Site Specific Development Control; Plan (SSDCP)
Concept Development Application & Master Plan

LOT 35 DP 878862 Miles Franklin Drive
Talbingo NSW 2720

For: Ironstone Development Pty Ltd
and Kele Property Group

SIMPLAN
Consulting Town Planners

ABN 21737967818.
17 Ivanhoe Road,
Croydon NSW 2132.
Mob. 0403 448 155
Email: ronsim84@gmail.com

Ron Sim.
BTP (Hons) (UOD). LGTP. MPIA.
Cert. Urban Design (USYD).
Dip.FLM (UNE).

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Site-Specific Development Control Plan (Amendment to Snowy Valleys Development Control Plan 2019) LOT 35 - DP 878862 Miles Franklin Drive, Talbingo NSW 2720 - March 2023

Contents:

This Site-Specific Amending Development Control Plan comprises the following:

1.0 INTRODUCTION

The overall intent of this amendment to Snowy Valleys Development Control **Plan** (DCP) 2019 is to:

- Provide specific development controls for the LOT 35 - DP 878862 Miles Franklin Drive, Talbingo NSW 2720. Including proposed land use spatial distribution to support a **Masterplan Concept.**
- Facilitate a "sub-alpine village" concept development that will enhance and contribute to the distinct character of Talbingo.
- Assist the development assessment process by clarifying relevant development controls

A primary objective is to enhance the unique landscape character of Talbingo Village.

1.1 Draft Amending DCP (Amendment to SVC DCP2019)

This DCP amends the provisions of Snowy Valleys DCP 2019 and includes the written documentation below and a site **Masterplan** (see below) together with the supporting documentation listed at **Part 8.0** of this plan.

1.2 Masterplan

A concept **Master Plan** including a plan of subdivision has been prepared to support this Development Control Plan amendment which demonstrates that Lot 35 is suitable for an iconic gateway tourist development (hotel), mixed-use shop-top housing precinct, terrace homes and detached dwelling houses The development will be staged and implemented in a manner which is environmentally sound and responsive to site planning opportunities and constraints. The concept Masterplan for Lot 35 consists of the following (the following list is not exhaustive):

Design philosophy, land use (spatial) distribution (to comply with SVC DCP 2019 preferred land use strategy), street blocks, open space, building layout and street layouts including pedestrian connections, open space, development lot locations, gross floor areas and building footprints including setbacks to the buildings from the street, building heights and public domain information.

Future detailed (staged) development applications must implement the proposed Masterplan approach (refer to conditions of development consent).

1.6 Relationship to other plans

- The General and Specific Controls referenced in this Site-Specific Development Control Plan Amendment to SVC DCP2019 apply to LOT 35 - DP 878862 Miles Franklin Drive, Talbingo NSW 2720.

- Unless otherwise varied as described in this Section, development should be designed and constructed generally in accordance with the documentation in this DCP Amendment and the site Masterplan together with the supporting Statement of Environmental Effects prepared by SIMPLAN and expert reports detailed at **Part 8** of this Section + the relevant provisions of Snowy Valleys DCP 2019 (as amended). In the event of any inconsistency between the provisions of this Section and supporting Masterplan documentation/expert reports with the requirements of Snowy Valleys DCP 2019, the provisions of this Section prevail to the extent of any inconsistency.

State Environmental Planning Policies

- If there is an inconsistency between the provisions of this DCP Section and a State Environmental Planning Policy, the provisions of the relevant SEPP prevail to the extent of any inconsistency.

1.7 Vision .

- The proposed concept development is detailed in the submitted **Masterplan** documentation. It comprises land subdivision and access local road access to facilitate detached homes, low-rise medium density terrace homes, mixed use "shop-top" housing development and a tourist hotel. The interaction of buildings and public spaces is critical in shaping the way this part of Talbingo is experienced and where detailed design plays an important part in the creation of a stimulating pedestrian environment.

- The concept proposal's attractive, "low key" residential and mixed use/hotel structures will have a distinctive sub- alpine village character reflecting Talbingo's setting. Carefully conceived and designed conceptual built forms, the use of energy efficient materials and employing natural palettes of colours are integral to the proposed design. Structures are scaled appropriately to transition from and complement the existing low-rise character of Talbingo Village. Significant views are maintained and enhanced including views from the site to the Tumut River and pondage.

- A landscaped open space "spine" traversing the proposed detached dwelling areas will enhance residential amenity of the site and will provide passive recreational opportunities for residents and visitors alike. A concept landscape strategy reflects the (sub - alpine) rural character of the region and will be refined with further detailed landscape plans lodged with staged development applications to include predominantly native species endemic to the locality. Areas of natural vegetation (where present) will be preserved where possible.

