# WEST TALBINGO VILLAGE
# Masterplan

**LOT 35 DP878862 Miles Franklin Drive, Talbingo, NSW.**

**PREPARED BY ROBERT HARWOOD ARCHITECTS**
**OCTOBER 2021 - Revision F**

Australian Institute of Architects

ROBERT HARWOOD ARCHITECTS

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# OVERVIEW

## At West Talbingo Village, we've developed a masterplan for urban living that blends convenient amenity with beautiful native habitat.

Talbingo West has been designed to be sensitive to the architectural style of the existing Talbingo township. This community focused project to be established over time aims to create a positive context for the future, bringing amenity and economic benefit to the local area.

The low density, medium and mixed-use precincts offer residents a place to live comfortably – with everything they need in close proximity.

The township design merges into the fabric of the existing street layout, reconnecting precincts of the town and providing a greater amenity for the community.

# VISION

West Talbingo Village

# VISION

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West Talbingo Village

## VISION

West Talbingo Village

# VISION

West Talbingo Village

# EXISTING CONDITIONS

## WEST TALBINGO VILLAGE

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# WIDER CONTEXT

## TALBINGO IN THE SNOWY VALLEY COUNCIL REGION

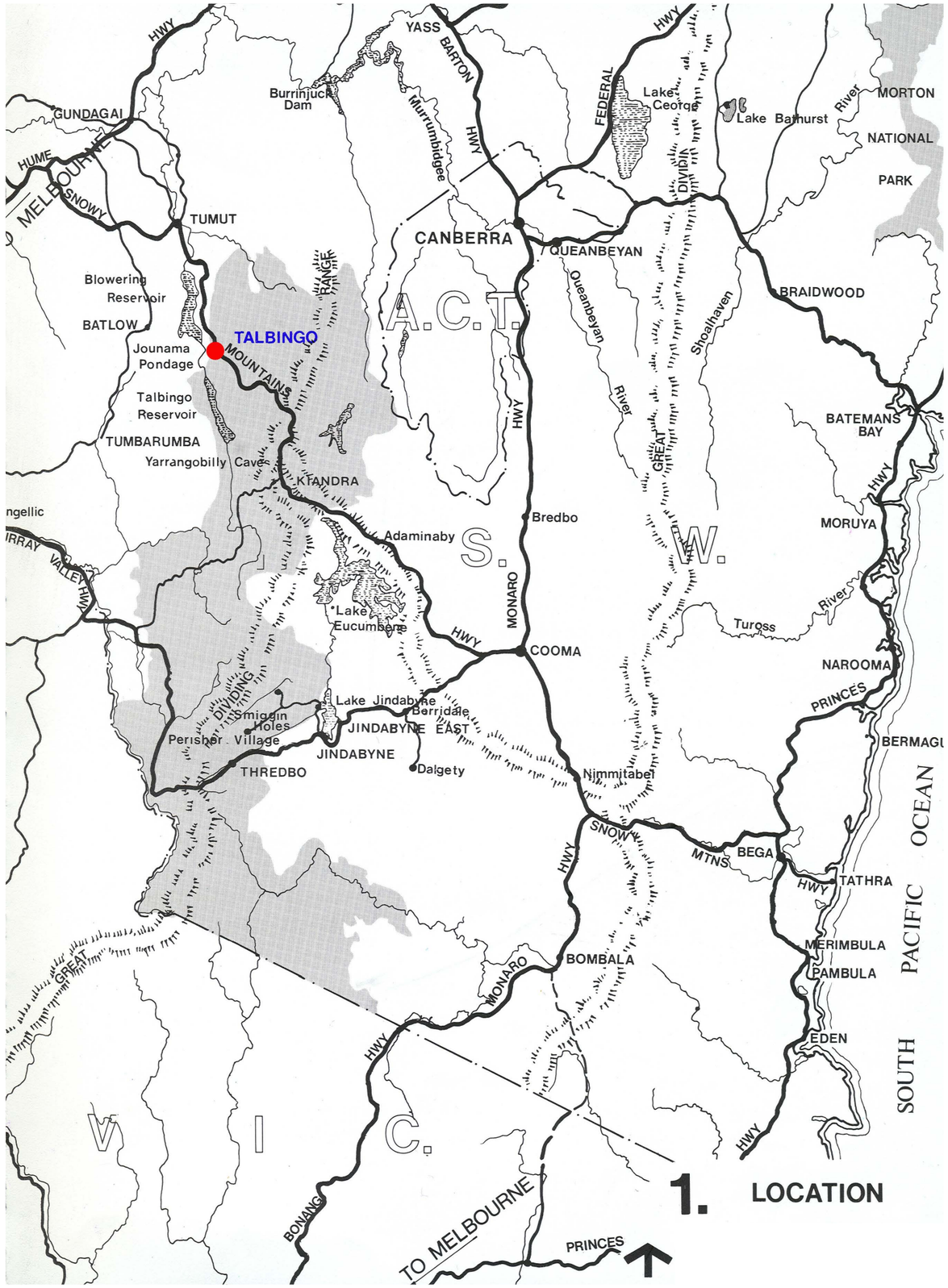
The subject site is situated some 40 km from the town of Tumut in the Snowy Valley Council region. It is surrounded by unbuilt upon lands in various ownership including significant areas owned by Kosciuszko National Park, Snowy Mountains Hydro Electric Authority, State Forest and Crown ownership and parcels in private ownership. The site is located to the west of the existing village of Talbingo.

The land to be developed is described as lot DP878862, local government area Tumut Shire Council, Talbingo. The land is currently zoned 'RU5 Village' which permits a mix of residential and business uses.

The topography is moderate to steeply sloping with a general northerly aspect. It ranges in elevation from approximately 405 to 465 AHD. The site contains a series of ridges and valleys with associated drainage lines that flow towards Jounama Pondage situated to the north of the site.

The land was previously used for Snowy Mountains Authority accommodation which has since been removed with a number of roads remaining. The site is generally open pasture with scattered trees and incorporates a number of watercourses. The site is subject to a number of easement for services. It is at the west of the existing Talbingo township & enjoys extensive views of the Jounama Pondage & surrounding hills & mountains. The site is 40 kilometres south of Tumut.

The development includes residential lots, a mixed use precinct with medium density and retail/commercial, as well as a tourist development including accommodation, recreation, convention & service activities located at the western end of the site adjoining Miles Franklin Drive.




We’re planning for a vibrant, modern community with close access to essential neighbourhood amenities.

# EXISTING SITE ANALYSIS

## TALBINGO TOWNSHIP - SUBJECT SITE LOT 35


HARWOOD ARCHITECTS

Member Australian Institute of Architects



N

0 25 50 75 100m

PROJECT NAME:
LOT 35 DP 878862 Miles Franklin Drive Talbingo NSW

| DWG NO: | JOB NUMBER: | REVISION: |
|---|---|---|
| - | HA-293 | - |

**CONCEPT DRAWINGS**
(NOT FOR CONSTRUCTION)

| DRAWN BY: | CHECKED BY: | DATE: |
|---|---|---|
| LT | RH | JULY 2021 |

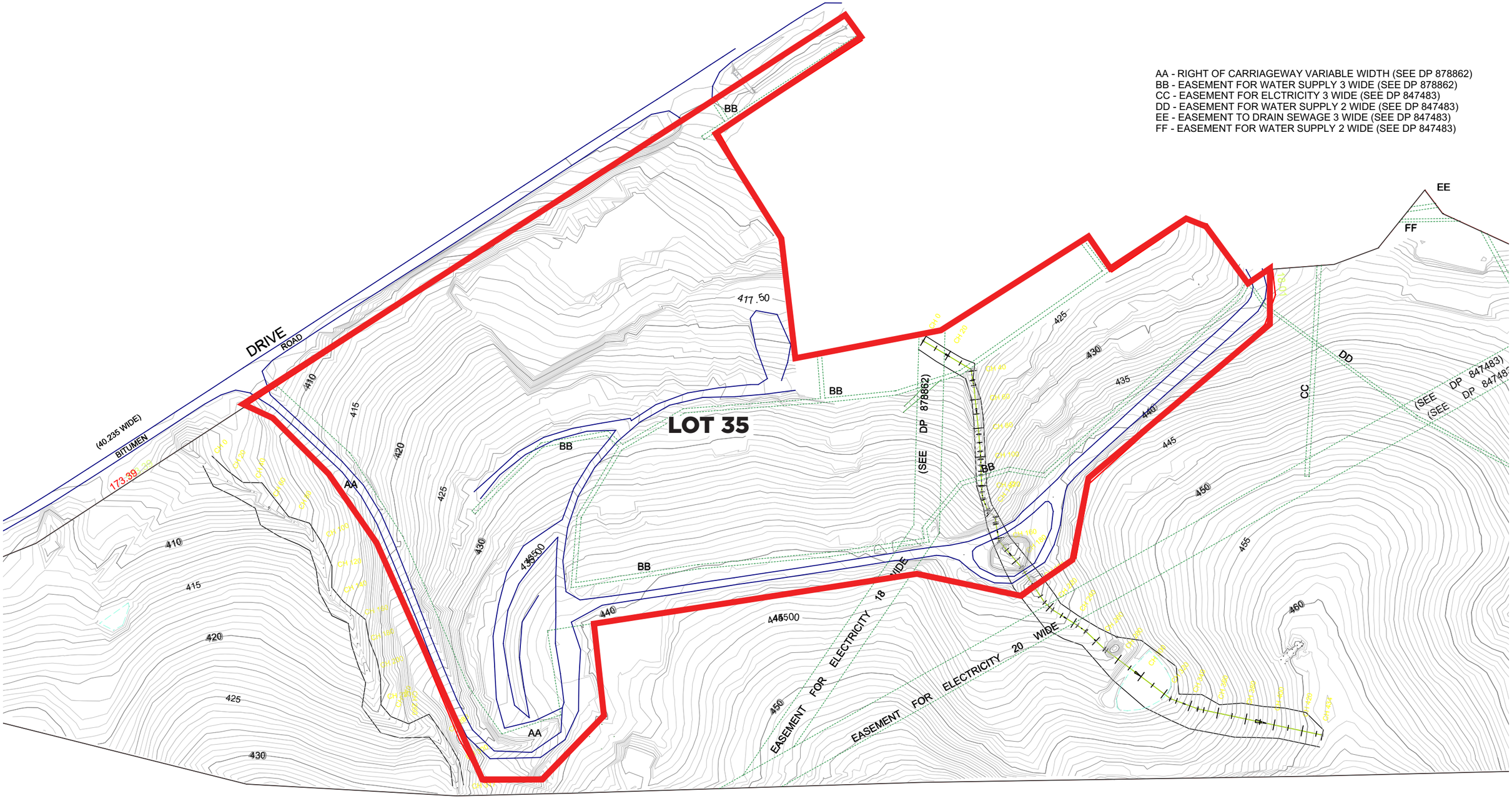
# SUPERCEDED TUMUT DCP NO.1

## TALBINGO TOWN LAND USE PLAN

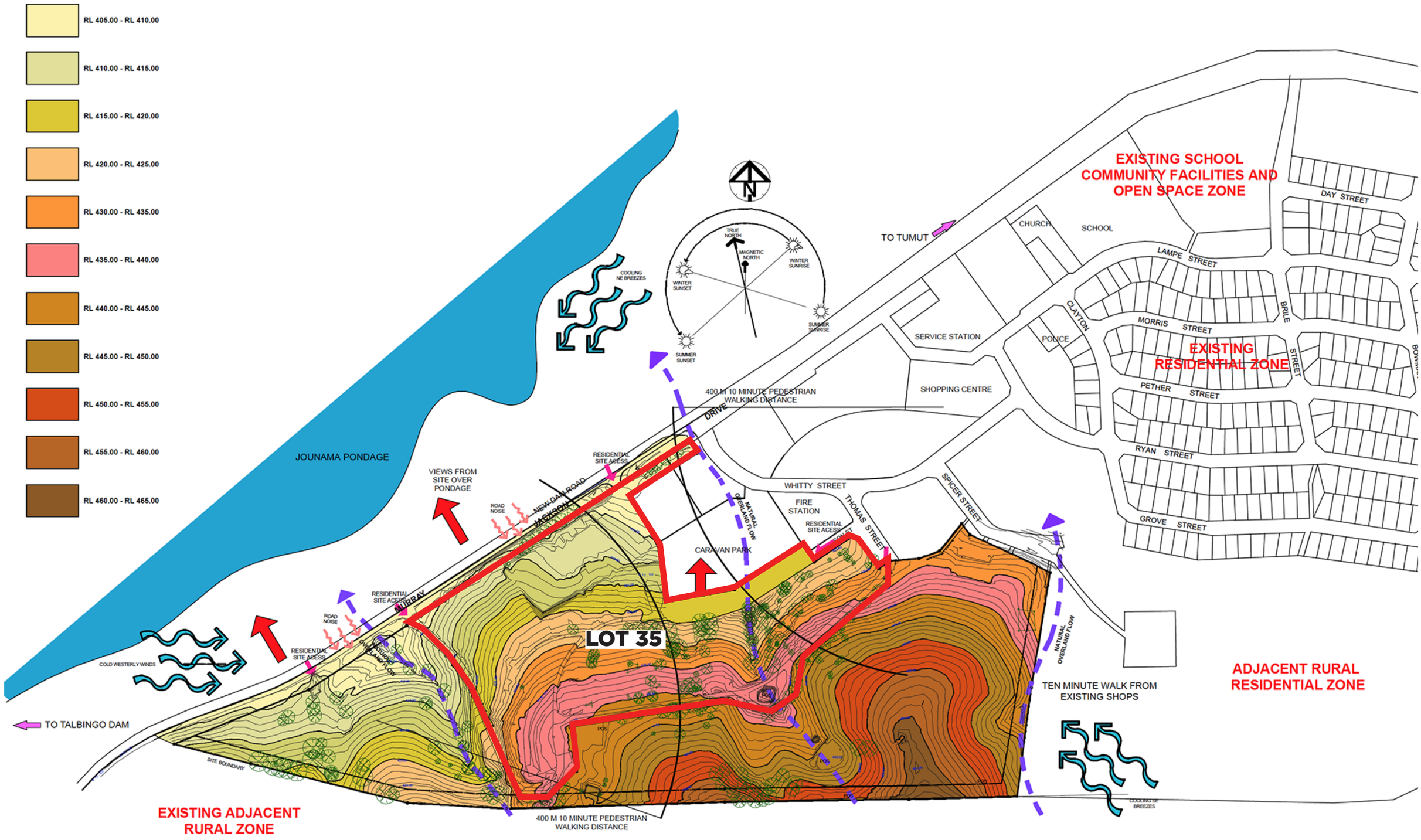
Note: A "Residential Estate Masterplan" for Lot 35 and the adjacent Lot 36 was previously lodged with Council (Kele Property Group NSW and Urban Link/Prescott Architects) in 2006. This referenced the "Talbingo Planning Study" originally carried out in1979. It is understood that this "Estate Masterplan" was approved by Council and that the currently endorsed Urban Structure Plan for Talbingo, including the establishment of the RU5 Rural Village Zone, are outcomes that were informed by the Planning Study and subsequent Masterplan recommendations. The current Concept Masterplan proposal aligns with broadly with the findings of these previous studies and concurrently acknowledges recently updated planning objectives for this locality adopted by Council in its Local Strategic Planning Statement.

# SITE SURVEY

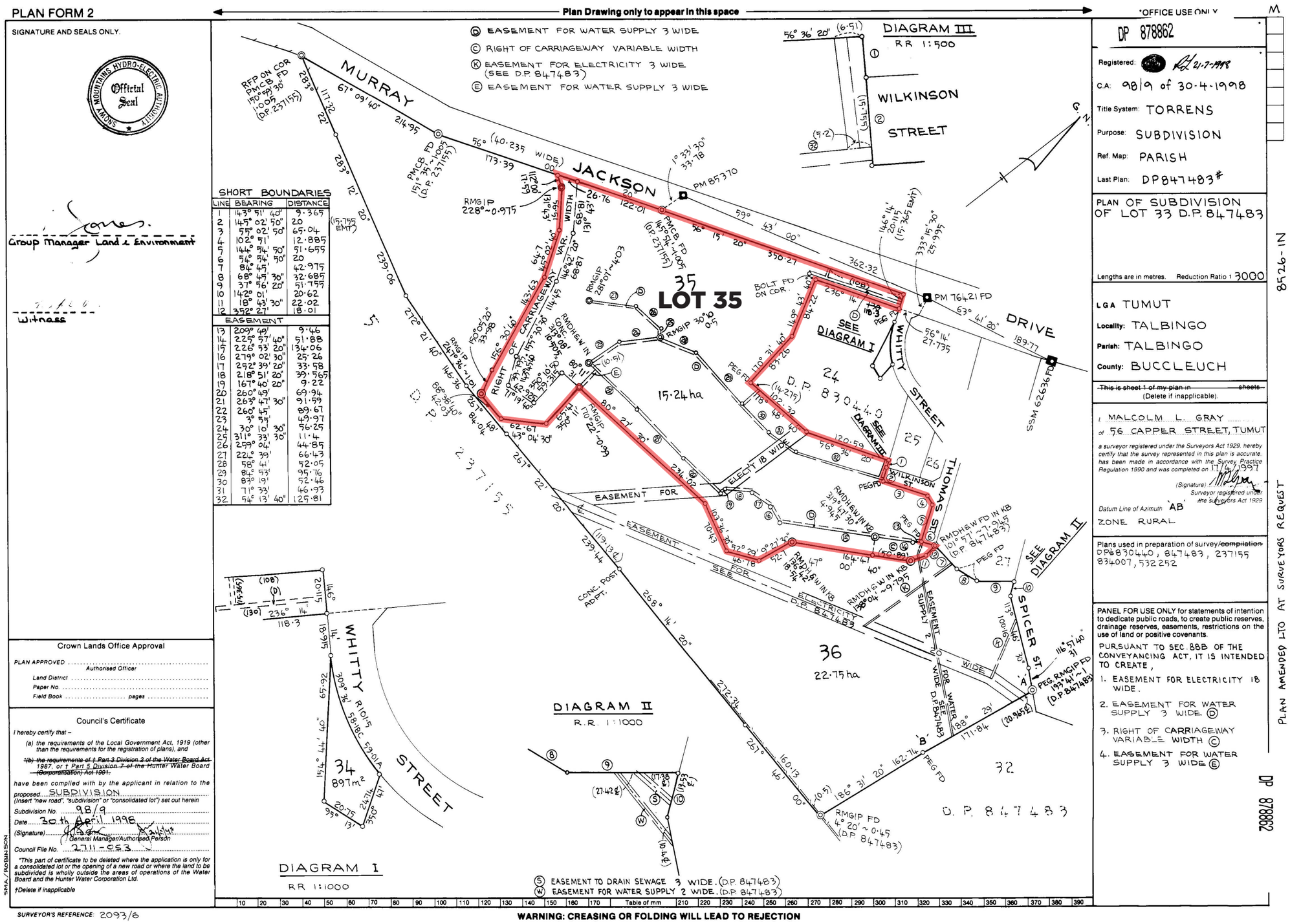
AA - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (SEE DP 878862)
BB - EASEMENT FOR WATER SUPPLY 3 WIDE (SEE DP 878862)
CC - EASEMENT FOR ELCTRICITY 3 WIDE (SEE DP 847483)
DD - EASEMENT FOR WATER SUPPLY 2 WIDE (SEE DP 847483)
EE - EASEMENT TO DRAIN SEWAGE 3 WIDE (SEE DP 847483)
FF - EASEMENT FOR WATER SUPPLY 2 WIDE (SEE DP 847483)



