportunity to improve housing supply and affordability in the area. Retail services would be scaled to service the needs of Kalkite community only - that is, to provide appropriate amenity in the local area, without impacting other local centres.

**Visual Impact**

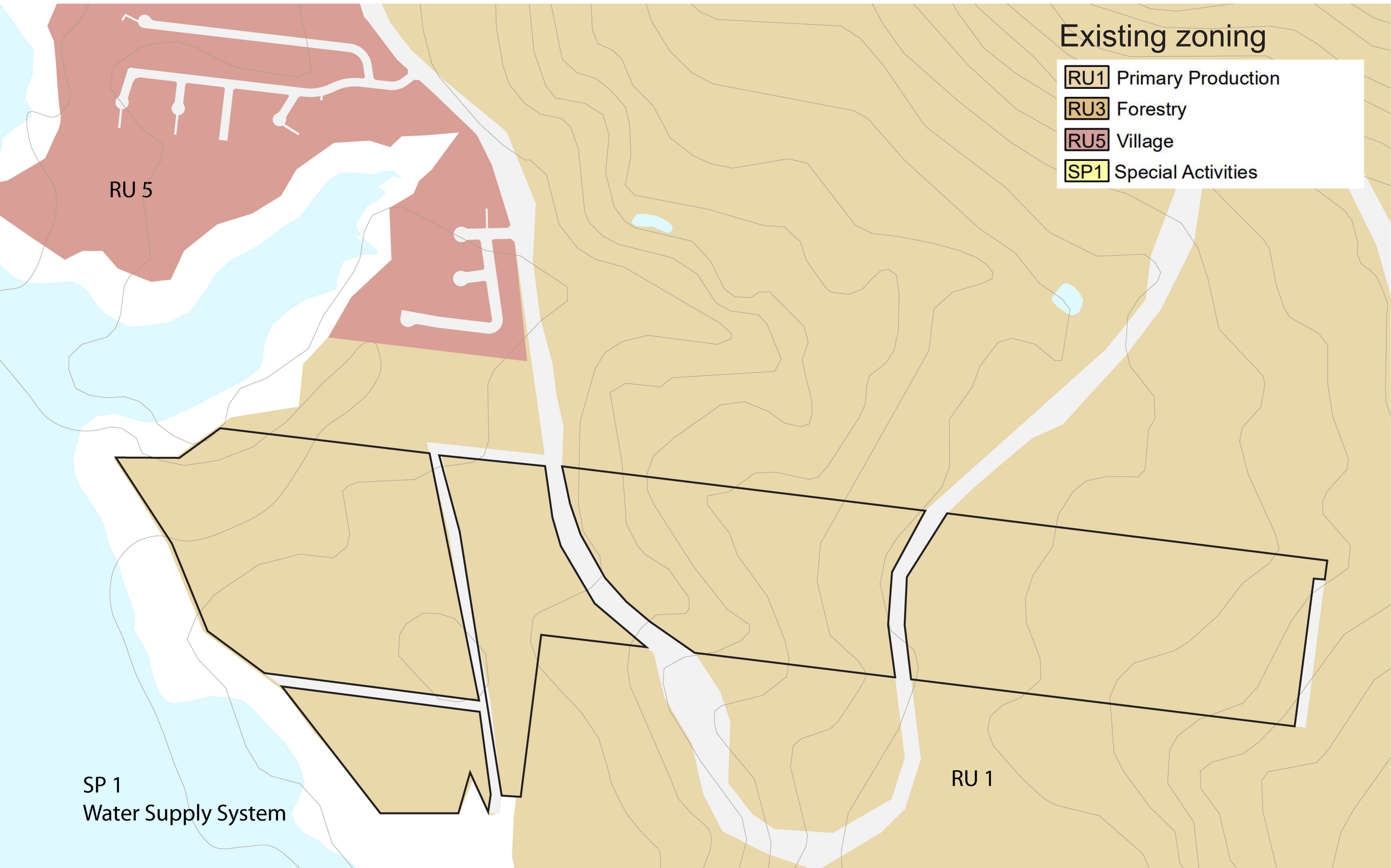
Consideration of the proposal's visual impact to existing residents and from Lake Jindabyne

