

Briefing Report to the Southern Regional Planning Panel

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| DA No. | DA2021/0257 |
| Local Government Area | Snowy Valley Council |
| Street Address | Lot 35 DP 878862 Miles Franklin Drive, Talbingo |
| Proposed Development | Concept development application (DA) consisting of a Spa Hotel (tourist a visitor accommodation), 80 residential lots for detached dwellings, residential flat buildings, shop top housing, multi dwelling housing (terraces) development, subdivision and associated site works at Lot 35 DP878862 Miles Franklin Drive, Talbingo. |
| Applicant | Saile No 2 PTY LTD |
| DA Lodged | 11 November 2021 |

Site and Context

1. Locaility & Site



Figure 2 – Site Aerial (Source: Nearmap)

RESOLUTON OF PANEL – 24 MAY 2023

DA was considered by Panel at a public meeting on 11 May 2023.

The Panel deferred the matter and directed the following:

“To ensure the application is progressed in a timely manner the Panel directed that:

- 1. The applicant must have all relevant information supporting the development application uploaded to the portal by 28th July 2023.*
- 2. Noting the application lodged on 11 November 2021 is likely to be amended, a formal written request to amend the application is required to be uploaded to the portal by 28th July 2023 outlining:*
 - a. Particulars sufficient to indicate the nature of the change of the development, as required under clause 55 of the Environmental Planning and Assessment Regulation (2000); and*
 - b. Updated technical reports relied on in the amended application.*
- 3. The Panel expects that the revised information, as referred to above, to be uploaded by the applicant to the Planning Portal by 28th July 2023 responding to the material and the matters raised above.*
- 4. Council is required to re-exhibit the application commencing 31st July 2023.*
- 5. The Council is requested to provide an updated assessment report, which is to be uploaded to the planning portal, by 3 October 2023.*
- 6. When the updated assessment report is received, the Panel will hold a Final Public Determination Meeting. This meeting is tentatively scheduled to be held by videoconference (Teams) at 10am on Tuesday 24th October 2023.*

If reviewed information from the applicant is not provided by 28th July 2023, the Panel may move to determine the DA based on the information currently at hand.”

LODGEMENT OF ADDITIONAL INFORMATION

Since the panel met in May 2023, the following information has been uploaded to the Planning Portal:

- Additional Flooding Information including water cycle management study;
- Essential Services Report;
- Economic Impact Assessment;
- Visual Character Assessment;
- Traffic and Parking Impact Assessment;

The above reports are based on the March 2023 Architectural Design.

There is no further information provided.

Of note the applicant has not provided a formal written request to amend the application as required by Point 2 & 3 of the Panel's resolution.

Issues to be Discussed with the Panel

1. **May 2023 Resolution of the Panel** – As noted above the applicant has not complied with the resolution of the panel, specifically Point 2 and 3.
2. **Bushfire** – The applicant submitted an amended bushfire report on the Portal on 12 October 2022 and the same report on 2 May 2022. This report is dated 12 October 2022 and does not relate to the changes in plan submitted by the applicant in March 2023.

Therefore, we do not have a bushfire report submitted that relates to the amended application, noting that it is integrated development under the Rural Fires Act 1997.

3. **BDAR** – On the 30 April 2023, the applicant provided flora and fauna advice from Hayes Environmental. They note that a Biodiversity Development Assessment report (BDAR) report must be prepared and lodged with the DA.

No further information has been provided resolving this issue in the submitted information in July 2023.

4. **Way Forward with the Application** – In light of the above there are realistically 2 options available to the panel to consider:
 - **OPTION 1** – The DA is notified, referred to the agencies including the RFS and the DA follows the pathway, (Steps 4, 5 and 6) that results in a further assessment report and decision tentatively on 24 October 2023.
 - **OPTION 2** – Given the fact the applicant has not addressed the direction of the Panel identified above (e.g. Point 2 and 3) and the lack of a planning pathway for approval the Panel move to determine the DA based on the information currently at hand as flagged at the end of the Panel's directions.