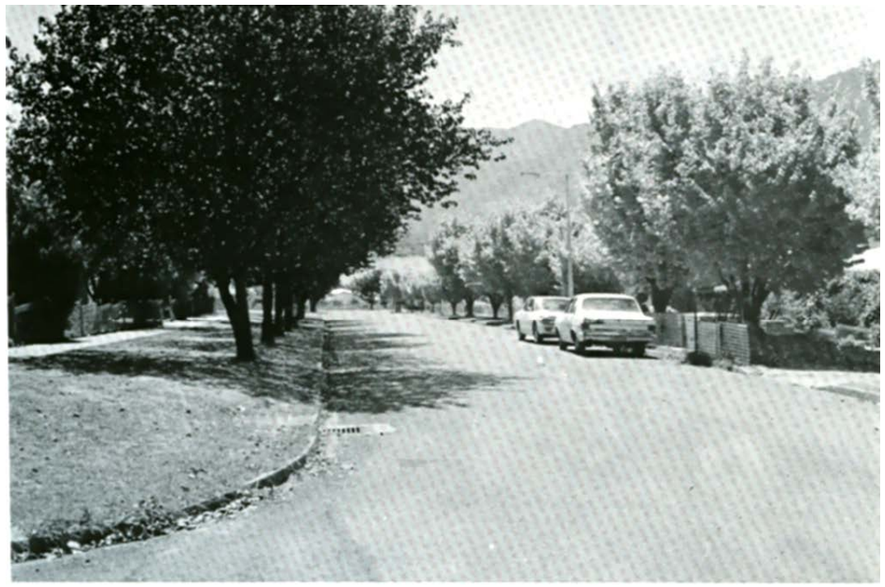
# SITE ANALYSIS PLAN



# DP PLAN AND TITLE

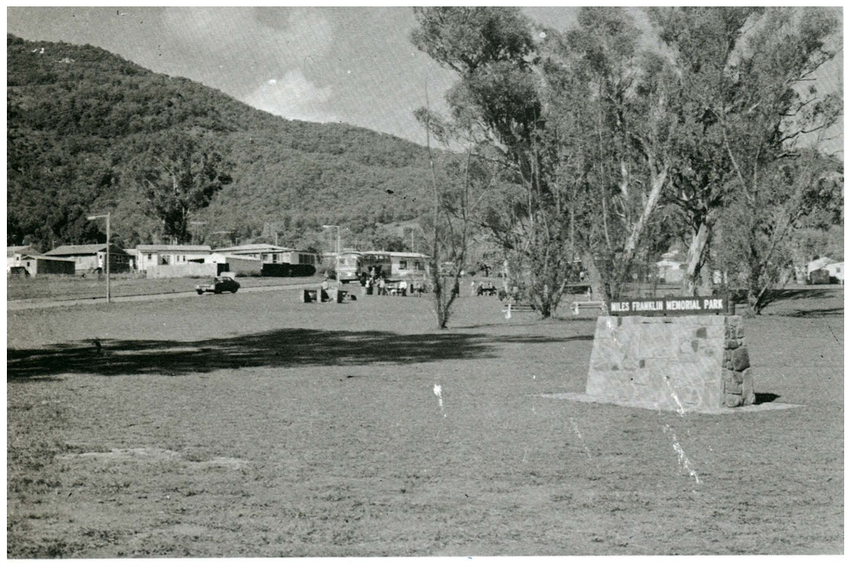


# HISTORICAL PHOTOS



Existing pleasant well-maintained street in Talbingo.

View of town looking towards Jounama Pondage.
Proposed development area lies to the top left.




Miles Franklin Memorial Park, Talbingo

Attractive rural landscape near the pony and riding club immediately to the north of the Talbingo township.

# LOCAL TALBINGO TOWN AND LAKE VIEWS

# LOCAL TALBINGO TOWN AND LAKE VIEWS



# TYPICAL ARCHITECTURAL CHARACTER

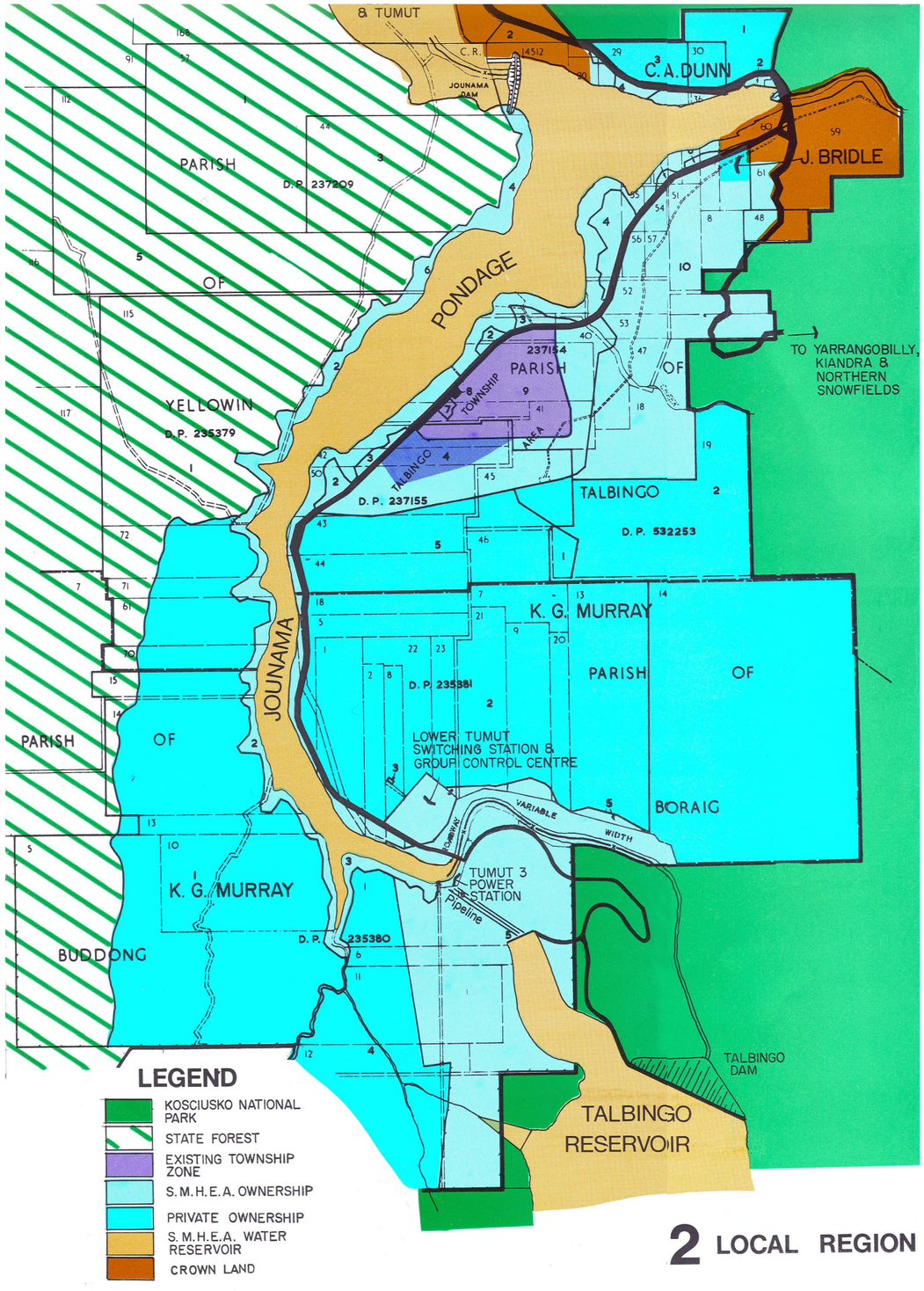
## Existing Talbingo Village

Design character to reflect the existing european style dwellings: small with flat roof, raised above due to the fall of the land,  with porch or balcony


TYPICAL RESIDENTIAL BUILDING

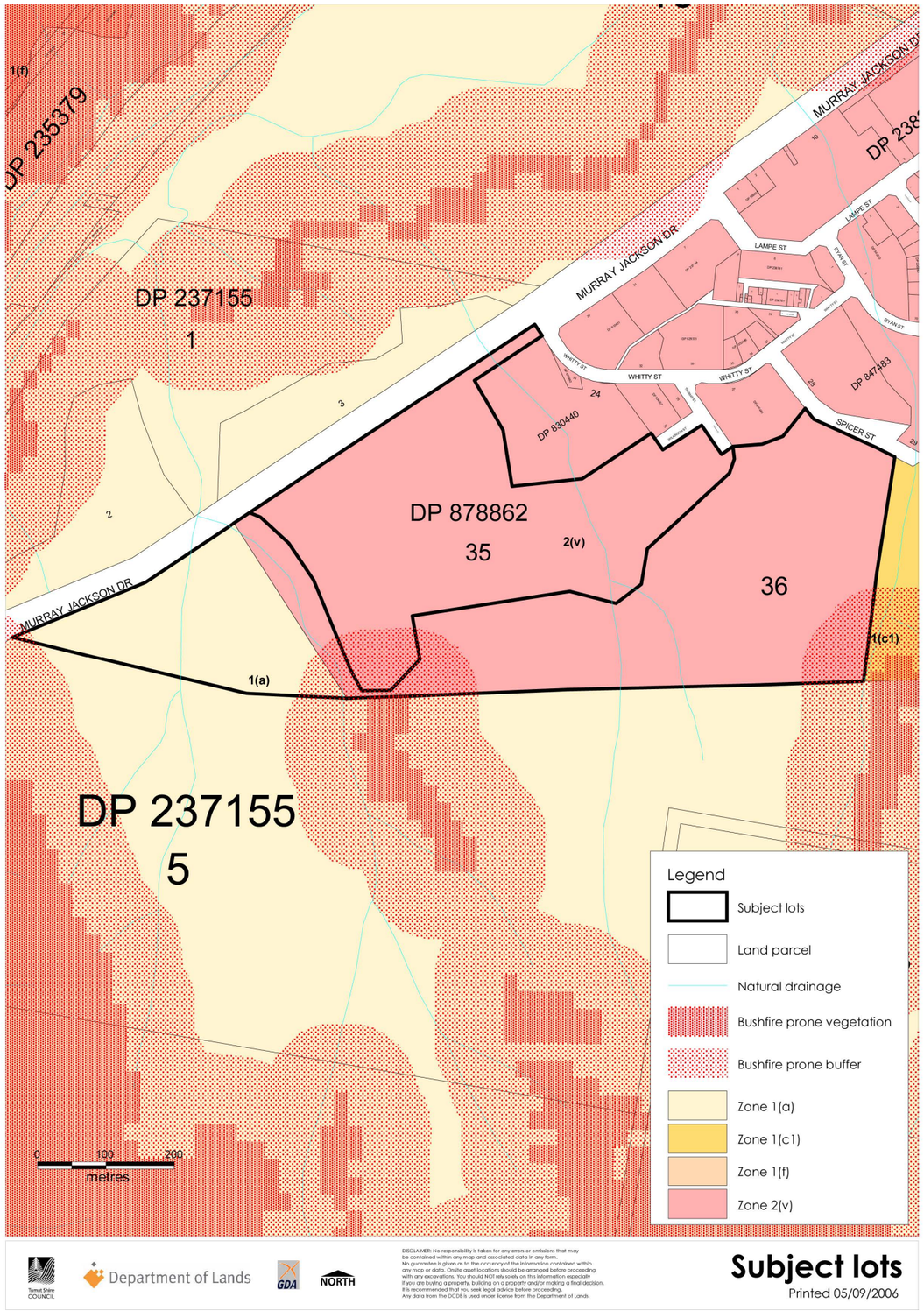

TALBINGO SUPERMARKET

# LOCAL REGION PRINCIPLE LAND USE OWNERSHIP



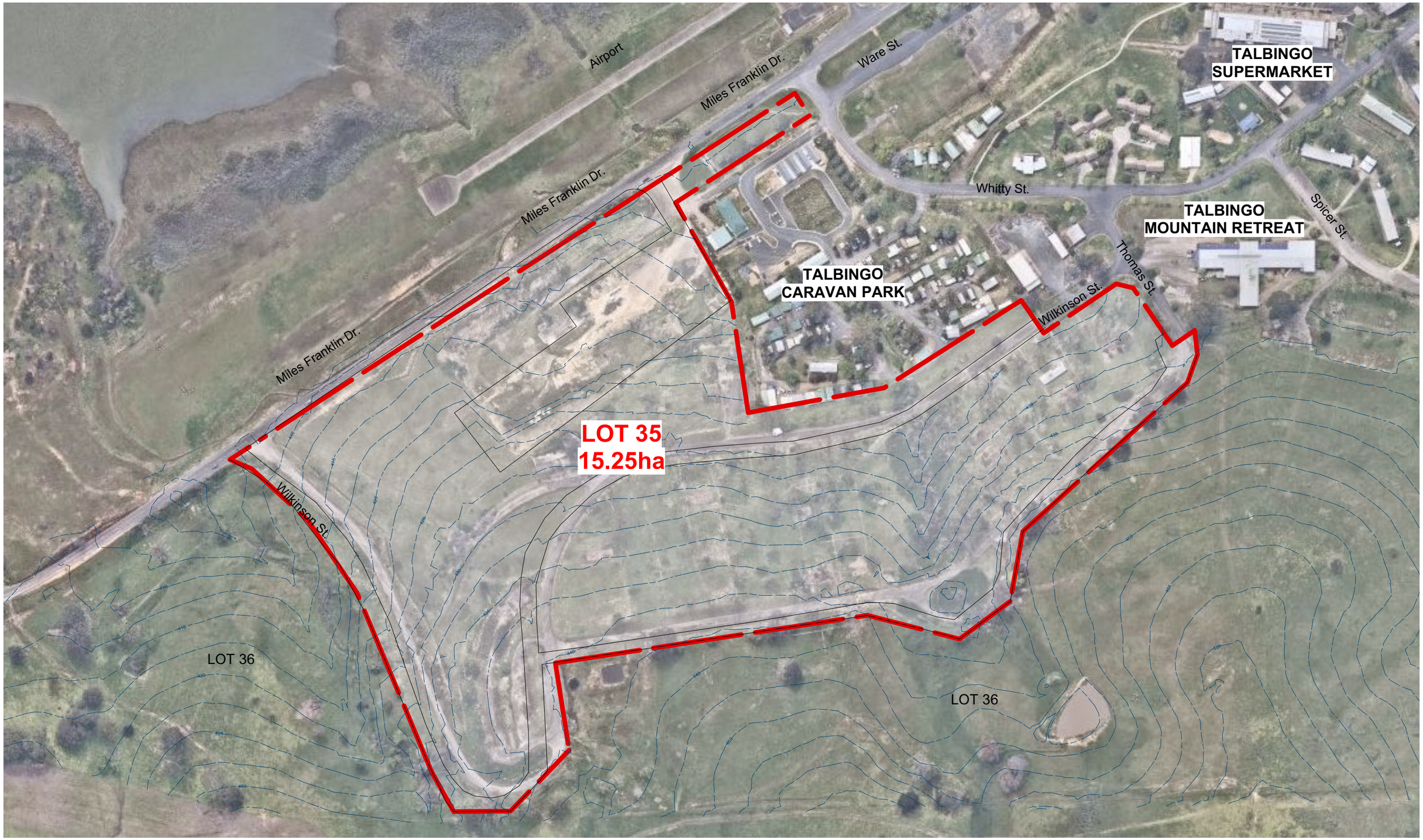

2 LOCAL REGION

# TUMUT LEP EXISTING BUSHFIRE ZONING PLAN



# SITE CONTEXT

## EXISTING CONDITIONS ON AERIAL PHOTOGRAPH



# Masterplan PROPOSAL

## WEST TALBINGO VILLAGE

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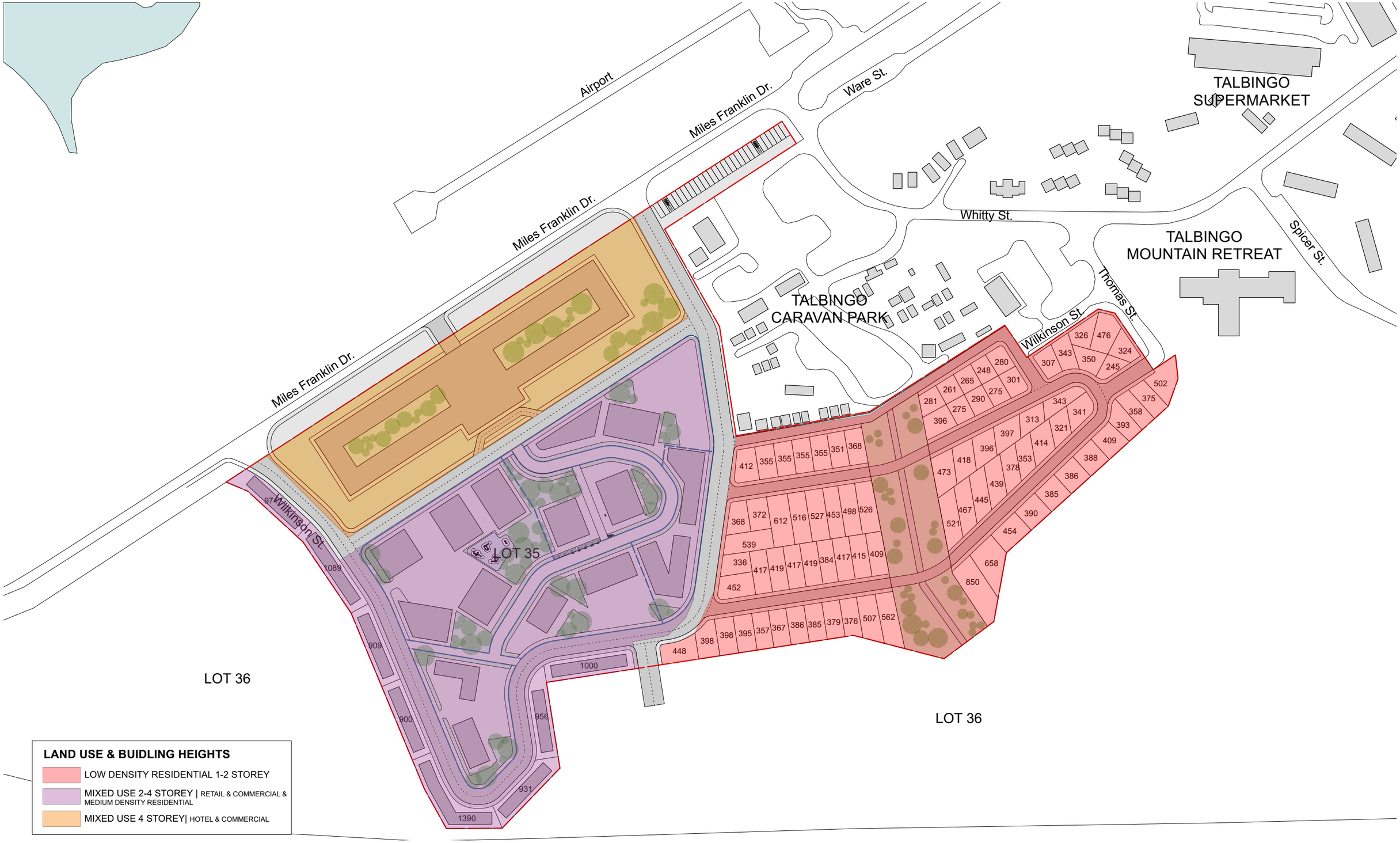
# PROPOSED LAND USE