1.8 Objectives and General Principles (refer also Parts 1.1 and 1.2 of SVC DCP 2019)

The objectives and general principles for development of the site are as follows:

Character:

i) Development to respond sensitively to the existing context and character of Talbingo Village and its surrounds.

ii) Create a legible, coherent and attractive village atmosphere

iii) Ensure that spaces comprising the public domain e.g. streetscapes and open spaces are of high quality and amenity.

Sustainability:

- maximize solar orientation to residences
- ensure an ecologically sustainable development outcome.

Economic and Social:

- Create diversity in housing including provision of additional tourist accommodation to address strategically identified accommodation shortfalls refer to Statement of Environmental Effects).

- Arrest current population declines. Increase retail/commercial activity to complement (but not compete with unduly) existing businesses in Talbingo Village (refer to Hill PDA document detailing economic impacts).

- Encourage tourism by reinforcing Talbingo's role as a significant tourist destination.

- Align with strategic planning objectives (refer to comments in Statement of Environmental Effects) including the relevant economic and housing diversity objectives of Tumut LEP 2012. **Comply with the proposed land use pattern for this locality identified in Council's adopted Local Strategic Planning Statement** (refer to Statement of Environmental Effects) and Council's adopted Community Strategic Plan. The "Master Plan Talbingo and Yarrangobilly Mountain Bike Trail Network" also identifies a significant shortfall of tourist accommodation in Talbingo.

- Enhance both short and long-term local employment options)

- Enhance the viability of Talbingo's existing commercial/retail facilities

Public Domain:

- Provide a safe and efficient road system for vehicular, pedestrian and cycle movement.

- Create informal pedestrian connections and view corridors to public open space within the development area.

- Establish natural and accessible public open space areas within the development which reflect the rural character of the locality.

- Ensure that the interface of the development with development on adjoining lands and the rural environment is acceptable in terms of scale and visual appearance.

Environmental:

- Protect and enhance the natural environment and respect for the traditional Aboriginal heritage of the surrounding locality
- Retain the site's natural features and vegetation where practicable.
- Safely manage overland flow and stormwater through the site and broader precinct and design buildings and landscape in response.

Architectural"

- Ensure that development individually and collectively contributes to the architectural and overall urban design quality of this site and Talbingo generally.
- Ensure the Masterplan Concept is to be carried through to the construction and completion of future development.
- Minimise building bulk wherever possible commensurate with economically viable development outcomes.
- Achieve design excellence using high-quality built forms that respond to local character, topography and surrounding area through appropriate design and use of materials.
- Protect and enhance the amenity of neighbouring properties and ensure a high level of amenity for future residents within the development.

1.9 Context

LOT 35 - DP 878862 is a substantial lot with an area of 15.25 hectares. The site is irregular in shape with undulating terrain sloping downwards towards Miles Franklin Drive and towards the Airport to the east. There are panoramic 180-degree views from the site towards the Jounama Pondage and Tumut River. The previous use of the (greater) part of Lot 35 was for temporary accommodation and workshops in conjunction with establishment of the Snowy Mountains Scheme. Although these buildings have since been removed, remnants of former access roads and building foundations/platforms can still be identified.

The site is cleared with existing predominantly grassed vegetation and scattered remnant native trees persisting in the vicinity of established overland flow paths. To the north-east is Talbingo Village where existing development comprises primarily detached homes and small-scale retail facilities. A range of holiday accommodation options (caravan park, self-contained units and lodges) is available. To the north- west is Talbingo Airstrip + the Jounama Pondage and further to the north-east, the Talbingo Village. Open grazing land adjoins to the east and south-east. The site falls towards Miles Franklin Drive. The property is currently vacant and used for light cattle grazing.

2.0 BUILT FORM

2.1 Site Analysis

Objective:

Evaluate site opportunities and constraints to identify its suitability for architectural design and development options..

Controls:

- A Site Analysis is to be prepared and lodged with the Masterplan.
- Privacy for occupants and the maintenance of neighbour's privacy and amenity, Adequate solar access and natural ventilation
- Suitably located and useable private outdoor areas,
- Desired future character of streets is achieved through setbacks, separation and height, driveway and car parking location,
- Views from the site are optimised,
- Circulation and access are suitably located for the development and the locality,
- The construction of the development is suitable to the slope of the land and reduces the need for cut and fill,
- Cost effective development in relation to connection to services and existing land uses is achieved.
- Removal of trees and site features such as rock outcrops is managed by locating the development to retain existing vegetation and natural features,
- Safety and surveillance of the development and the locality is maximised,