**Engagement to Date**

We have held preliminary discussions with Snowy Monaro Council and the NSW Rural Fire Service



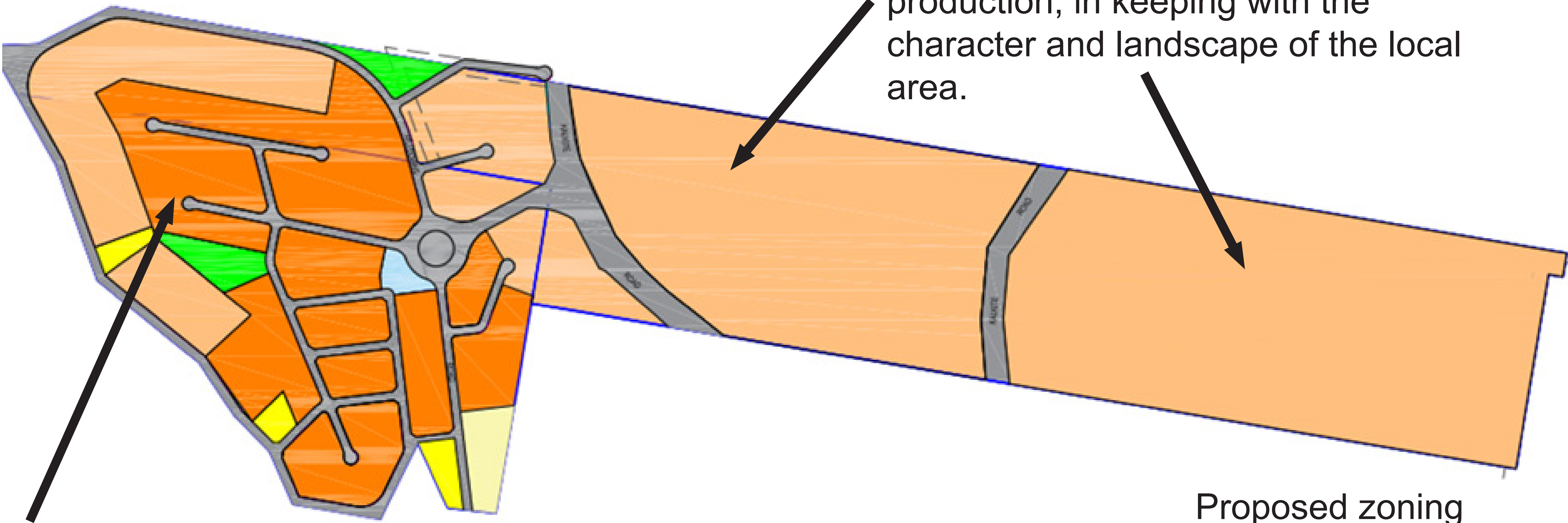
EXISTING ZONING



PROPOSED ZONING

Primary Production

Large lots (eg: 10,000m<sup>2</sup> +) to the west of the site will be allocated to primary production, in keeping with the character and landscape of the local area.



Village

A range of lot sizes eg: 600 - 3,000 <sup>2</sup> will provide access to a variety of housing opportunities. The area will be developed in keeping with the low scale character of the existing Kalkite village.

Proposed zoning

- RU1 PRIMARY PRODUCTION
- RU5 VILLAGE
- B1 NEIGHBOURHOOD CENTRE  
POTENTIAL LOCAL SHOPS, COMMUNITY HALL, FIRE BRIGADE STATION
- RE1 PUBLIC RECREATION
- SP2 INFRASTRUCTURE (DRAINAGE)
- SP3 TOURIST



# HAVE YOUR SAY



We would like to hear what types of facilities you would like to see as part of the new development.