## PRECINCT SITE PLAN




**LAND USE & BUIDLING HEIGHTS**

- LOW DENSITY RESIDENTIAL 1-2 STOREY
- MIXED USE 2-4 STOREY | RETAIL & COMMERCIAL & MEDIUM DENSITY RESIDENTIAL
- MIXED USE 4 STOREY| HOTEL & COMMERCIAL

# PROPOSED STAGING PLAN

## PRECINCT SITE PLAN

# PROPOSED SUBDIVISION PLAN

## SITE PLAN

# PROPOSED PEDESTRIAN ACCESS

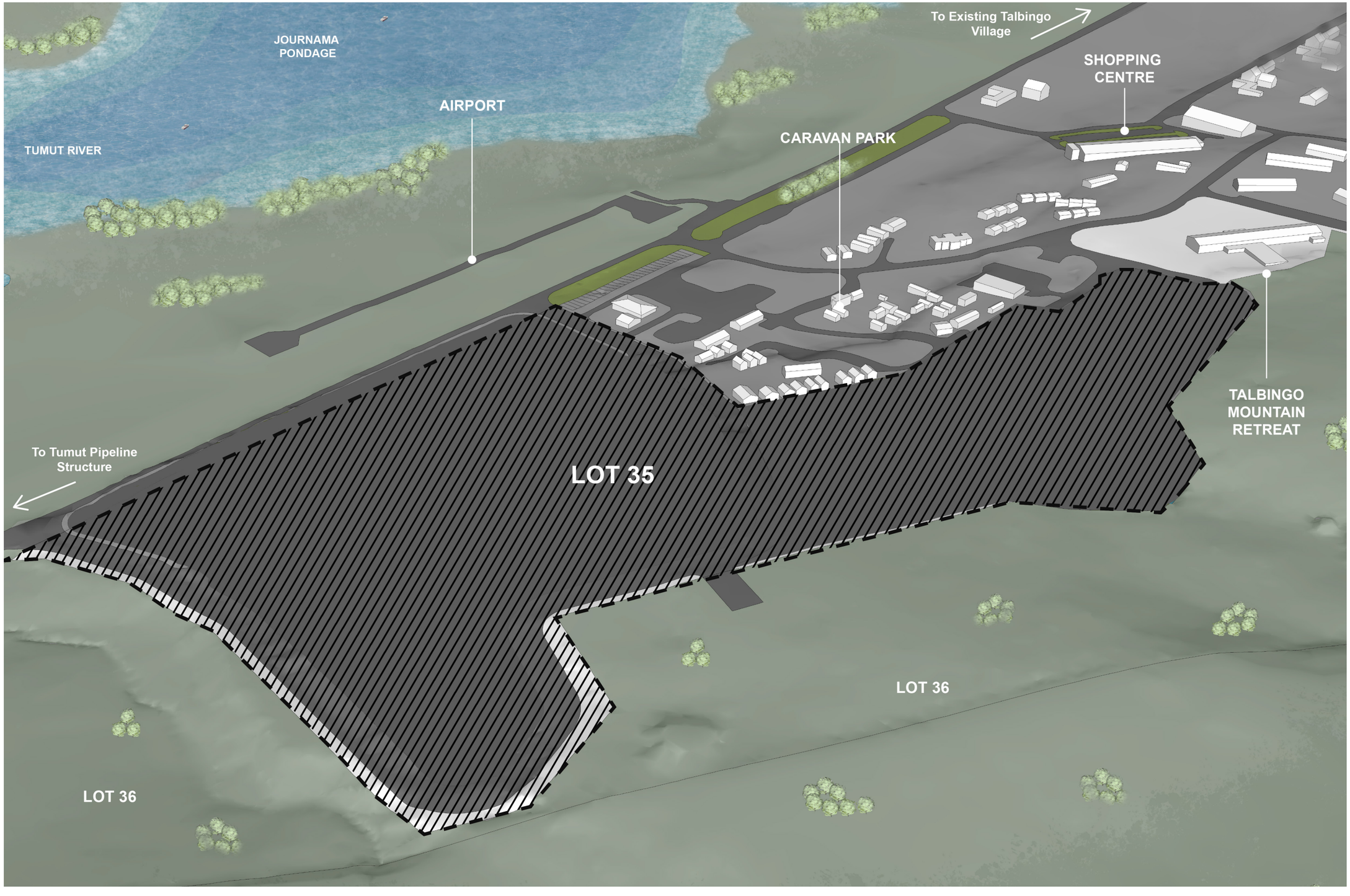
## SITE PLAN

# PROPOSED VEHICULAR ACCESS

## SITE PLAN

# PROPOSED STAGING PLAN

## EXISTING SITE



# PROPOSED STAGING PLAN

## STAGE 1 - RESIDENTIAL LOTS: COMPLETION OVER 5 YEARS

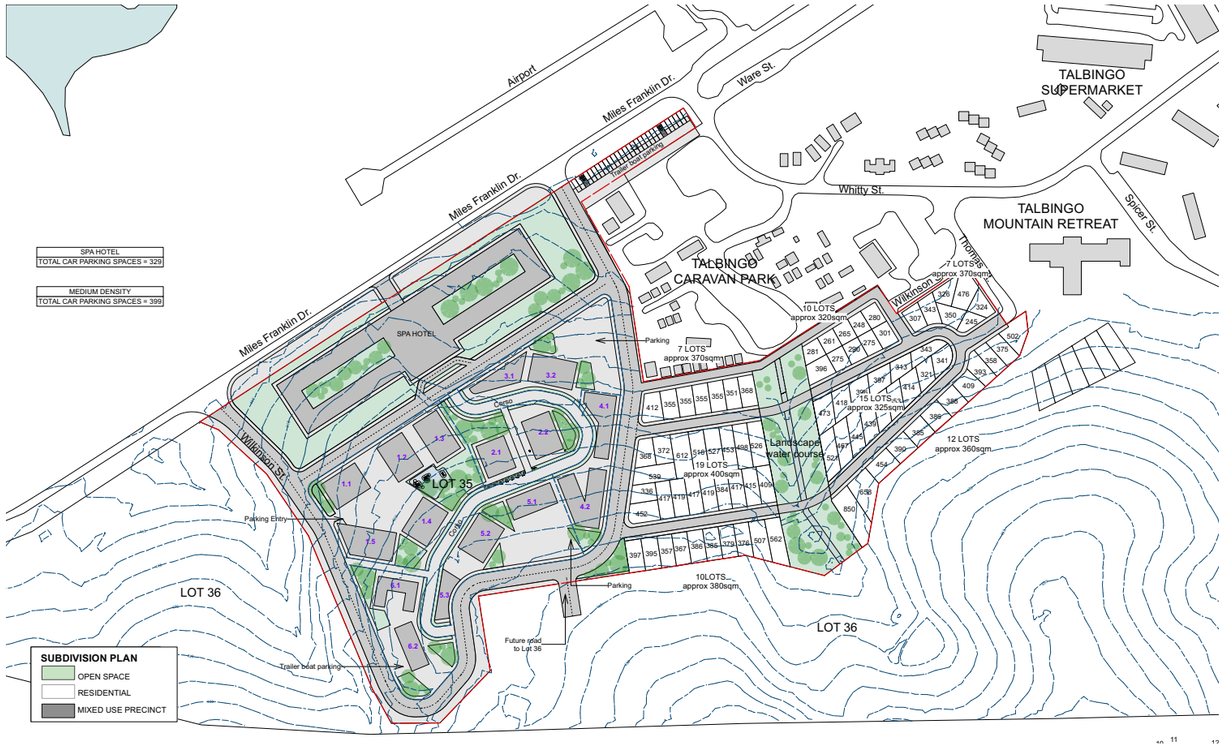
# PROPOSED STAGING PLAN

## STAGE 2 -MIXED USE PRECINCT: COMPLETION OVER 10 YEARS

# PROPOSED STAGING PLAN

## STAGE 3 - SPA HOTEL: COMPLETION WITHIN 15 YEARS

# SCHEDULE OF LOTS & SUBDIVISON DATA




**STAGE 3**
**HOTEL COMMERICIAL USE (approx)**

LOT (1): 10,000sqm

**STAGE 2**
**MIXED USE PRECINCT (approx)**

LOT (1): 10,000sqm

LOT (2): 6,000sqm

LOT (3): 6,000sqm

LOT (4): 3,500sqm

LOT (5): 6,500sqm

LOT (6): 5,000sqm

LOT (7): 8,000sqm

Total Mixed Use Area:
48,000

**STAGE 1 LOW DENSITY RESIDENTIAL USE (approx)**

LOT (1): 412sqm

LOT (2): 355sqm

LOT (3): 355sqm

LOT (4): 355sqm

LOT (5): 355sqm

LOT (6): 351sqm

LOT (7): 368sqm

LOT (8): 281sqm

LOT (9): 261sqm

LOT (10): 265sqm

LOT (11): 248sqm

LOT (12): 280sqm

LOT (13): 301sqm

LOT (14): 275sqm

LOT (15): 290sqm

LOT (16): 275sqm

LOT (17): 396sqm

LOT (18): 307sqm

LOT (19): 343sqm

LOT (20): 326sqm

LOT (21): 350sqm

LOT (22): 476sqm

LOT (23): 324sqm

LOT (24): 245sqm

LOT (25): 502sqm

LOT (26): 375sqm

LOT (27): 358sqm

LOT (28): 393sqm

LOT (29): 409sqm

LOT (30): 388sqm

LOT (31): 386sqm

LOT (32): 385sqm

LOT (33): 390sqm

LOT (34): 454sqm

LOT (35): 658sqm

LOT (36): 850sqm

LOT (37): 562sqm

LOT (38): 507sqm

LOT (39): 376sqm

LOT (40): 379sqm

LOT (41): 385sqm

LOT (42): 386sqm

LOT (43): 367sqm

LOT (44): 357sqm

LOT (45): 395sqm

LOT (46): 397sqm

LOT (47): 452sqm

LOT (48): 417sqm

LOT (49): 419sqm

LOT (50): 417sqm

LOT (51): 419sqm

LOT (52): 384sqm

LOT (53): 417sqm

LOT (54): 415sqm

LOT (55): 409sqm

LOT (56): 526sqm

LOT (57): 498sqm

LOT (58): 453sqm

LOT (59): 527sqm

LOT (60): 516sqm

LOT (61): 612sqm

LOT (62): 372sqm

LOT (63): 368sqm

LOT (64): 539sqm

LOT (65): 336sqm

LOT (66): 473sqm

LOT (67): 418sqm

LOT (68): 396sqm

LOT (69): 397sqm

LOT (70): 313sqm

LOT (71): 343sqm

LOT (72): 341sqm

LOT (73): 321sqm

LOT (74): 414sqm

LOT (75): 353sqm

LOT (76): 378sqm

LOT (77): 439sqm

LOT (78): 445sqm

LOT (79): 467sqm

LOT (80): 521sqm

Total Residential Area:
approx 30,000 sqm

# DESIGN GUIDELINES

## WEST TALBINGO VILLAGE

### PURPOSE

The purpose of these specification and finishes guidelines is to:

- Establish approporaite architectural standards across all buildings and works, such that all building must be designed to comply with the objectives of this development and the Snowy Valley Council requirements.
- Incorporate design standards that comply with the councils development policy in relation to the siting, design and articulation of buildings.
- To promote contemporary, site reposnive design that provides visual harmony between the buiildings, local landscape and character of the area.
- To select colours and materials which respond to the surrounding cool neutral colours.

**a. RESIDENTIAL DESIGN GUIDELINES**
**- low density housing**

**b. MEDIUM DENSITY DESIGN GUIDELINES**
**- mixed use precinct including apartments, commercial and retail**
**- terrace housing**

**c. SPA HOTEL DESIGN GUIDELINES**
**- including accomodation, commerical and retail spaces**

### CONSTRUCTION PROCESS PROPOSED GUIDE

1. PURCHASE LAND
2. DESIGN YOUR DWELLING
3. SUBMIT PLANS
4. RECEIVE APPROVAL
5. BUILDING PERMIT
6. COMMENCE CONSTRUCTION
7. COMPLETE CONSTRUCTION
8. ADDITIONAL WORKS

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# 2.0 SITE RESPONSE

## 2.1 ORIENTATION AND SOLAR ACCESS

- Where possible, dwellings should be sited so that living areas and private open spaces face north in order to maximise solar efficiency.
- Only one dwelling is permitted per lot.
- Dual occupancy and further subdivision  not allowed.

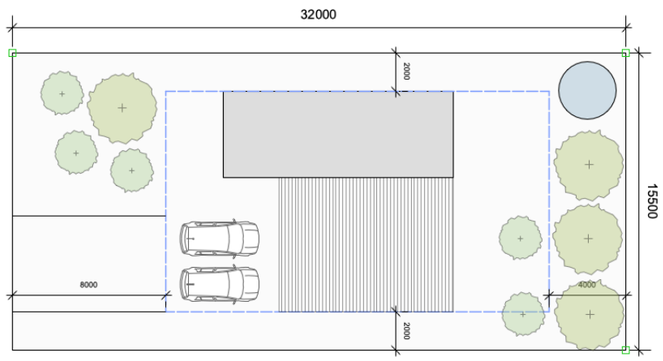
## 2.2 BUILDING SETBACKS

- Building envelopes have been prepared for each lot and can be found on the Plan of Subdivision. These envelopes specify the area where a building can be sited on the lot, indicating setback requirements and permitted encroachments.

  The following setbacks will generally be required:

  (DWELLINGS OVER 350sqm)
- Front boundary: Dwelling must be setback at least 8.0m. Porches, verandahs and pergolas not exceeding 3.6m in height may encroach into the 8.0m setback.
- Corner boundary: Dwelling must be setback at least 2.0m.
- Rear boundary: Dwelling must be setback at least 4.0m. Eaves, fascia and gutter may encroach into front, side and rear setbacks.

  (DWELLINGS UNDER 350sqm)
- Front boundary: Dwelling must be setback at least 4.0m. Porches, verandahs and pergolas not exceeding 3.6m in height may encroach into the 4.0m setback.
- Corner boundary: Dwelling must be setback at least 2.0m.
- Rear boundary: Dwelling must be setback at least 2.0m. Eaves, fascia and gutter may encroach into front, side and rear setbacks




# 3.0 ARCHITECTURAL CHARACTER

## 3.1 FACADE DESIGN

- The design should reflect the architectural character of the surrounding existing Talbingo township.
- Front elevations must incorporate windows and other features (such as verandahs, projections, varying roof form and materials) to sufficiently address the street.
- Façade designs must generally reflect a contemporary theme. Overly traditional façades will not be permitted.

## 3.2 ROOF DESIGN

- Only flat roofs OR mono pitched roofs or are permitted
- Roofs must be constructed from non-reflective corrugated Colorbond or roof tiles in a flat/slim line profile.