Checklist:

The **Site Analysis** is to identify the following: -

- scale and north point;
- site dimensions and site area;
- spot levels and contours;
- views to and from the site;
- prevailing winds;
- pedestrian and vehicular access to/from the site;
- location, height and use of neighbouring buildings.
- abutting private open spaces and any windows or doors facing the subject site;
- views and solar access;
- easements for drainage, services and rights of carriageway burdening or benefiting the subject property;
- location of existing vegetation, including species, height, spread of established trees and spot levels.
- calculation of maximum built-upon areas, landscaped area and floor space ratio;

- natural features such as rock outcrops, ledges or watercourse;
- fences and boundaries;
- existing means of stormwater drainage and any existing stormwater detention systems;
- surrounding bushland;
- differences in levels between adjacent property boundaries.

2.2 Locality based controls – Talbingo (Part 8.4 of SVC DCP 2019)

Key SVC DCP Statement >> *"The township of Talbingo occupies a strategic location in the Region and has the potential to provide accommodation and services to many of the Region's residents and tourists".*

Objective:

- Protect views of lake, open space and Talbingo's unique landscape character when designing/undertaking development.

- Ensure that development does not unreasonably impact or intentionally obstruct views of local features such as Jounama Pondage whilst not restricting the reasonable development potential of the site.

- Adopt Council's preferred land use policy for Talbingo. (LSPS 2019 (page 99)

Controls:

- The Key Controls specified in Part 8.4 of SVC DCP 2019 specifically referring to Talbingo Village including references to the preferred (mapped) land use policy which identify this site suitable for residential development and tourist facilities are adopted for the purposes of this Section with the exception of Clause 8.4.2.2 which specifies a generic building height control of 7.2 metres applicable to all structures (see explanatory "text box" below).

- Development permits and maintains views from public areas, streets and open spaces – especially of the Jounama Pondage

- Development transitions to a lower scale closer to existing Talbingo Village

- Development allows for the reasonable sharing of views through the siting, height and design of buildings.

- Development of buildings and structures are an appropriate height, setback, design and setting to preserve significant view corridors.

- **Note**: Controls specifying maximum permitted building heights relative to different building typologies/functions are detailed elsewhere in this Site-Specific Amending DCP and in the submitted Masterplan.

Comments re. Part 8.4.2.2 of SVCDCP 2019 (building height control):

The 7.2 metre maximum building height control at Part 8.42 of SVC DCP 2019 is problematic. It directly conflicts with other DCP building height controls and related DCP recommendations defining acceptable building scale for different land uses specified in other parts of SVC DCP2019.

For example, the 7.2 metre control conflicts with an 8.5 metre height control specified in Part 4.11.2 for multi-dwelling housing. It further conflicts with part 5.3.2 of the SVC DCP which states that building heights of up to 3 levels are acceptable for commercial development (no related numerical height limit is specified).

Part 5.3.16 of Council's DCP also states that building heights of up to 3 levels are acceptable for shop top housing (again - no numerical height limit is specified).
Three (3) level development for these development types is obviously impractical if strict compliance with the 7.2 metre height limit is mandated.

It is further noted that no specific height controls are specified in Part 4.5 of SVC DCP 2019 for dwellings within the RU5 Village Zone other than the above (conflicting) generic 7.2 metre height limit mentioned above.

In relation to height controls for detached dwellings, it is noted that an 8.5 metre height limit is permitted for Large Lot Residential, Rural and sensitive Environmental Management Zones (Part 4.7 of SVC DCP). This indicates that a comparable building height for detached dwellings constructed on what is less environmentally sensitive land is acceptable.

2.3 Items of Environmental Heritage

N/A – There are no items of environmental heritage identified in the Tumut LEP impacted by the proposals.

Archaeological significance (Aboriginal and European Heritage):

Objective:

Protect archaeological significance

Controls:

The **Controls** specified in part 8.4.2.5 of SVC DCP 2019 relating to archaeological significance are adopted for the purposes of this Section including the following additional controls –

- A European and Indigenous Heritage Assessment has been undertaken to provide information. The recommendations in that report must be complied with to ensure that any items discovered are identified and treated appropriately.

- Any archaeological relics discovered on site during construction works must be preserved where possible and where they cannot be preserved or moved, appropriate approvals are obtained for their recording prior to removal. An Aboriginal Heritage Impact Permit (AHIP) will be required

- Any works on the subject land are be in accordance with the National Parks and Wildlife Service Act. In particular the following requirements–

  (a) Anyone who discovers an aboriginal relic must report it to the Director General of NSW Office of Environment and Heritage

  (b) A person must not knowingly destroy, damage or deface or knowingly cause or permit the destruction, damage or defacement of any aboriginal object or aboriginal place without first obtaining the consent of the Director General of NSW Office of Environment and Heritage.