Further comments to [kalkite@gyde.com.au](mailto:kalkite@gyde.com.au) or Phone **9068 7523**

## Appendix C – Feedback from NSW Rural Fire Service

## Elyse Kenny

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**From:** Martha Dotter <Martha.Dotter@rfs.nsw.gov.au>  
**Sent:** Thursday, 28 April 2022 11:32 AM  
**To:** Carlo Di Giulio  
**Cc:** Darren Marks  
**Subject:** FW: Kalkite - Summary of meeting

Hi Carlo  
Please see additional comments from District below regarding future brigade station needs.  
Thanks  
Martha

---

**From:** Darren Marks <Darren.Marks@rfs.nsw.gov.au>  
**Sent:** Thursday, 28 April 2022 11:09 AM  
**To:** Martha Dotter <Martha.Dotter@rfs.nsw.gov.au>  
**Subject:** RE: Kalkite - Summary of meeting

Hi Martha  
Thanks for that.

Just in regards to the station, in the short term, it would only have a Cat 7 OR and Cat 1 – not both.

Everything else looks good.

Thanks  
Darren

---

**From:** Martha Dotter <[Martha.Dotter@rfs.nsw.gov.au](mailto:Martha.Dotter@rfs.nsw.gov.au)>  
**Sent:** Thursday, 28 April 2022 10:46 AM  
**To:** Darren Marks <[Darren.Marks@rfs.nsw.gov.au](mailto:Darren.Marks@rfs.nsw.gov.au)>  
**Cc:** Rein Peet <[Rein.Peet@rfs.nsw.gov.au](mailto:Rein.Peet@rfs.nsw.gov.au)>; Jim Darrant <[Jim.Darrant@rfs.nsw.gov.au](mailto:Jim.Darrant@rfs.nsw.gov.au)>; Michael Gray <[Michael.Gray@rfs.nsw.gov.au](mailto:Michael.Gray@rfs.nsw.gov.au)>; Paul Simakoff-Ellims <[Paul.Simakoff-Ellims@rfs.nsw.gov.au](mailto:Paul.Simakoff-Ellims@rfs.nsw.gov.au)>  
**Subject:** Fwd: Kalkite - Summary of meeting

FYI only. These are the final notes and amendments from rezoning of kalkite site meeting. I'll put this in Guardian as a pre lodgement advice.

Thanks for your assistance and input Darren and Rein.

Thanks  
Martha  
Sent from my iPhone

Begin forwarded message:

**From:** [abpp@bigpond.net.au](mailto:abpp@bigpond.net.au)  
**Date:** 28 April 2022 at 9:42:10 am AEST  
**To:** Martha Dotter <[Martha.Dotter@rfs.nsw.gov.au](mailto:Martha.Dotter@rfs.nsw.gov.au)>, Carlo Di Giulio <[carlod@gyde.com.au](mailto:carlod@gyde.com.au)>  
**Cc:** [elysek@gyde.com.au](mailto:elysek@gyde.com.au), [dino@saccogroup.com.au](mailto:dino@saccogroup.com.au), Susan Fox <[Susan.Fox@planning.nsw.gov.au](mailto:Susan.Fox@planning.nsw.gov.au)>  
**Subject:** RE: Kalkite - Summary of meeting

Good morning Martha, thanks for your response. The matters that you have raised are noted and have been/will be addressed, regards Graham

---

**From:** Martha Dotter <[Martha.Dotter@rfs.nsw.gov.au](mailto:Martha.Dotter@rfs.nsw.gov.au)>

**Sent:** Thursday, 28 April 2022 8:10 AM

**To:** 'Carlo Di Giulio' <[carlod@gyde.com.au](mailto:carlod@gyde.com.au)>

**Cc:** 'abpp@bigpond.net.au' <[abpp@bigpond.net.au](mailto:abpp@bigpond.net.au)>; 'elysek@gyde.com.au'

<[elysek@gyde.com.au](mailto:elysek@gyde.com.au)>; 'dino@saccogroup.com.au' <[dino@saccogroup.com.au](mailto:dino@saccogroup.com.au)>; 'Susan Fox'

<[Susan.Fox@planning.nsw.gov.au](mailto:Susan.Fox@planning.nsw.gov.au)>

**Subject:** RE: Kalkite - Summary of meeting

Good afternoon

My apologies for the delay please find attached the marked up meeting notes from our pre-planning proposal discussion on the Kalkite site.