## 4.0 EXTERNAL MATERIALS AND COLOURS

External walls should be constructed from the following materials in colours that reflect **cool natural neutural tones:**

- Face brickwork
  Stack bond only
  Linear Bricks (eg. non standard sizing)

- Weatherboards/cement composite materials (such as Scyon cladding)

- Timber cladding

- Selective use of stone, tile or corrugated Colorbond cladding

Other materials not permitted:

- Masonry - eg. concrete blocks

- Brick - eg. traditional red

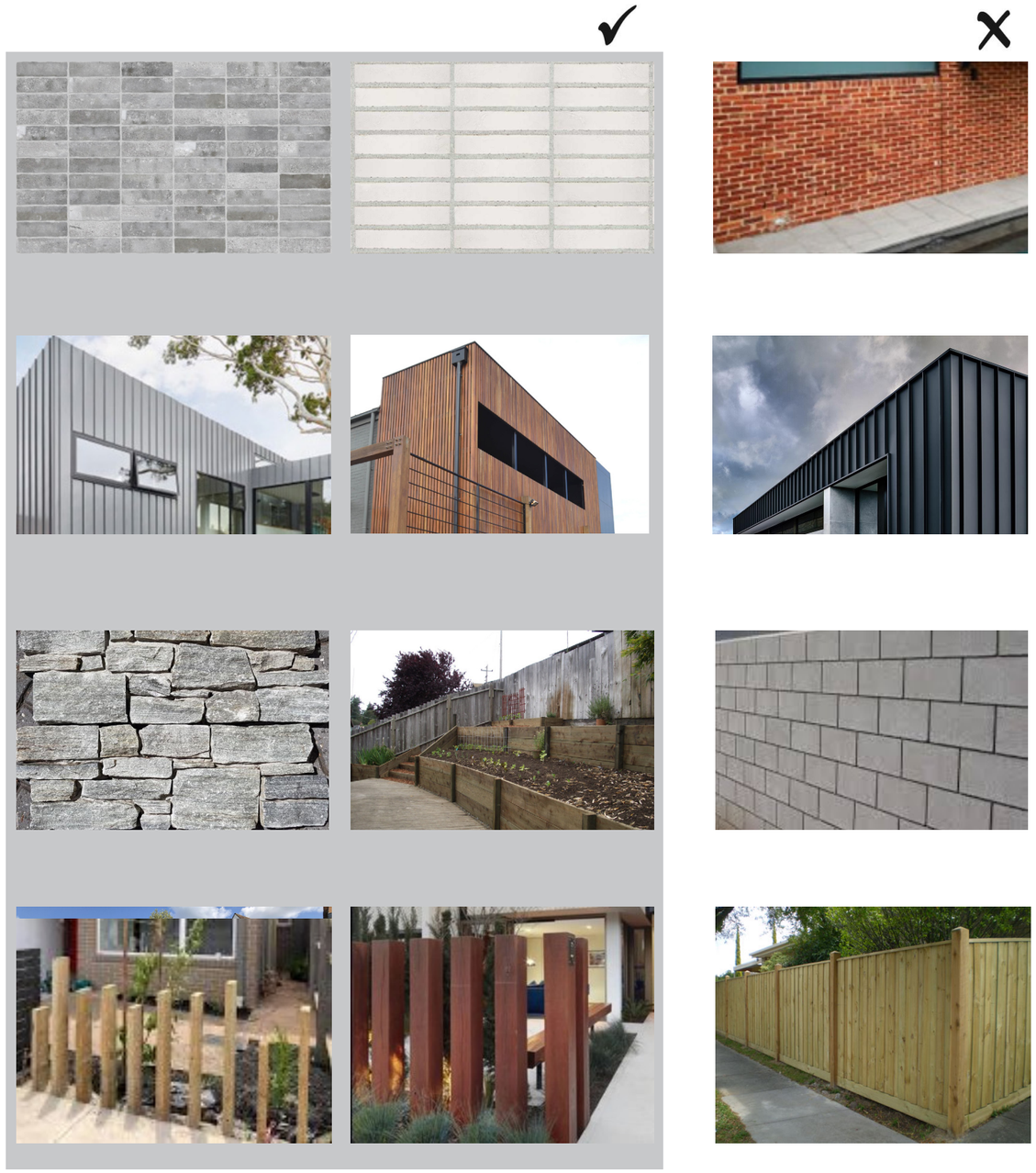
Retaining walls

- Timber or stone permitted - eg. no concrete blocks

Fences

- The use of fences is not recommended. Only use post fencing 200mm apart permitted only when required.

An external palette which adopts natural, neutral colours is required. Reliance on external colours which are bright or draw visual attention to the building (as a result of its contrast to the surrounding environment) shall not be supported.



## 5.0 DRIVEWAYS

Driveways shall be constructed from natural or coloured concrete as a minimum standard. Pavers or exposed aggregate are encouraged.

Impermeable surfaces (e.g.compacted toppings, crushed rock,) and brick pavers are not permitted.

Driveways must taper to generally match the crossover width and must be setback at least 300mm from the closest side boundary to allow for a landscaping strip.

Driveways must be constructed prior to occupancy.

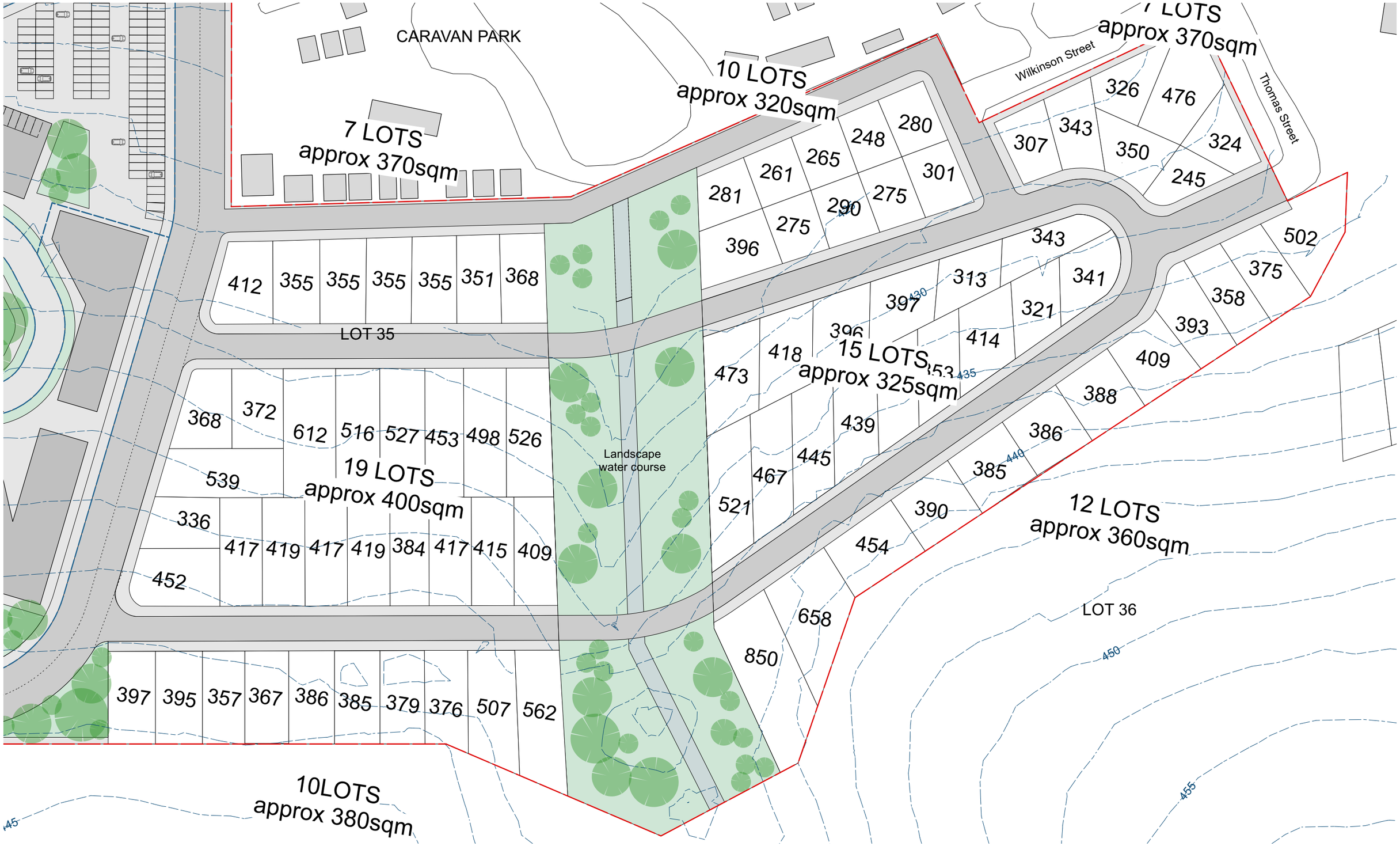
## 6.0 LANDSCAPING

As a result of the previous land use, the development site is mostly cleared and the existing vegetation is predominantly grasses with scattered remnant native trees.

The aim of the development is bring back the original features of the landscape which is reflected in the surrounding areas and national parks. Therefore, all landscape proposed to be native species with 50% indigenous planting.

# LOW DENSITY RESIDENTIAL DESIGN GUIDELINES

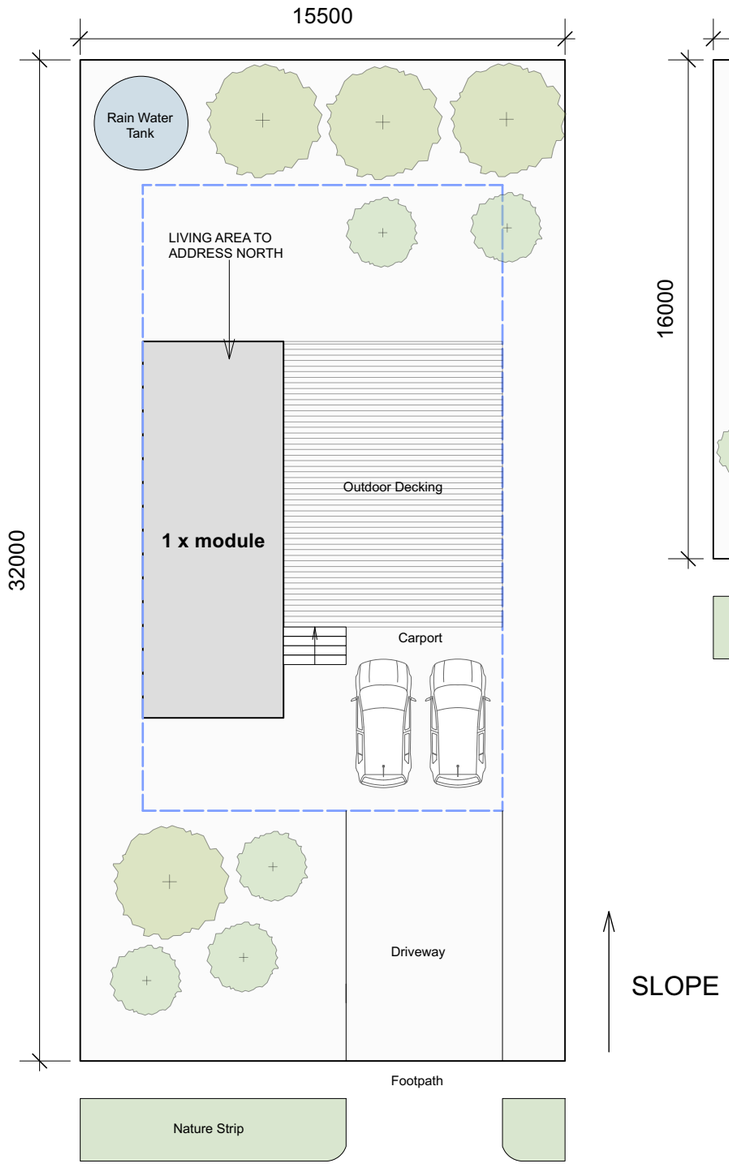
SITE PLAN 1:1000



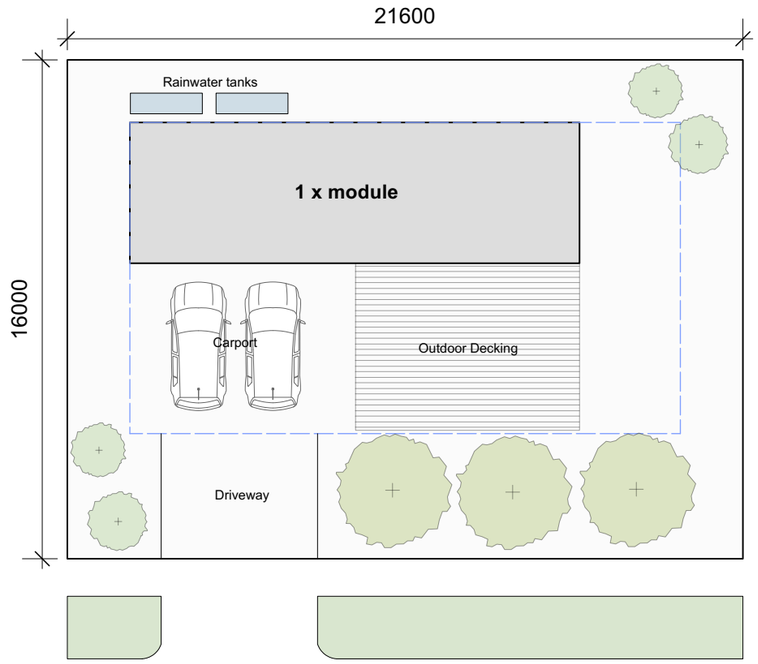
# LOW DENSITY RESIDENTIAL DESIGN GUIDELINES

Note a local authority DCP may be required to exclude CDC development outside these guidelines.

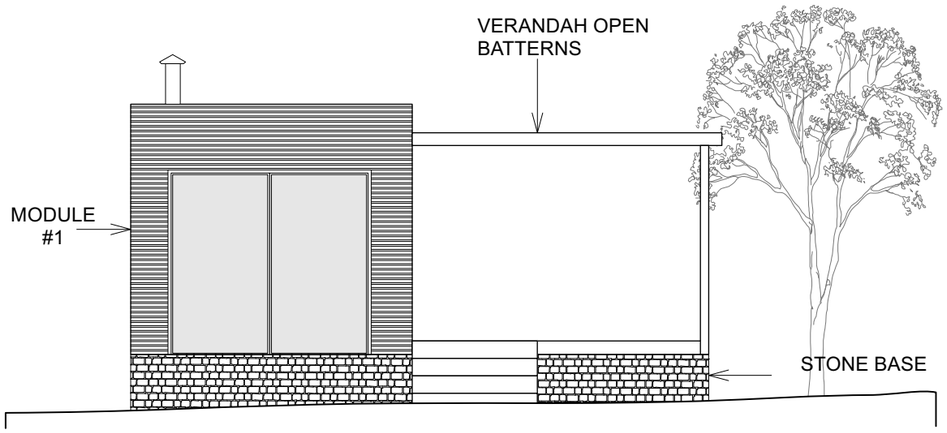
## LOT SIZE 500 sqm



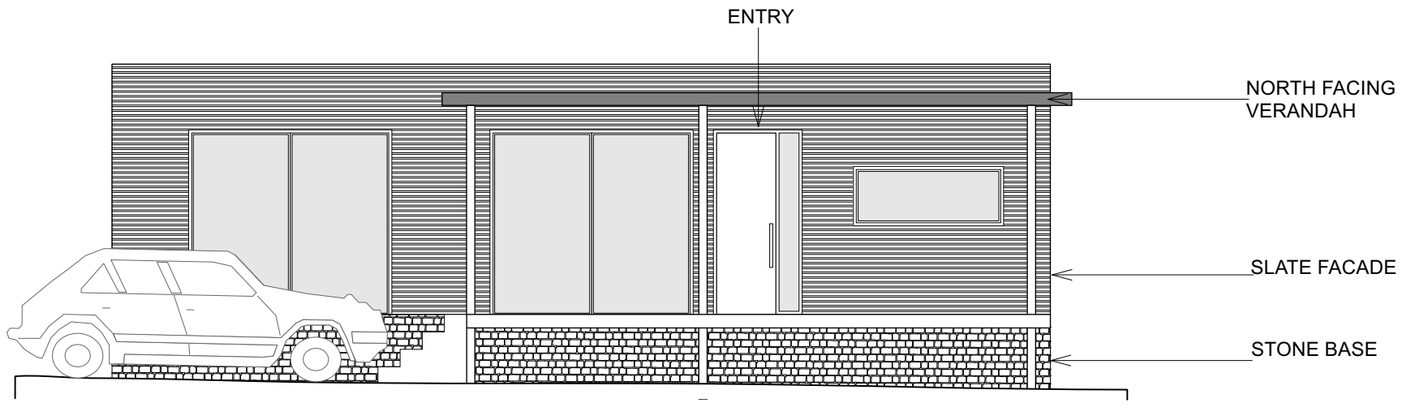

## LOT SIZE 350 sqm




1 - 2 MODULE REFERENCE




ELEVATIONS 1:100



# LOW DENSITY RESIDENTIAL DESIGN GUIDELINES

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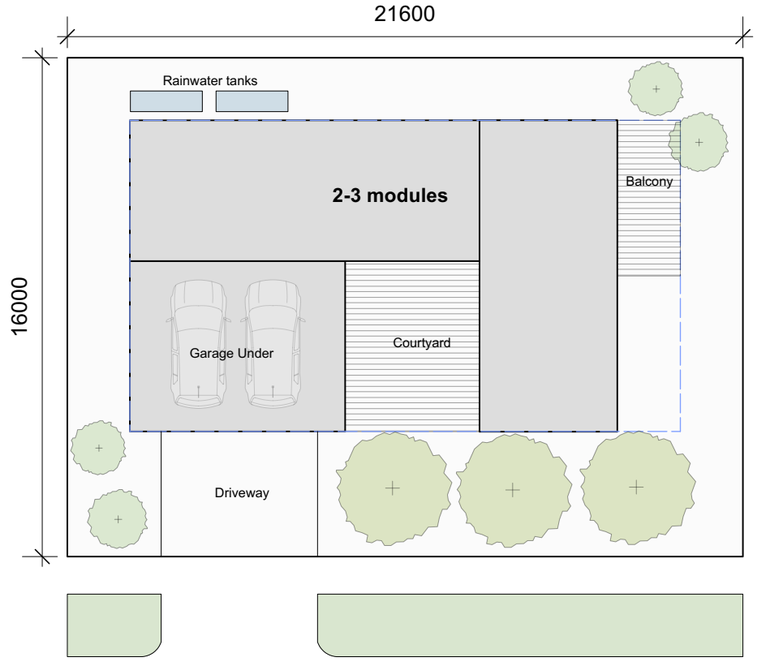
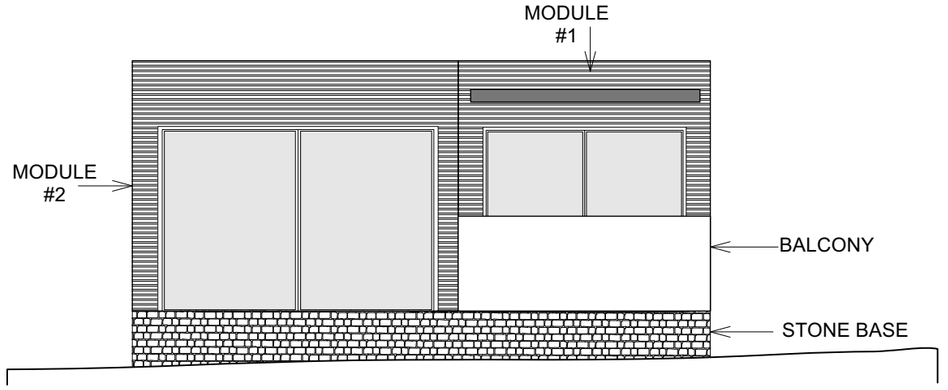
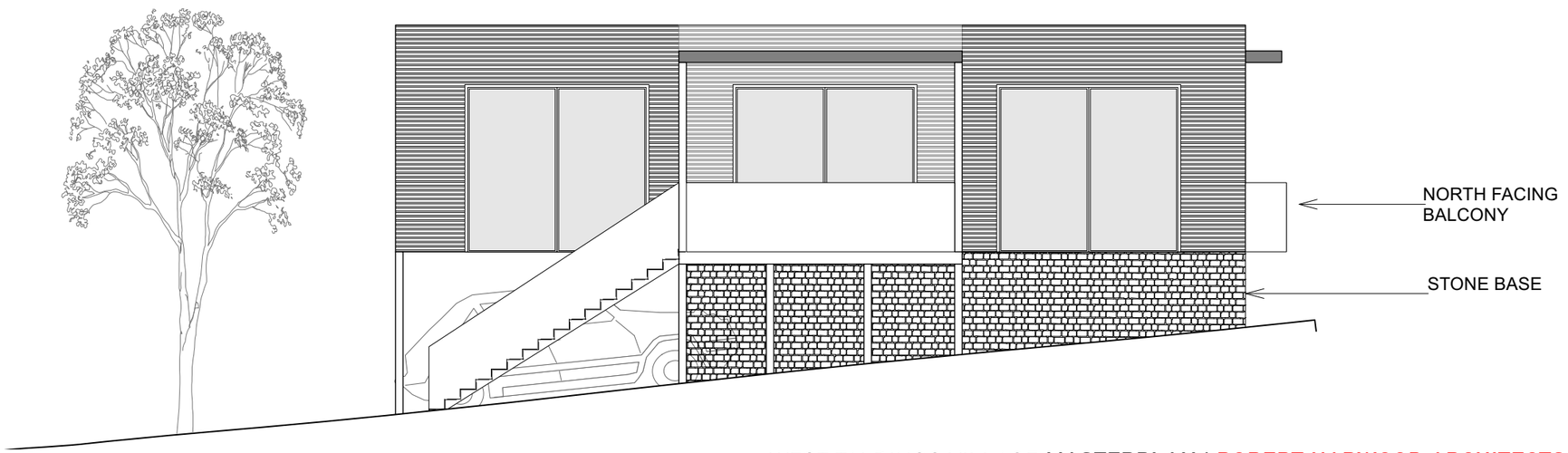
## LOT SIZE 500 sqm