  (c) A person must not excavate or disturb land for the purpose of discovering an aboriginal object without first obtaining the consent of the Director General of NSW Office of Environment and Heritage.

2.4 Apartment Design Quality (ADG) SEPP 65

Objectives:

Development must be consistent with SEPP 65 and the ADG.
Ensure development achieves good amenity standards for residents.

Note – Indicative floor plans are provided for terrace homes, shop-top housing detached dwellings and hotel. Refer to Masterplan.

Controls:

- Comply with submitted Masterplan ADG assessment and desired outcomes when designing built form. (Note: ADG assessment provided with Masterplan).

- Building floorplates and sections are to define positive spaces for streets.

- Building indentations must provide light and ventilation to shop-top apartments and should have a minimum width to depth ratio of 2:1.

- High-level windows not to be used as the primary source of light and ventilation for habitable rooms.

- Daylight and natural ventilation to be provided to all common circulation spaces and windows should be visible from lift cores as well as from the ends of corridors.

- Divisions between any apartment balconies to be of solid construction and extend from floor to ceiling.

- Balustrades to take account of sightlines to balance the need for privacy within apartments and views outwards.

- A proportion of solid or translucent materials to be used.

The following details should be resolved in principle and shown on drawings at DA stage so as not to compromise amenity, built form and aesthetics at a later stage:

- HVAC equipment should be grouped within designated plant areas either on typical floors or on roof tops. If HVAC equipment is located on roof tops of lower buildings, it is to be screened as necessary to minimise impacts of heat build-up and noise to neighbouring units.

- Where HVAC units are located on balconies, they are to be screened

- Wall mounted equipment (e.g. Instantaneous gas hot water heaters) and associated pipe work to be concealed into wall cabinets and ducts.

- If equipment is located on private balconies, additional area above ADG minimum standards is to be provided.

- the above items should be positioned so that they are not visible from common areas or the public domain adjacent to the development.

- Rainwater downpipes are to be integrated into the building fabric and coordinated with stormwater drawings.

2.5 Site (Building) Layouts

Objective:

Ensure that the site layout provides a pleasant, attractive, manageable and resource efficient living environment.

Controls:

- Site layout and planning is to integrate with the surrounding environment through:
- A Statement of Environmental Effects and detailed Site Analysis Plan to be submitted demonstrating how the development addresses the issues outlined above.
- Buildings to face streets.
- Buildings, streetscape and landscape designed take into account of features identified in the Site Analysis.
- Maintain a sub- alpine village character and amenity.
- Ensure adequate solar access to living areas and private open space areas.
- Design open spaces that optimise solar access, are cost effective to maintain and where

possible contribute to stormwater management.

- Ensure that the visual, scenic, and environmental qualities of the locality are maintained. Allow for provision of landscaping that provides suitable areas for tree plantings to grow to maturity.

2.6 Residential Development

(a) Detached dwellings (low density development)

The **Objectives** and **Specific Controls** specified in **Part 4.0** (refer Parts 4.1- 4.5.11) of SVC DCP 2019 relevant to low density detached dwelling development are adopted for the purposes of this Section but as **amended** by the following controls.

Objectives:

Refer to **Part 4.0** SVC DCP 2019

Controls:

- Detached Dwelling housing layout, facade treatment, orientation, site coverage, building setbacks, materials, landscaping, driveway construction and car parking provision are to comply with the **"Low Density Residential Design Standards"** detailed in the submitted **Masterplan** document.

- Dual occupancy development not permitted (Note: separate caveat on title to achieve this will apply).

- Further subdivision of lots not permitted (Note: separate caveat on title to achieve this will apply).

(b) Multi-Dwelling Housing (proposed terrace homes)

The **Specific Controls** specified in **Part 4.11** (refer Parts 4.11.1 - 4.11.20) of SVC DCP 2019 relevant to multi-dwelling housing development are adopted for the purposes of this Section as amended by the following controls - Refer to Masterplan.

Building Design, Scale and Height.

Objectives:

- Ensure that the height, bulk and scale of terrace homes is compatible with the character of Talbingo.
- Achieve urban design excellence in terrace home development through the appropriate composition and articulation of building elements, materials, textures and colours.
- Minimise the visual impact of garages, driveways and parking areas in the streetscape.
- Minimise adverse visual impact and disruption of views.