NSW RFS comments are made in red below each point – any questions or queries please contact me.

Thank you  
Martha



**Martha Dotter** | Supervisor Development Assessment & Planning (South)  
Currently working Monday, Wednesday and Friday  
Planning and Environment Services  
Built and Natural Environment  
**NSW RURAL FIRE SERVICE**  
Locked Bag 17 Granville NSW 2142  
**P** 02 4472 0600 **M** 0408 459 678 **F** 02 4472 0690  
**E** [Martha.Dotter@rfs.nsw.gov.au](mailto:Martha.Dotter@rfs.nsw.gov.au)

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**PREPARE. ACT. SURVIVE.**











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Level 6, 120 Sussex St, Sydney NSW 2000  
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**From:** Carlo Di Giulio  
**Sent:** Friday, 8 April 2022 10:38 AM  
**To:** Martha Dotter <[Martha.Dotter@rfs.nsw.gov.au](mailto:Martha.Dotter@rfs.nsw.gov.au)>  
**Cc:** Graham Swain <[abpp@bigpond.net.au](mailto:abpp@bigpond.net.au)>; Elyse Kenny <[elysek@gyde.com.au](mailto:elysek@gyde.com.au)>; Dino Sacco <[dino@saccogroup.com.au](mailto:dino@saccogroup.com.au)>  
**Subject:** RE: Kalkite - Summary of meeting

Hi Martha,

Did you have a chance to review the minutes below, and amend if required?

We're in the process of finalising concepts and the planning proposal report. As such, we'd like to ensure that we're generally on the right track.

**Carlo Di Giulio**  
Associate Director



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Level 6, 120 Sussex St, Sydney NSW 2000  
[gyde.com.au](http://gyde.com.au)



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**From:** Carlo Di Giulio  
**Sent:** Monday, 21 March 2022 4:33 PM  
**To:** 'Martha Dotter' <[Martha.Dotter@rfs.nsw.gov.au](mailto:Martha.Dotter@rfs.nsw.gov.au)>  
**Cc:** Graham Swain <[abpp@bigpond.net.au](mailto:abpp@bigpond.net.au)>  
**Subject:** Kalkite - Summary of meeting

Hi Martha,

Apologies - It's taken longer than we would have liked to get this email across to you. Everything is busy but also because Graham has injured himself recently. Apparently, he should be fine, but it has meant we haven't been able to get as much of his input into this email as we would have liked given this is his area and certainly not mine. In this case, please excuse any inaccuracies. Also, please note that this is a summary of the meeting's key details, rather than a complete minutes of the meeting.

Please make any relevant edits and forward back to us. Give me a call if necessary.

## Attendees

- Martha Dotter – RFS
- Darren Marks – RFS
- Rein Peet – RFS
- Michael Grey – RFS
- Graham Swain – Australian Bushfire Protection Planners P/L
- Carlo Di Giulio – Gyde Consulting

## Summary of Key items

- The proposed one road in – one road out arrangement for the subdivision raises emergency access and egress risks. It was suggested that the cul-de-sac proposed at the north eastern corner of the site could be opened into Kalkite Road to provide a secondary access point to address this issue.

It is noted the site is constrained by one road in, which traverses bush fire prone vegetation and poses potential risk of being cut off in the event of a bush fire. At strategic re-zoning stage, as part of an assessment - suitable mitigative measures should be considered to reduce and manage the level of bush fire risk to future occupants and fire fighters. This should be considered at the early stage of the planning proposal and provide options/suggestions accordingly.

In order to comply with PBP 2019, the current subdivision layout shown should provide a second point of access back onto “Hilldowns Rd”.

- The caravan park proposed in the far south eastern corner of the site may not be feasible. This is because it will most likely require extensive APZs given it immediately adjoins unmanaged Crown land. The extensive APZs may not leave sufficient land for actual camping or caravan related activities.

Special Fire Protection Purpose (SFPP) development is required to provide a 10KW APZ – the location of the caravan park (SFPP) in the south east would need to achieve APZs that demonstrate a 10KW radiant heat level - within the site (or with a suitable legal easement if relying upon land outside the subject site).