## LOT SIZE 350 sqm




2 - 3 MODULE REFERENCE

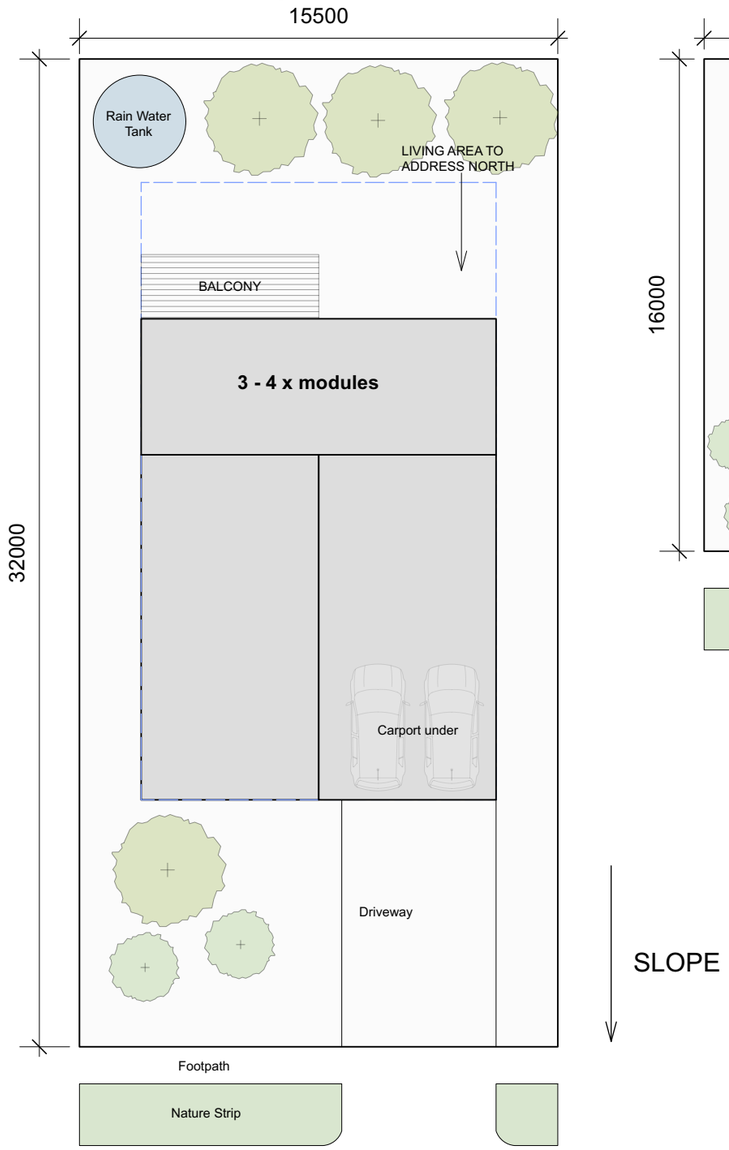


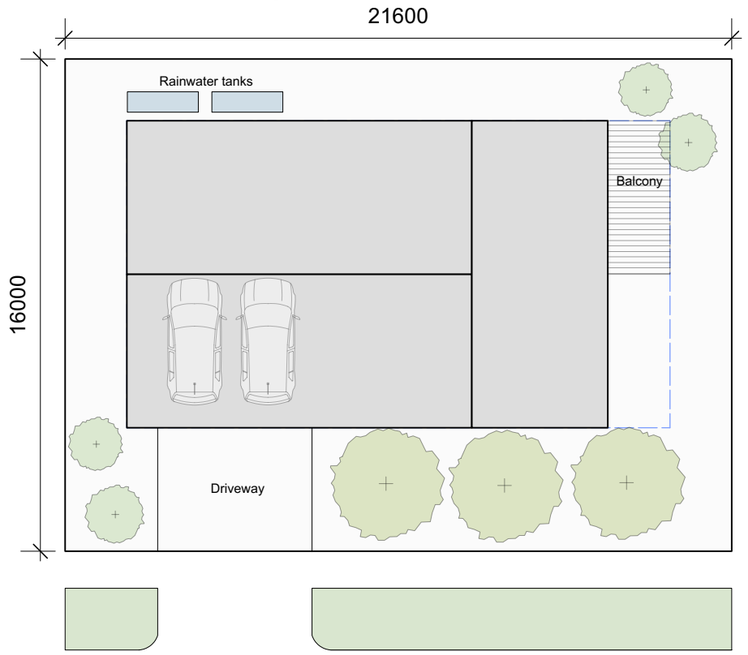
# LOW DENSITY RESIDENTIAL DESIGN GUIDELINES

Note a local authority DCP may be required to exclude CDC development outside these guidelines.

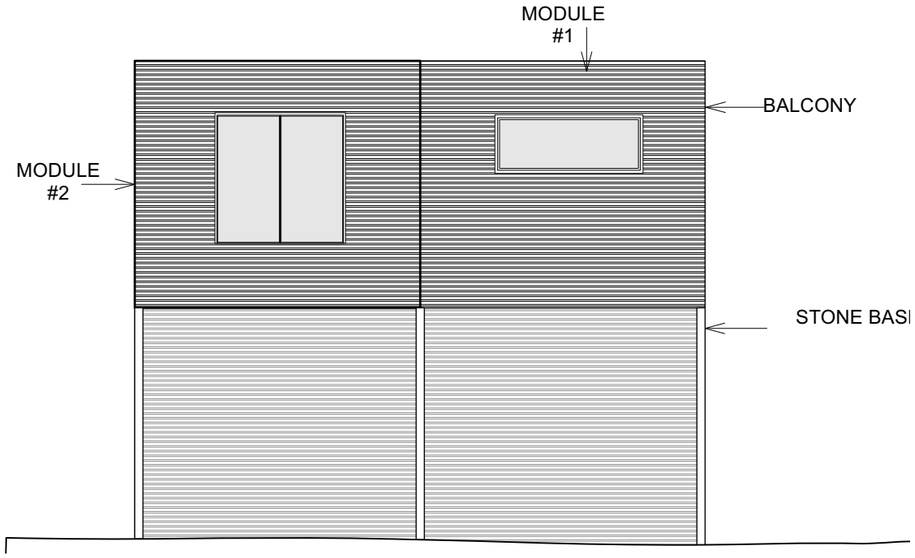
## LOT SIZE 500 sqm

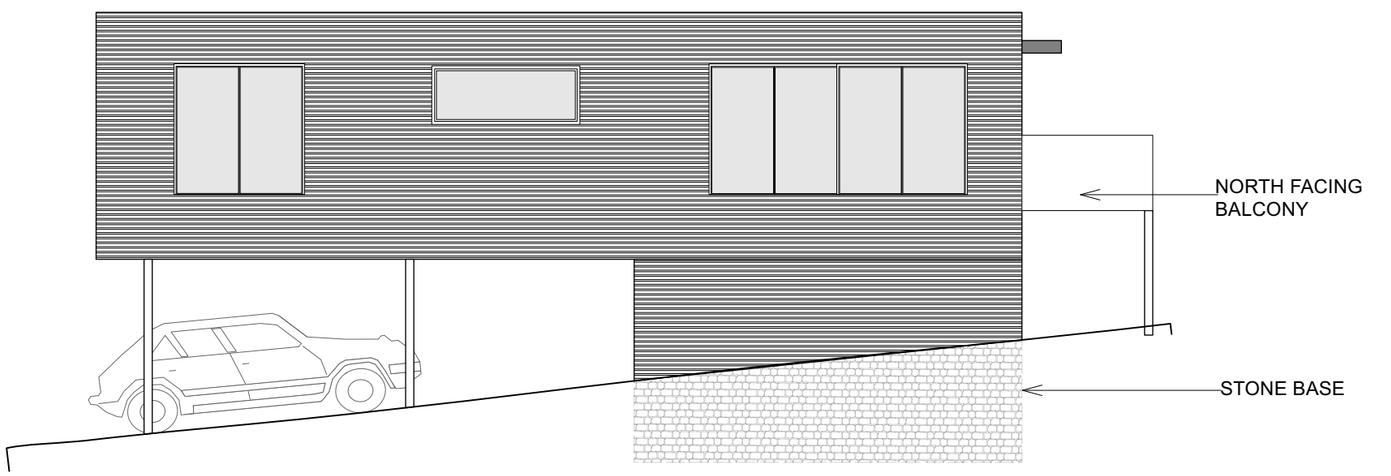



## LOT SIZE 350 sqm




3 - 4 MODULE REFERENCE

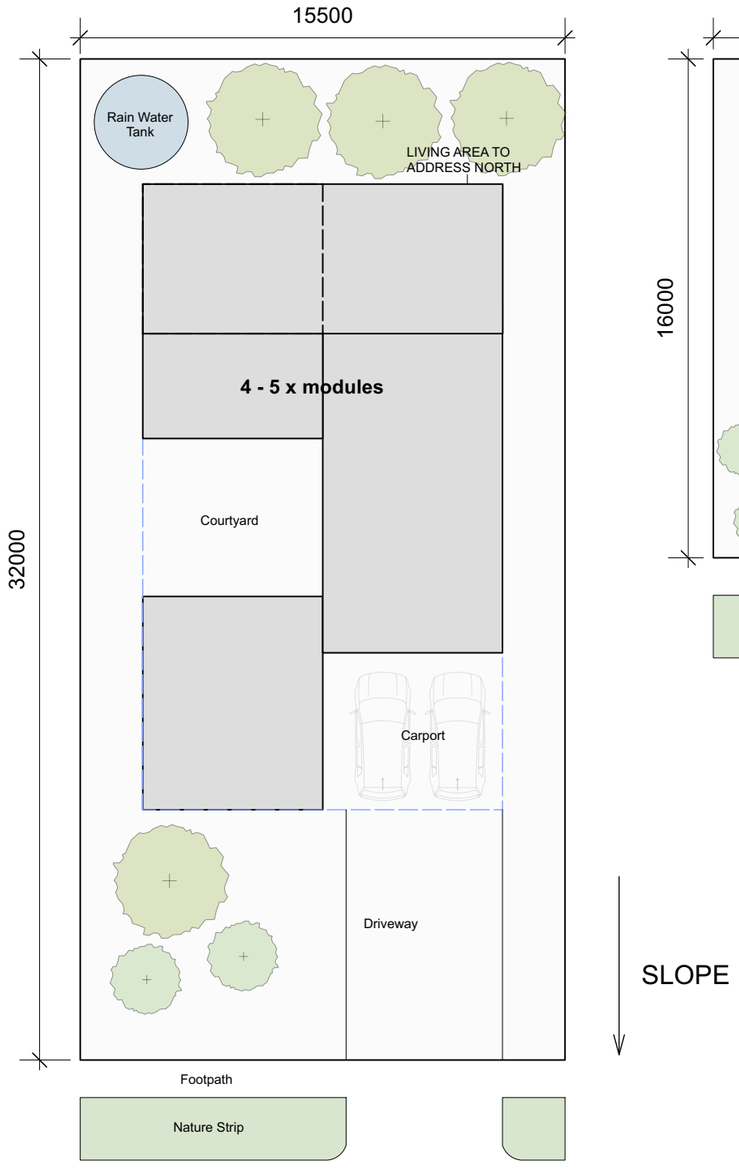


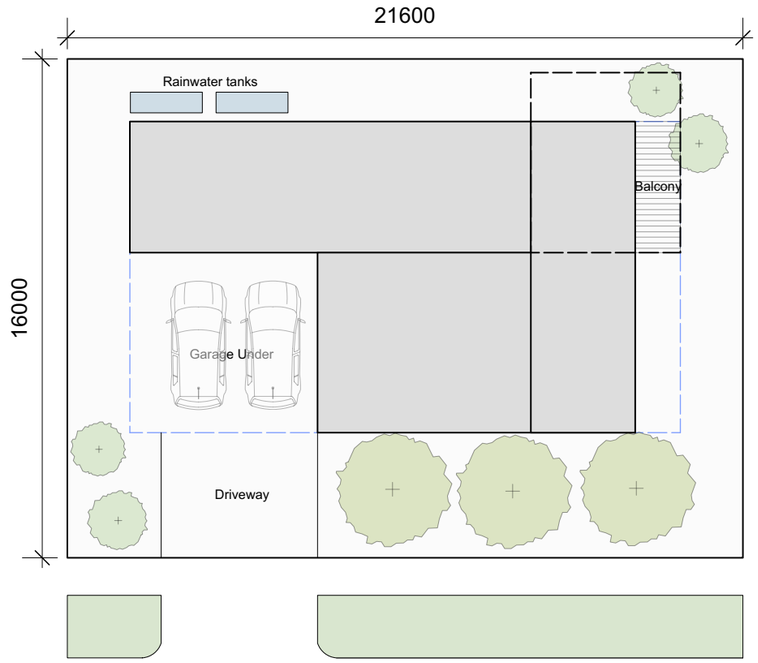
# LOW DENSITY RESIDENTIAL DESIGN GUIDELINES

Note a local authority DCP may be required to exclude CDC development outside these guidelines.

