

Friday 18th August 2023 REV B

**Re: PPSSTH-172 – Snowy Valleys – DA2021/0257 – Lot 35 DP  
878862 Miles Franklin Drive Talbingo NSW - Talbingo Master-  
plan DA**

Dear Jeremy,

As per your request and advice on the planning portal,

(a) I seek to formally amend the application under clause 55 of the Environmental Planning and Assessment Regulation (2000),

(b) Amended plans and supporting documentation the applicant is relying on in relation to the amended application are listed as follows:

**ARCHITECTURAL DRAWINGS**

MASTERPLAN CONCEPT ARCHITECTURAL DRAWINGS 040423.pdf 8/4/23

**PHOTOMONTAGE**

3D Render Shoptop Housing\_V2.pd 9/5/23

Shoptop Housing Cafe Balcony.pdf 9/5/23

Hotel View 1.pdf 9/5/23

Hotel View 2.pdf 9/5/23

Aerial View 1.pdf 9/5/23

Aerial view 2pdf 9/5/23

3D Render Terrace Houses.png 30/4/23

**VISUAL ASSESSMENT**

23113 Visual Character Assessment\_B.pdf

**HERITAGE**

OzArk Preliminary Aboriginal and Historic Heritage Assessment\_Talbingo Master-  
plan\_2023.pdf 30/4/23

## **BIODIVERSITY**

Biodiversity Report - Hayes Environmental 290423.pdf 30/4/23

## **BUSHFIRE**

Bushfire Assessment Report Aug 2023.pdf 18/8/23

## **SITE TECHNICAL ENGINEERING CONDITIONS**

Douglas Partners site investigation (contamination) report April 2023.pdf 4/5/23

Douglas Partners Geotechnical Assessment April 2023 19/8/23

2023 Flood Event Maps.pdf 21/5/23

Water Cycle Management Study Rev A.pdf 28/7/23

Essential Services Report.pdf 28/7/23

## **COST REPORT AND ECONOMIC IMPACT**

CIV Report for MPC DA for Subdivision and Services Final.pdf 18/8/23

C23072 - West Talbingo Masterplan, economic impact assessment FINAL.pdf 23/7/23

Single and Terrace House Dwellings Builder Information 090423.pdf 10/4/23

## **TRAFFIC**

Traffic and Parking Impact Assessment.pdf 28/7/23

## **STATEMENT OF ENVIRONMENTAL EFFECTS AND PLANNING ADVICE**

Site Specific DCP 030623.pdf 1/8/23

SEE Talbingo 030623.pdf 1/8/23

05.Email- Applicant (SIMPLAN) Response re. matters in contention 271122.pdf

01.Record - Initial Panel Briefing - DA Refusal proposed if not withdrawn 020822.pdf

02. Record - Second Panel Briefing Issues Raised 181022.pdf

03.Email-Planning Hub Listing Contended Matters 251022.pdf

12.Email- to Planning Hub Request for further extension of time to lodge Reports.  
220323.pdf

04.Email- Request Council copies Public Submissions 151122.pdf

10.Email- from Planning Hub Extension granted to 14 Feb. 220123.pdf

11. Email - Letter to Planning Hub following Meeting 14th refuting need for PP + request  
feedback D...

15.Email- Council - Copy of Emails sent requesting extension of time 240323.pdf

17-Email- to Planning Hub requesting reconsideration of reports timeline 060423.pdf

14.Email- to Planning Hub request reconsideration +no DA withdrawal 260123.pdf

13..Email- to Planning Hub advising upload of key documents 23 March 2023 240323.pdf

16.Email- from Planning Hub rejecting applicant request for extension of time 020423.pdf

19.Email- from Planning Hub advising Panel determination date 110423.pdf

07. Email - From Planning Hub following Meeting 14th advising not providing a written  
response.PDF

08.Email- To Planning Hub 17 Jan 2023 request confirmation of DA deferral 170123.pdf

A.Misc. RU5 Permissibility Other Councils SIMPLAN 301122.pdf

B. Misc. Summary Points to Solicitor SIMPLAN 281122.pdf

**SURVEY**

Talbingo Aerial photo\_230314 v2 reduced.pdf  
Feature Land Survey 230329.pdf

These documents are on the portal and summaries above so that Council can proceed with re-exhibition within the timeframe to meet the Panel's timeframe for determination on 24 October 2023.

regards

A handwritten signature in black ink that reads "Robert Harwood". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

ROBERT HARWOOD, Architect

108/75 Tulip St  
Cheltenham VIC 3192

Suite 303, 61 Marlborough St  
Surry Hills NSW 2010

ABN 96 630 851 930

[www.harwoodarchitects.com](http://www.harwoodarchitects.com)

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