

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 2 August 2022, 11.00 – 12:00pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSTH-172 – Snowy Valleys – DA2021/0257 (PAN – 163687) – Lot 35 DP 878862 Miles Franklin Drive TALBINGO

Proposed Masterplan Concept >\$30m

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Susan Budd
APOLOGIES	Graham Brown
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL STAFF	Nick Wilton – Manager Growth and Activation, Mark Kirton – Coordinator Growth and Development, Bradley Allen – Development Assessment Planner
CONSULTANT	Jeremy Swan – The Planning Hub, Lachlan Rogers – The Planning Hub
DPIE	Amanda Moylan

KEY ISSUES DISCUSSED

- History of area and origins of settlement relating to worker housing for Snowy Hydro Scheme.
- Current permanent population of approx. 200 people.
- Details around concept DA - Spa hotel, residential lots, residential apartment buildings (2-4 storey), shop top housing.
- Mechanism for referral to Panel via Planning Systems SEPP – Development >\$30m.
- Site context, existing settlement pattern and built form.
- Public Notification, noting 37 objections received and significant public interest given the small population of the existing village.
- Concerns relating to scale of development, particularly within the village context and RU5 zone. .
- Insufficient level of information provided in application, noting the SEE relies on outdated reports (some exceeding 20+ years) which have not been prepared having regard to the current legislative framework.
- Deficiencies in information contained in various consultant reports supporting the application.

- Reliance on 3D images lodged with application which do not provide adequate details around building envelopes, setbacks, bulk and scale sought through the concept approval to enable assessment.
- The assessment planners indicated that the bulk, scale, and height is not supportable. Given the significant deficiencies in the information supporting the application and the need for a fundamental redesign of the proposal, Council has not progressed the application nor sought additional information at this stage.
- Strategic context and lack of DCP.
- Village character of the existing settlement.
- Council advised the Panel that Council is not opposed to the sympathetic extension of the village, however, it must have regard to the established context and be of an appropriate scale.
- LSPS indicates support for additional housing in village.
- The Panel noted the concerns raised by Council and its assessment planners, the significant deficiencies in the information provided in support of the application, and the concerns around the form, scale and density of the development given the village context of the site.
- The Panel noted Council's advice that a fundamental redesign would be required.
- DPE requested creation of formal referral to Panel via the Planning Portal.

NEXT STEPS

- The Panel requested Council write to the applicants outlining the significant issues raised above and requesting the application be withdrawn.
- The Panel requested the Council advise the applicants that if the application is not withdrawn within 14 days, the application would be assessed and determined based on the current information before Council.
- Should the matter proceed to final determination, the Panel will seek an appropriate date in September 2022 for a Public determination meeting and site inspection.

TENTATIVE DETERMINATION DATE SCHEDULED FOR SEPTEMBER

Planning Panels Secretariat

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