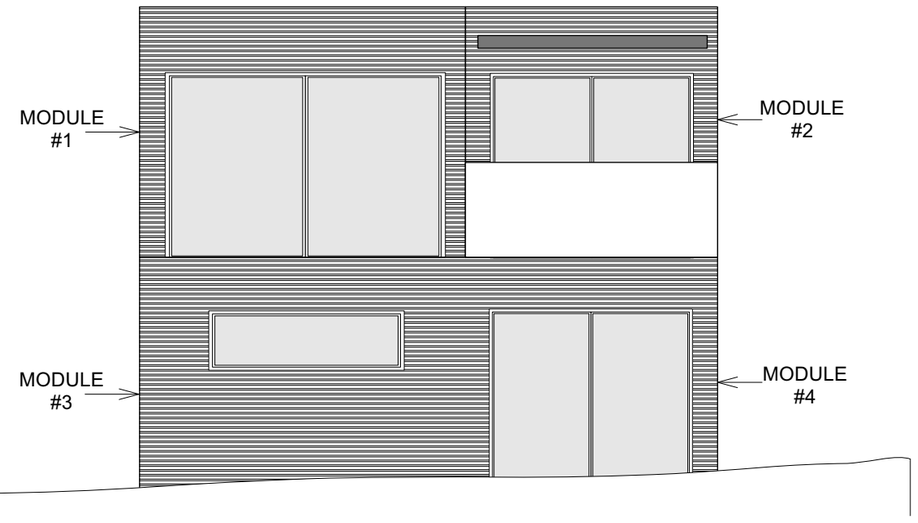
## LOT SIZE 500 sqm

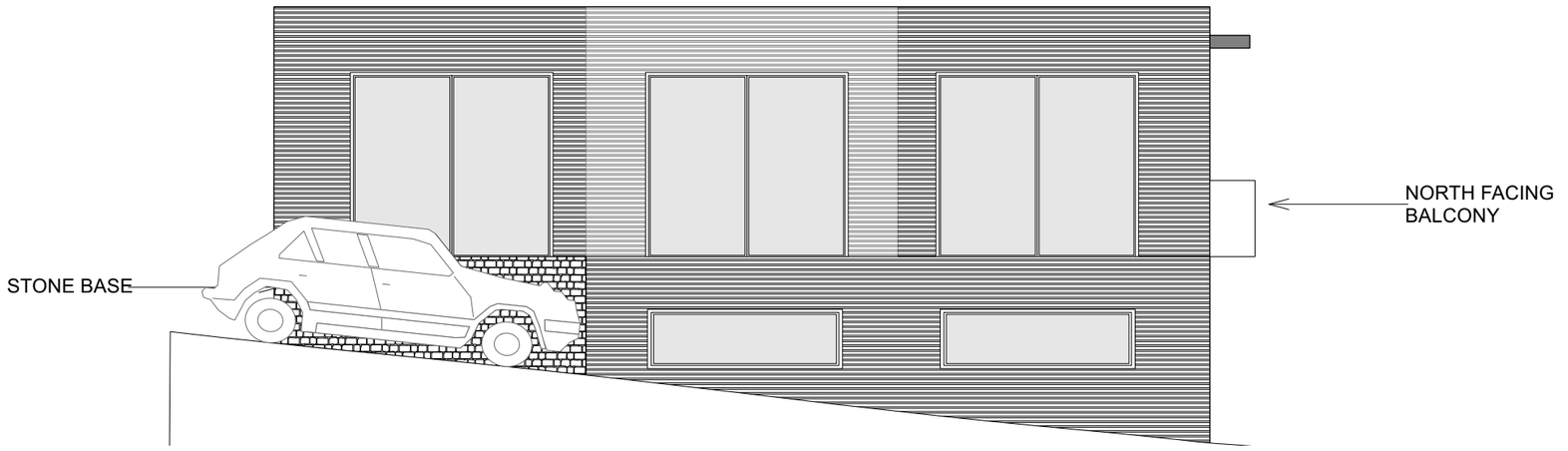



## LOT SIZE 350 sqm




4 - 5 MODULE REFERENCE



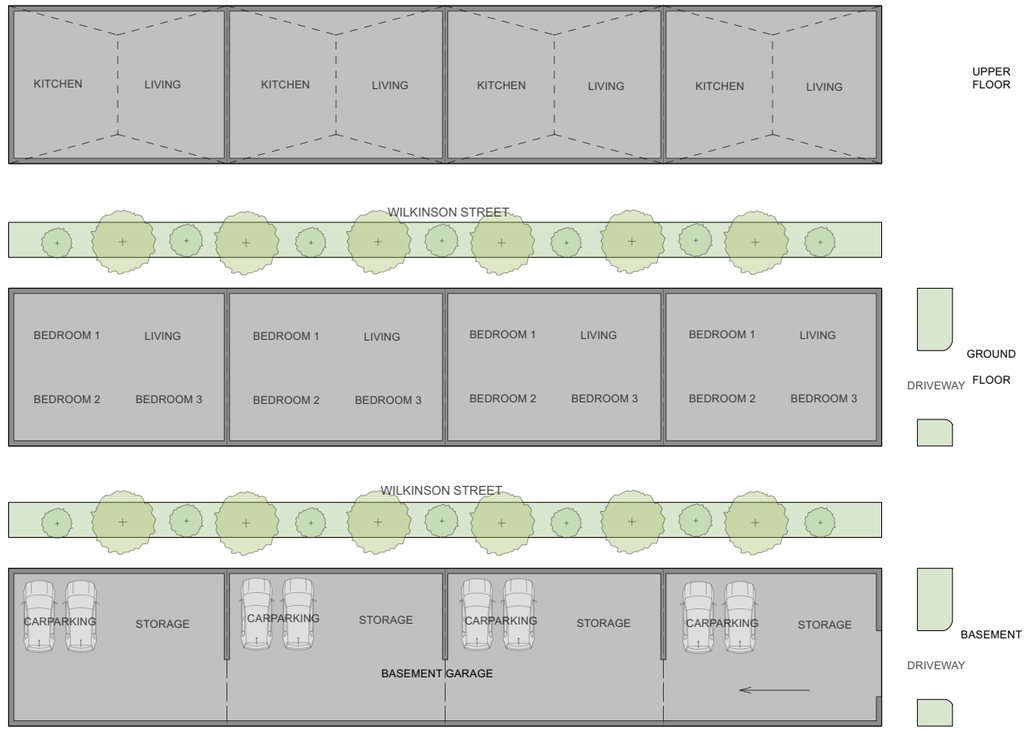



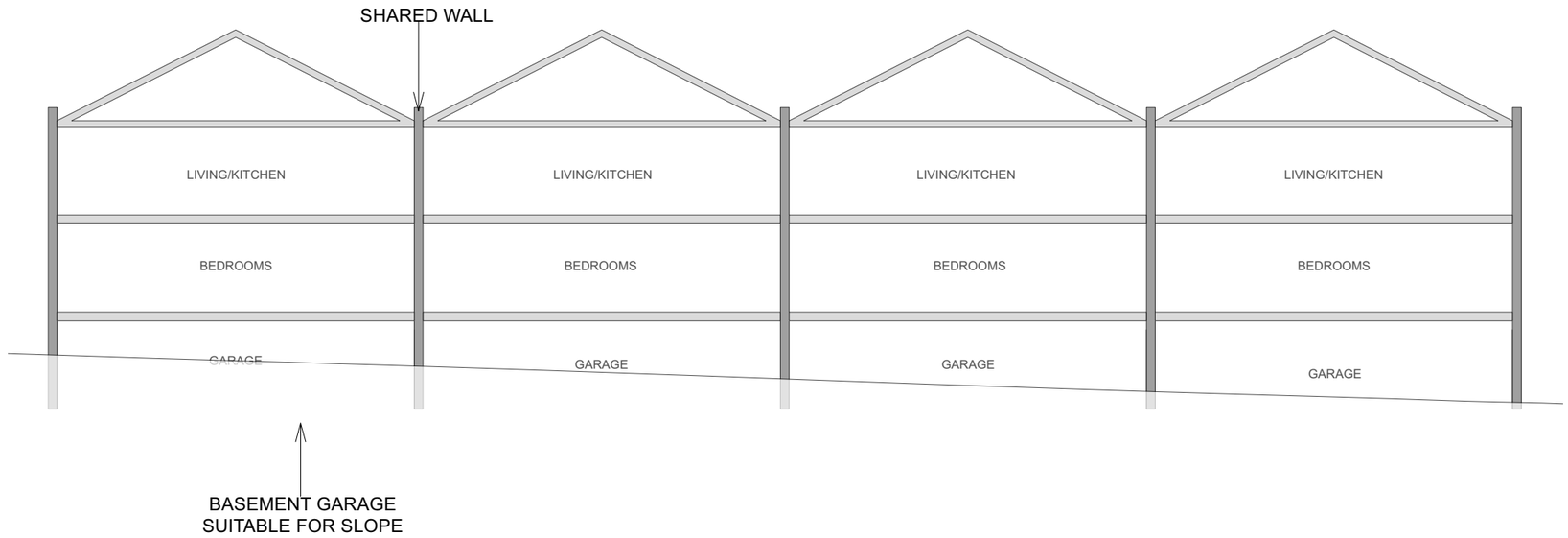
These guidelines are aimed to support the SEPP 65 and the Low Rise Housing Diversity Design Guide for the purposes of Multi Dwelling Housing (terraces) containing two or more dwellings.

The following information is extracted and adapted from the Low Rise Housing Diversity Design Guide, NSW

## 1.0 TERRACE HOUSING TYPES

Terrace housing is apart of the mixed use development stage. The buildings contain more than 4 traditional terrace houses for each building formed in a row. The 2 storey buildings will be accesses through a rear lane to remove car parking from the front streetscape which provides access to a basement.



These guidelines are aimed to support the SEPP 65 and the Apartment Design Guide which is applied to residential flat buildings, shop top housing and the residential component of mixed use developments.

The following information is extracted and adapted from the Apartment Design Guide, NSW. Note a local authority DCP may be required.

## 2.0 APARTMENT BUILDING TYPES

### ROW APARTMENTS

Row apartments are a modular building type, highly adaptable and able to respond well to sloping sites

They are characterised by a limited number of units arranged around an access core and can be single buildings or a series of building modules.

- smaller building footprints are desirable
- live and work apartments or commercial/retail uses are encouraged at the ground floor level
- continuation of the street edge is desirable
- a vertical rhythm reinforcing existing subdivision or building patterns is desirable
- rear landscape areas are desired including keeping existing significant trees
- built form needs to step down the street to respond to a slope.

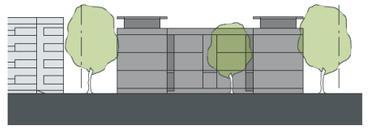
### SHOP TOP APARTMENTS

Shop top apartments are mixed use residential buildings. They can be small infill or larger developments where the ground floor is occupied by retail or commercial uses.

- increased residential uses are desired in established retail and commercial areas
- the context is a traditional main street
- active frontages such as retail tenancies are desired at street level
- pedestrian activity on the street is desired
- rear lane access is available.

### COURTYARD APARTMENTS

Courtyard apartments provide a centralised open space area, generally range between three and six storeys in height and are suitable in both urban and suburban settings.



Their configuration depends on the context and site orientation.

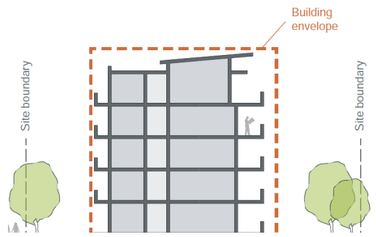
- located on corner sites or sites with two or more public frontages
- located on sloping sites
- an urban character to the street is desired
- there is a predominant aspect or outlook.

The following information is extracted and adapted from the Apartment Design Guide, NSW.
Note a local authority DCP may be required.

## 3.0 PRIMARY CONTROLS

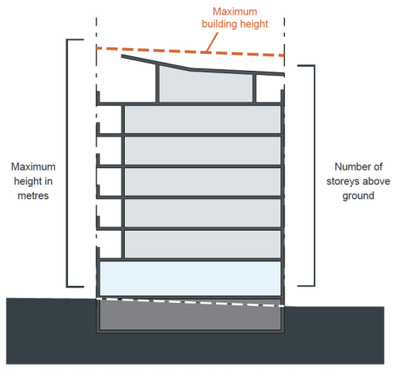
### BUILDING ENVELOPE

A building envelope should be 25-30% greater than the achievable floor area to allow for building components that do not count as floor space but contribute to building design and articulation such as balconies, lifts, stairs and open circulation space.



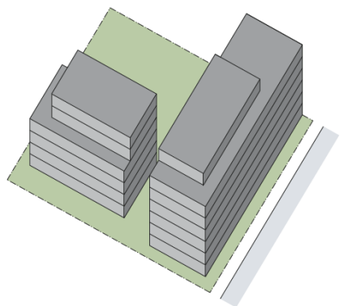

### BUILDING HEIGHT

Building height helps shape the desired future character of a place relative to its setting and topography. It defines the proportion and scale of streets and public spaces and has a relationship to the physical and visual amenity of both the public and private realms. The medium density areas should have a height between **2-6 storeys above grouund not including a basement carpark.**



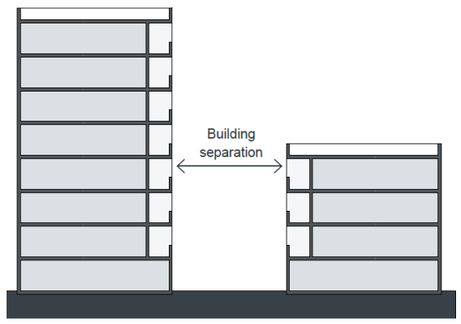

### FLOOR SPACE RATIO

Floor space ratio (FSR) is the relationship of the total gross floor area (GFA) of a building relative to the total site area it is built on. It indicates the intended density. For Medium Density Sites, the **FSR is 2:1.**



### BUILDING SEPARATION

Amenity is improved through establishing minimum distances between apartments within the site, between apartments and non-residential uses and with boundaries to neighbours. Building separation ensures communal and private open spaces can have useable space with landscaping, deep soil and adequate sunlight and privacy. Within apartments, building separation assists with visual and acoustic privacy, outlook, natural ventilation and daylight access. **The building separationg distance must be at least 18m**



# MIXED USE DESIGN GUIDELINES

Note a local authority DCP may be required to exclude development outside these guidelines.

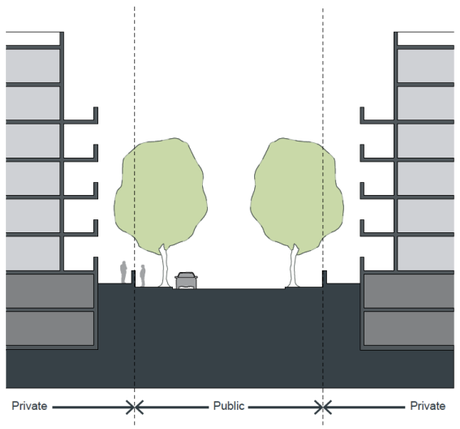
The following information is extracted and adapted from the Apartment Design Guide, NSW. .

## STREET SETBACKS

Street setbacks establish the alignment of buildings along the street frontage, spatially defining the width of the street. Combined with building height and road reservation, street setbacks define the proportion and scale of the street and contribute to the character of the public domain.

- establish the desired spatial proportions of the street and define the street edge
- provide space that can contribute to the landscapecharacter of the street where desired
- create a threshold by providing a clear transition between the public and private realms
- assist in achieving visual privacy to apartments from the street create good quality entries to lobbies, foyers or individual dwellings
- promote passive surveillance and outlook to the street

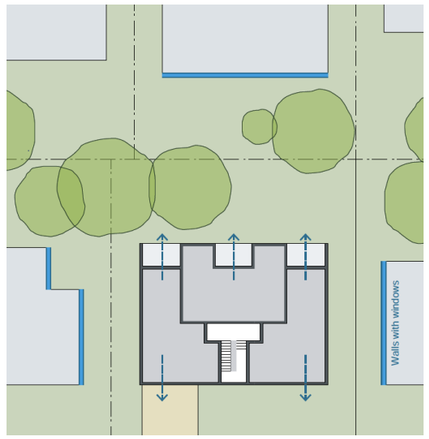
For mixed use buildings with retail uses at the ground floor a zero setback is appropriate




## SIDE AND REAR SETBACKS

Setbacks vary according to the building's context and type. Larger setbacks can be expected in suburban contexts in comparison to higher density urban settings. Setbacks provide transition between different land uses and building typologies. Side and rear setbacks can also be used to create useable land for common open space, tree planting and landscaping.

- provide access to light, air and outlook for neighbouring properties and future buildings
- provide for adequate privacy between neighbouring apartments
- retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape
- achieve setbacks that maximise deep soil areas, retain existing landscaping and support mature vegetation consolidated across sites
- manage a transition between sites or areas with different development controls such as height and land use.



# 4.0 CHARACTER

## 4.1 FACADE DESIGN

- The precinct should reflect the architectural character of the surrounding existing Talbingo township.
- Front elevations must incorporate windows and other features (such as balconies) to sufficiently address the street.
- Façade designs must generally reflect a contemporary theme. Overly traditional façades will not be permitted.

## 4.2 ROOF DESIGN

- Only flat roofs OR mono pitched roofs or are permitted
- Roofs must be constructed from non-reflective corrugated Colorbond or roof tiles in a flat/slim line profile.

## 4.3 MATERIALS & FINISHES

External walls should be constructed from the following materials in colours that reflect **cool natural neutural tones:**

- Face brickwork
  - Stack bond only
  - Linear Bricks (eg. non standard sizing)
- Weatherboards/cement composite materials (such as Scyon cladding)
- Timber cladding
- Selective use of stone, tile or corrugated Colorbond cladding

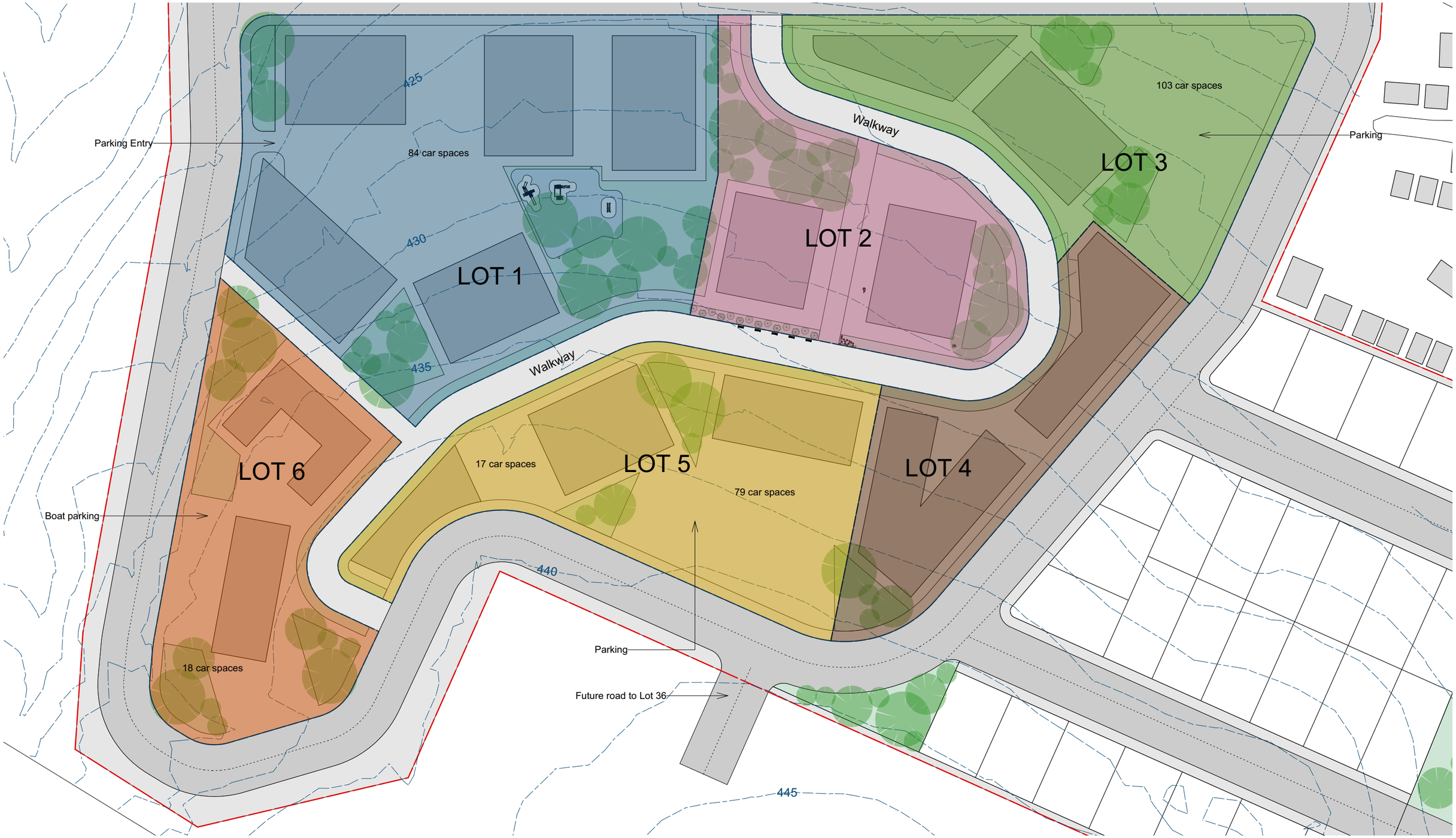
Fences

- The use of fences is not recommended.