- It was noted that the vast majority of ‘Block A’ included a perimeter road. This is well received. It was noted that the proposed lots in the south eastern corner of Block A did not include a perimeter road. These lots should be provided with such a road or a fire trail.

All interface between residential development and a hazard should provide a perimeter road that complies with PBP 2019. Fire trails are not a substitute for a perimeter road. Any departure from this should be fully justified and outline how the intent of the perimeter road measures in PBP 2019 will be achieved, including management responsibilities.

- It was outlined that the proposal will include a local centre within which there would be a new fire station to serve both the proposed residents as well as existing residents in Kalkite given the existing fire station is generally inadequate. This was well received. RFS advised that the station should be designed to category 2b and include 1 x category 7 and 1 x category 1 vehicle. Ample space should be provided around the station for parking and vehicle manoeuvring.

The specifications for future emergency response agencies servicing of the development will be subject to future negotiations, including between Area Command South East RFS and the District RFS— however the identification of a block of land of sufficient size to accommodate a future brigade station is welcomed and would likely expedite future processes regarding servicing the site.

- The local centre would also include a community hall which could also serve as a shelter point in the event of an emergency. The community centre would be fully functional and include bathrooms and a kitchen. This was well received by RFS, but queries were raised in relation to who will manage the centre and who would ensure access to the centre in the event of an actual emergency.

In recognition of the isolated location of the site, the RFS supports the notion of the proposal including a safer place of refuge/community bush fire refuge that complies with the RFS NSP guidelines for radiant heat exposure and the like – The identification of this should form part of the subject planning proposal given the sites isolation. Further details would be required, as identified in the dot point above.

- A park would also form part of the local centre, which could provide additional car parking or staging area in the event of an actual emergency. This was well received by RFS.
- A risk management plan for the existing village and the proposed dwellings would be required. A key principal for the management plan shall be a requirement to 'stay and shelter in place'.
- In the past, there have been instances of embers from vegetation on the western side of Lake Jindabyne floating to the subject locality. Vegetation in the proposed subdivision will require ongoing management to minimise the change of embers resulting in bushfires and placing people and housing at risk. The proponent agreed that the volume of any new vegetation should be limited, and will require ongoing management across the entire development (i.e. Block A,B and C). In blocks B and C, the proponent advised that up to 40m APZs will be required around any new dwellings, whilst they will also be subject to vegetation management plans. Vegetation management will be required as conditions of any consent as well as restrictions on title, 88b instruments, or other similar methods.
- It was recommended that all building be constructed to Bal 12.5.

In recognition of the isolated location of the site and the constrained access, it was discussed that a suitable mitigative measure to increase the redundancy of a 'stay and shelter in place' message may be requiring the whole of the development to identify a minimum BAL 12.5. This should be via a legal instrument such as an s88B instrument or DCP etc

- Clarification is required as to whether there was sufficient space between any unmanaged land on adjoining sites and the proposed local shopping centre. Currently, it appeared as though the distance was not sufficient to offset potential heat loads from adjoining unmanaged land. The proponent advised that the separation distance will be reviewed. In the event there was not sufficient separation, the local shopping centre could be relocated to another side of the proposed round-a-bout in order to achieve the required separation.

Any place of safer refuge/community bush fire refuge identified within the development should comply with the RFS requirements for a NSP

- It was suggested that a Development Control Plan (DCP), or similar, be prepared to support any Planning Proposal.  
The DCP could contain controls which minimise fire risk and require ongoing fire related site management practices.
- It was suggested that consideration should be given now, to the potential location of childcare centres, schools, and the like.

SFPP development (including childcare schools etc) require larger APZs, therefore incorporating these into the early design phase can provide for a more streamlined development assessment process at later stages.

- Overall, RFS does not raise a fundamental objection to the proposal at this stage and will provide further consideration following formal exhibition of the PP.

Subject to the comments contained within this response, and a comprehensive bush fire assessment report prepared in accordance with Chapter 3 Strategic Planning of PBP, the NSW RFS does not object to the proposal as shown in the plans attached to this email.

Carlo Di Giulio  
Associate Director



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