Reference image: Modern Hirafu Village

# MIXED USE DESIGN GUIDELINES

## SITE PLAN 1:1000



## SITE PLAN 1:500 - **LOT 1**

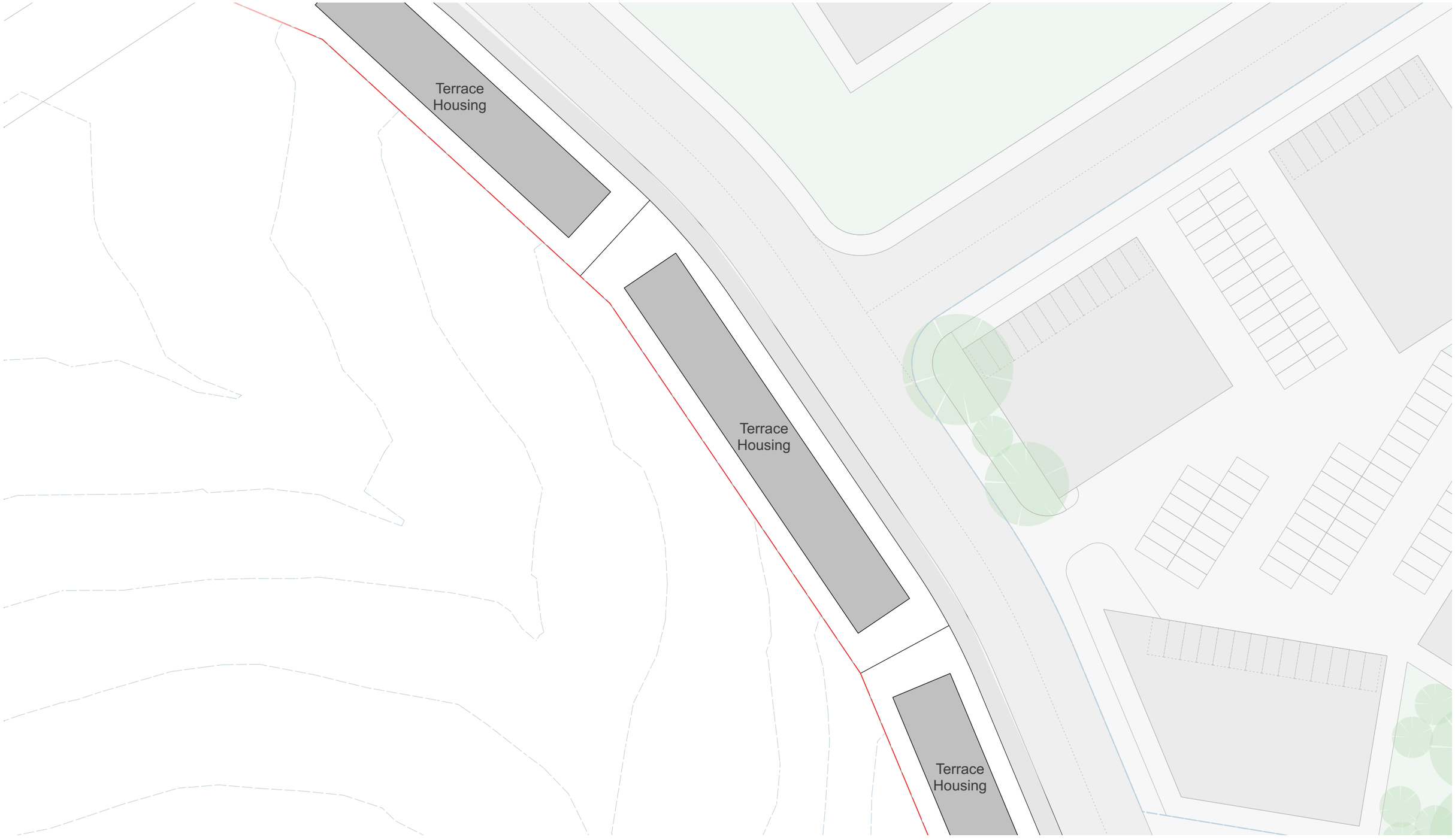
SITE PLAN 1:500 - **LOT 2 & 3**

SITE PLAN 1:500 - **LOT 4**

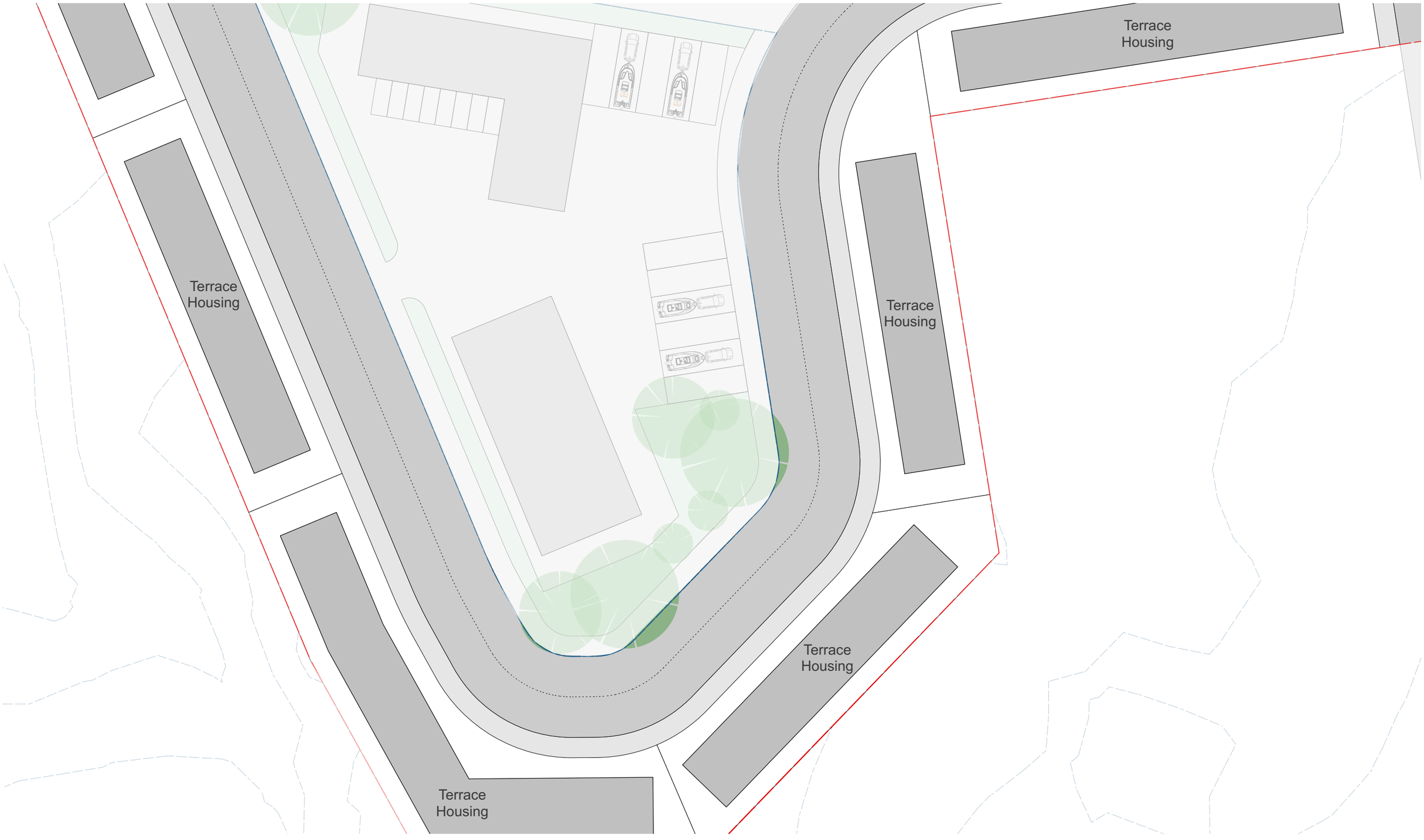
## SITE PLAN 1:500 - **LOT 5**

## SITE PLAN 1:500 - **LOT 6**

SITE PLAN 1:500 **LOT 7**



SITE PLAN 1:500 **LOT 7**



# 1.0 CHARACTER

## 1.1 FACADE DESIGN

- The design should reflect the architectural character of the surrounding existing Talbingo township.
- Front elevations must incorporate windows and other features (such as balconies) to sufficiently address the street.
- Façade designs must generally reflect a contemporary theme. Overly traditional façade will not be permitted.

## 1.2 ROOF DESIGN

- Only flat roofs OR mono pitched roofs or are permitted
- Roofs must be constructed from non-reflective corrugated Colorbond or roof tiles in a flat/slim line profile.

## 1.3 MATERIALS & FINISHES

External walls should be constructed from the following materials in colours that reflect **cool natural neutural tones** like that of the rest of the precinct.

## 1.4 SCALE

The spa hotel will be the largest feature building within the development with street appeal being on the main road and will be at the gateway to the Talbingo township.

Simlilar to  the medium density mixed use precinct the spa hotel will be a maxiumu of 4 storeys.

## 1.5 USE

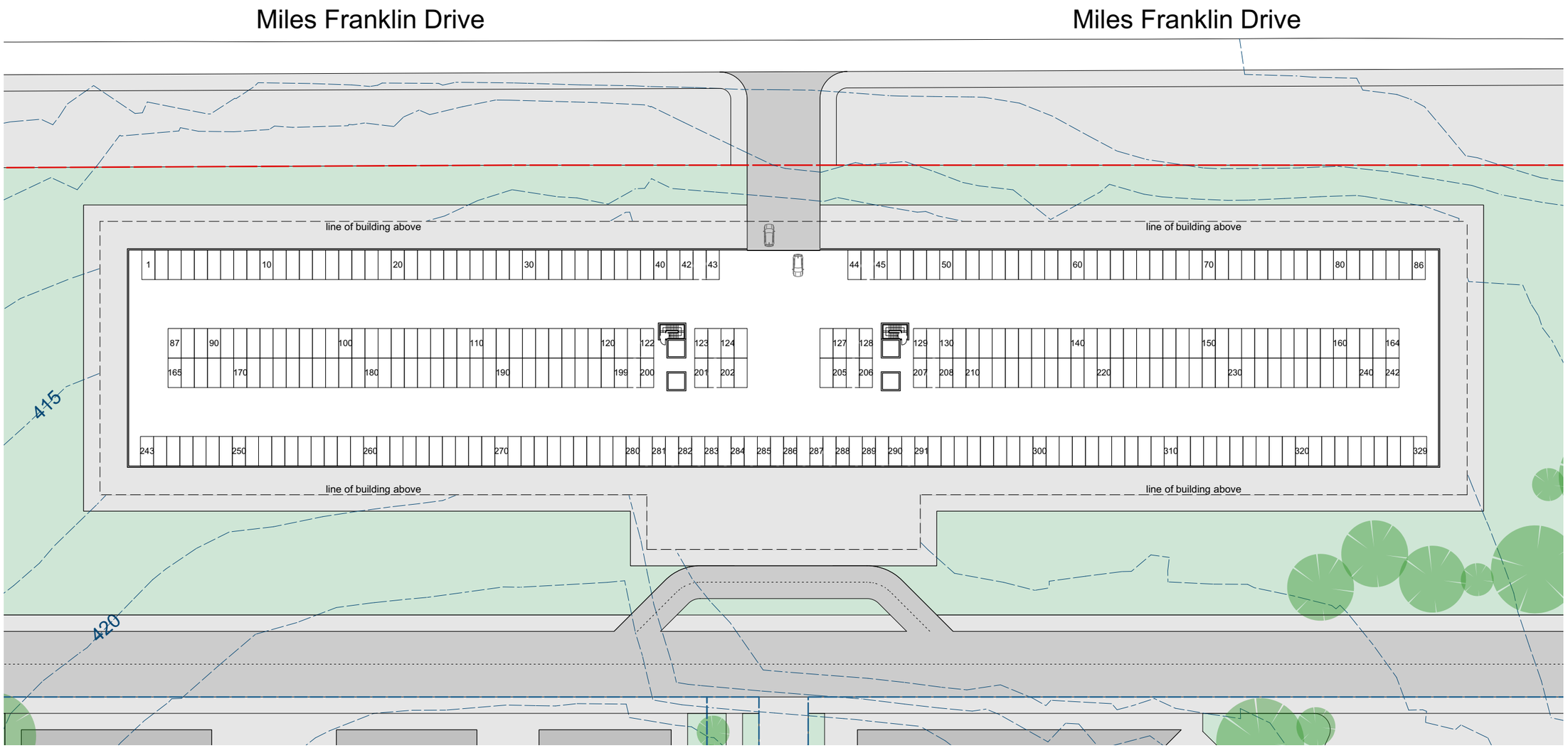
The building is to provide hotel accomodation and carparking with a private courtyard, commercial & health care services.

Reference image: Inveloch Resort

Reference image: RACV Torquay Resort

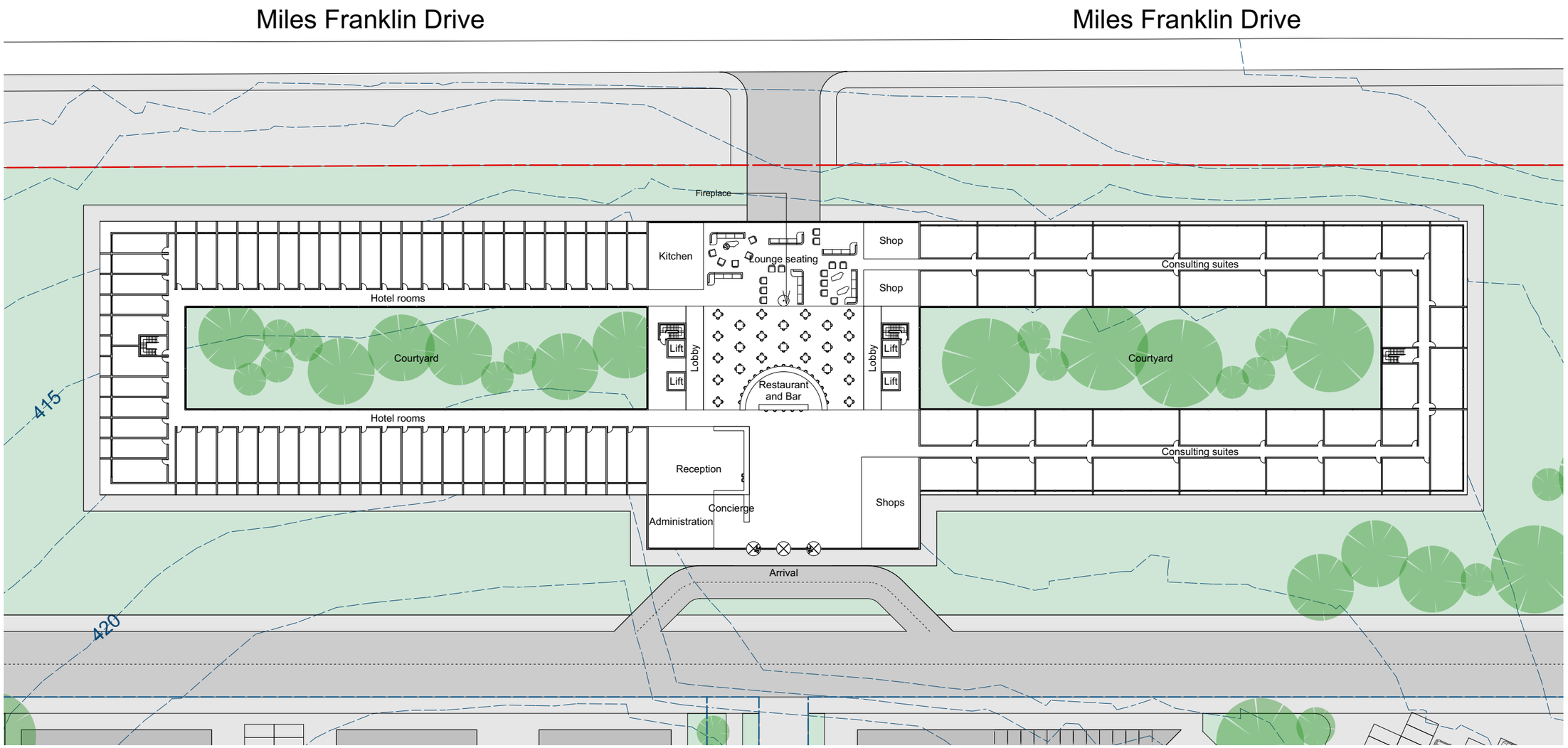
# PROPOSED HOTEL

## GARAGE FLOOR SITE PLAN 1:1000



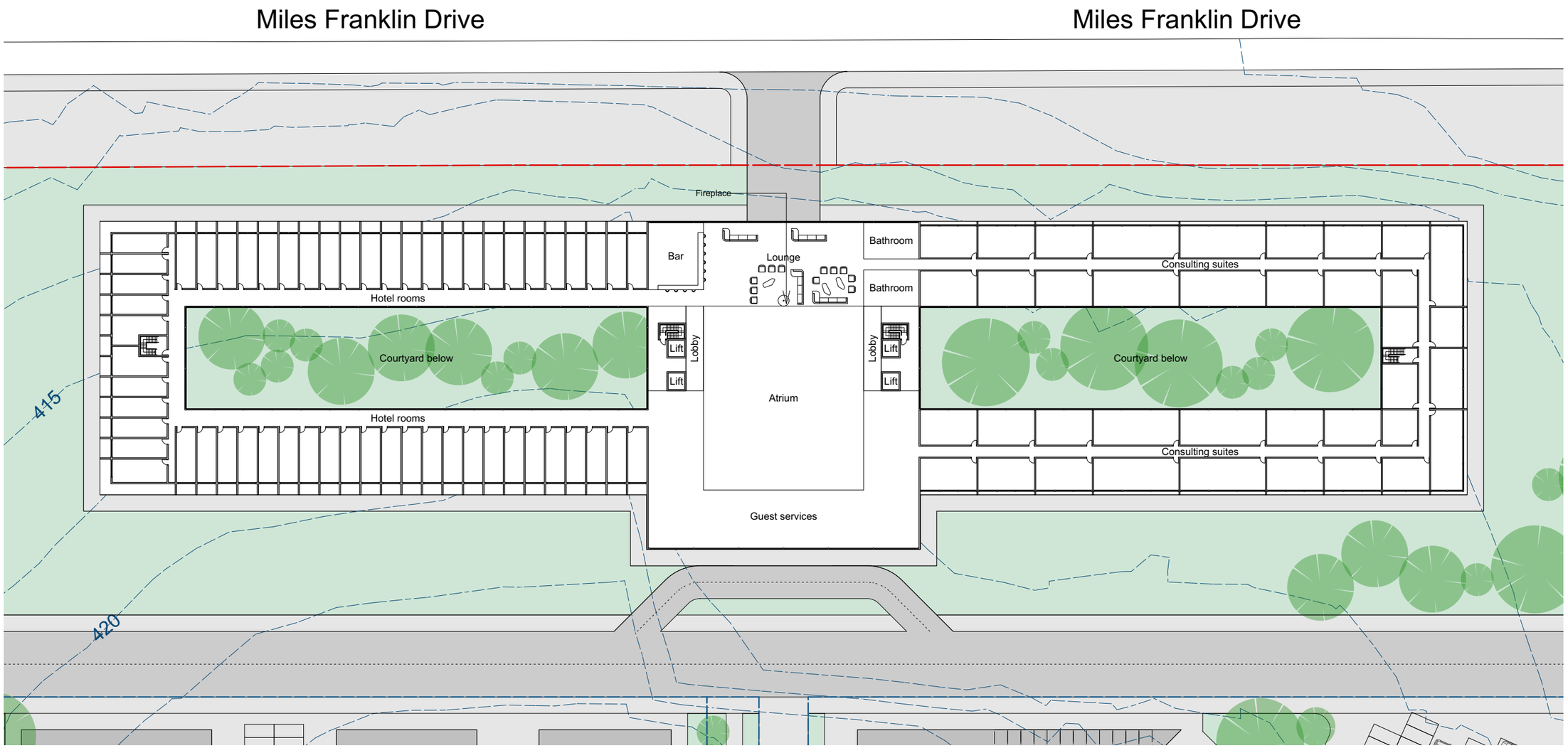
# PROPOSED HOTEL

## GROUND FLOOR SITE PLAN 1:1000



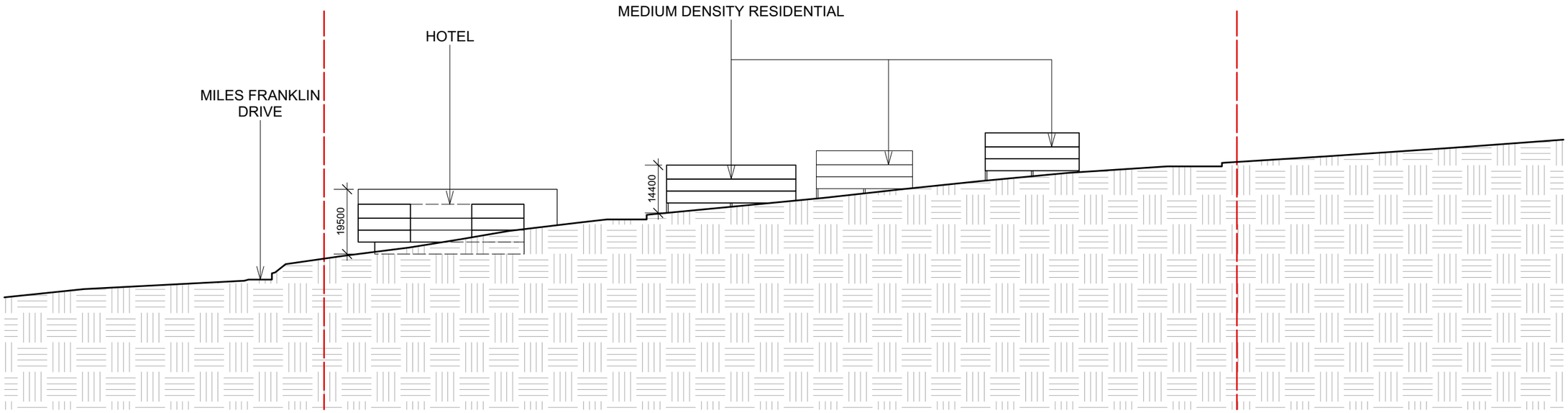
# PROPOSED HOTEL

## FIRST FLOOR SITE PLAN 1:1000

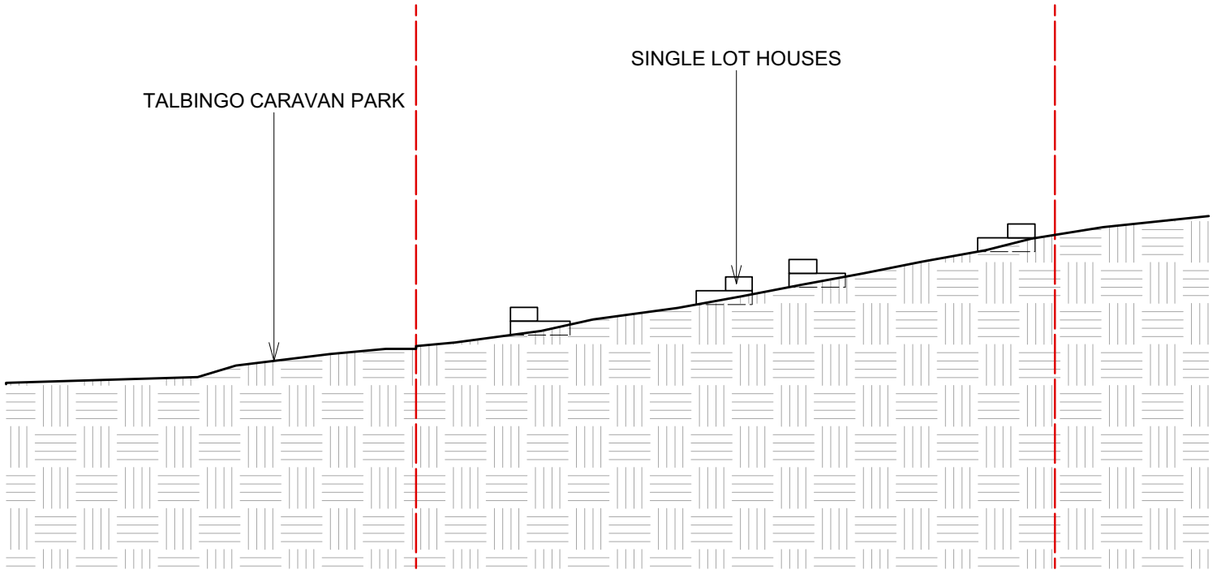


# SITE SECTIONS

SCALE 1:2500




SECTION S1




SECTION S2

# PROPOSED VISION

## WEST TALBINGO VILLAGE

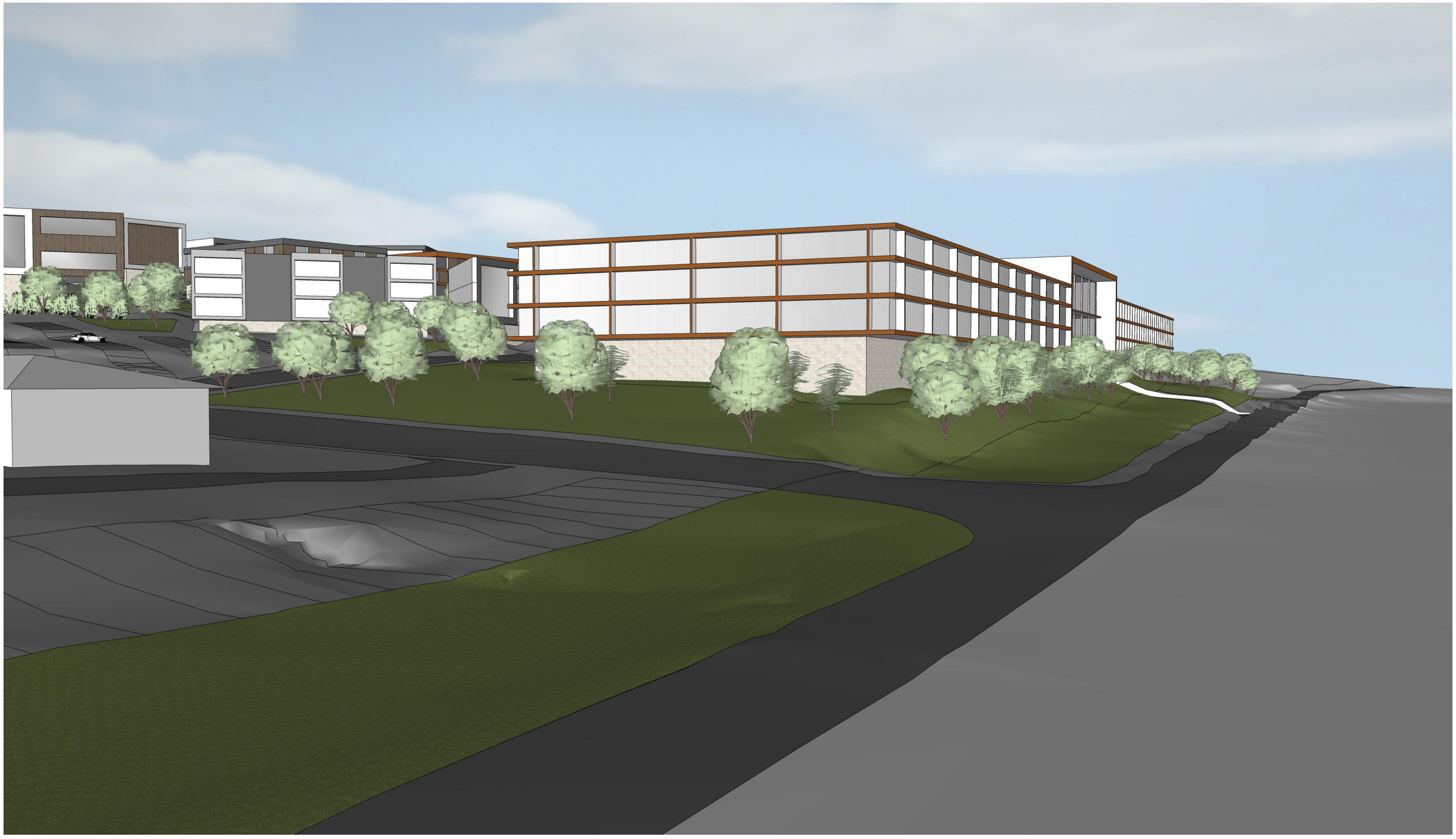
ROBERT HARWOOD ARCHITECTS

## PROPOSED CONCEPT VISION

3D Images

## PROPOSED CONCEPT VISION

3D Images



## PROPOSED CONCEPT VISION

3D IMAGES

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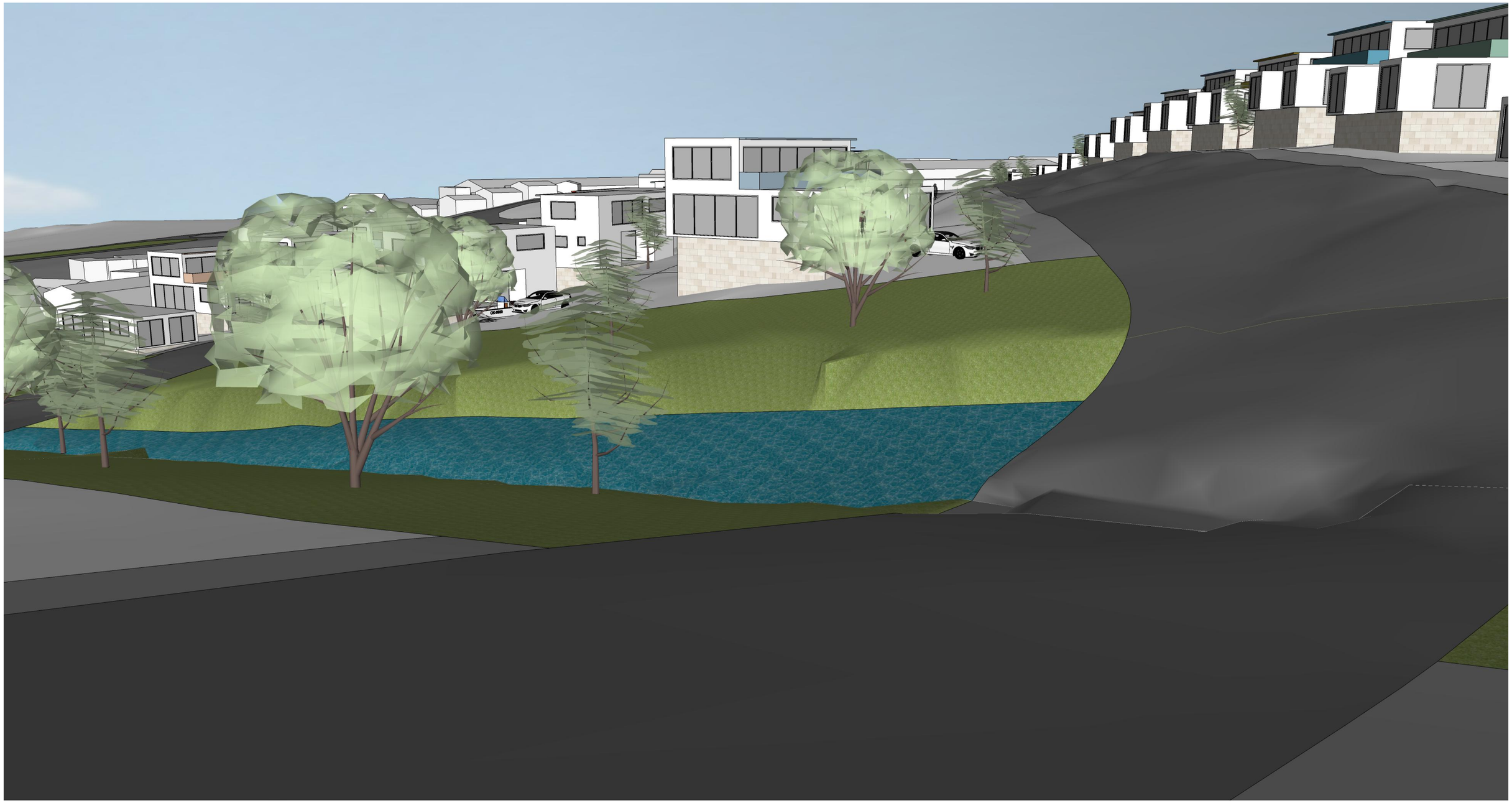
3D IMAGES

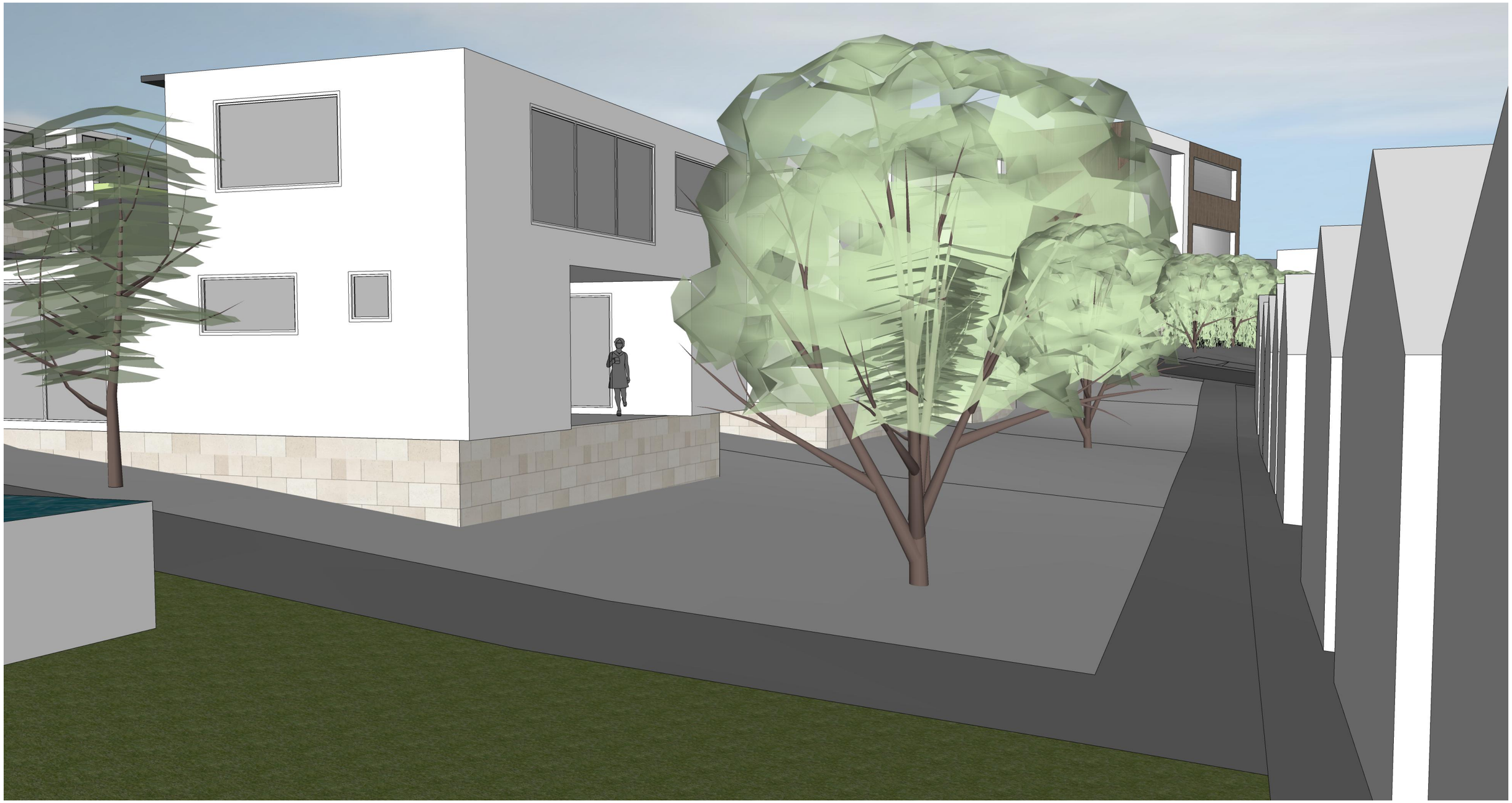


# PROPOSED CONCEPT VISION

3D IMAGES

## PROPOSED CONCEPT VISION

3D IMAGES



# PROPOSED CONCEPT VISION

3D IMAGES

# PROPOSED CONCEPT VISION

3D IMAGES

# PROPOSED CONCEPT VISION

3D Images

# PART 2 // APPENDIX
## WEST TALBINGO VILLAGE


**STATEMENT OF ENVIRONMENTAL EFFECTS** PAGE 69
- By Simplan

**FLORA AND FAUNA REPORT** PAGE 86
- By Hayes Environmental

**BUSHFIRE ASSESSMENT REPORT** PAGE 90
- Endorse Environmental Engineering

**ARCHAEOLOGY AND HERITAGE REPORT** PAGE 97
- By Australia Archaeology Survey Consultants

**GEOTECHNICAL REPORT** PAGE 107
- By Douglas Partners

**FLOOD STUDY & ENGINEERING REPORT** PAGE 127


ROBERT HARWOOD ARCHITECTS