Controls:

- Terrace homes are not to exceed three (3) levels including ground floor garage levels. Maximum permitted building height from ground level (existing) to the highest point of a terrace home is not to exceed 11.5m
- The total floor space of all terrace homes (site coverage) is not to exceed 60% of the site area of the relevant lot.
- Maximum permitted FSR is 1.5:1
- Minimum landscaped area of site is 30%
- Minimum front setback to dwelling is 3.5 metres
- Minimum rear setback from dwelling is 3 metres
- Building elevations must be staggered where five (5) or more dwellings are proposed. The terraces should be "broken up" visually so that the overall street elevation incorporates visually significant changes in massing and built form using articulation methodologies such as recesses, projections, balconies, blade walls or similar.
- Terrace home development is to "step" with the topography as far as possible in order to minimise building bulk and scale.
- Maximum driveway width is 3 metres
- Maximum width of garage doors is not to exceed 50% of the lot width.
- Garage doors visible from the street must have timber panelling treatment and be recessed from the edge of the external wall.
- Garage door entries are to be differentiated from levels above through articulation and change in colour/materials.

2.7 Shop Top Housing

The **Objectives** and **Specific Controls** specified in **Part 5** (Parts 5.1- 5.3) of SVC DCP 2019 relevant to commercial and shop top housing development are adopted for the purposes of this Section as amended by the following controls:

Controls:

- Maximum permitted building height 11.5m to finished ground line.
- Maximum 3 levels.

Note: Refer to **Masterplan** documentation for details of specific proposals relating to Shop Top Housing (layout and other development standards).

2.8 Commercial (Tourist Hotel) development

The **Objectives** and **Specific Controls** specified in **Part 5** (Parts 5.1- 5.3) of SVC DCP 2019 relevant to commercial development are adopted for the purposes of this Section in relation to the proposed Tourist Hotel as amended by the following controls:

Controls:

- Maximum permitted building height shall not exceed 18m above finished ground line to roof gutter or parapet line
- Minimum lot size 5000m2
- Maximum of 3 levels - Maximum 3.5 m floor to ceiling heights.
- Maximum FSR not to exceed 2:1
- Setbacks to be provided to side and rear boundaries and to Miles Franklin Drive.as depicted on Masterplan drawings.
- Car parking to comply with Council's numerical/design requirements.

Note: Refer to **Masterplan** documentation for additional details of building layout and development standards applicable to Hotel.

2.9 Solar Access

Objectives:

Ensure that development:

- does not unreasonably diminish sunlight to neighbouring properties and within the development site.
- enables sunlight access to private open space and enables sunlight access to private open space and habitable rooms to improve amenity and energy efficiency.

Controls:

- Residential development is to comply with the solar and daylight access design criteria and guidance prescribed under the NSW Apartment Design Guide. (A Preliminary Assessment indicates that ADG compliance can be achieved based on the concept plans forming part of the Masterplan as detailed in the **attached** ADG assessment report. More detailed ADG assessments will be lodged with future staged development applications).
- Where residential development cannot strictly comply with the design criteria of the ADG it should demonstrated how site constraints and orientation preclude meeting the design criteria

and how the development will meet the Objectives and Design Guidance 4A-1 of the Apartment Design Guide.

2.10 Acoustics

Objective:

Minimise noise impacts during and post development.

Controls

The **specific Controls** in SVC DCP 2019 relating to vehicle access (see Part 5.3.13) and are adopted. An acoustic report relative to proposed commercial development will be submitted with future staged development applications.

2.11 Safer by Design

Objective:

Prevent crime/vandalism by using environmental design principles.

Controls:

- Crime Prevention Legislative Guidelines will be applied using Safer by Design Evaluations and applied using Environmental Design (CPTED) principles. Reports detailing proposed measures applicable will be lodged with future staged development applications.
- Reports addressing “Safer by Design” issues are to be submitted with future staged development applications when architectural details are progressively finalised.
- Master planned streetscapes are to provide sufficient space and lighting to create a safe environment for residents.
- Buildings are to be sited so they are viewable from the street while maintaining the occupants’ privacy.
- A high degree of surveillance of the street and open space areas is to be provided
- Surveillance of the street and public open space areas is facilitated by siting development to overlook the street and proposed open space.

2.12 Materials

Objective:

Materials selection/materials colours for buildings and for the public domain are to contribute to a high quality durable and sustainable urban environment

Controls:

- Comply with the provisions of SVC DCP in relation to use of materials including colour and texture.

- The selection of materials and colours is to be based on their aesthetic and physical suitability for this sub- alpine locality, durability and their cost-effectiveness, including ongoing maintenance costs. A proposed palette showing materials and colours intended to achieve these outcomes is provided with the Masterplan documents and is to be complied with.

3.0 SUBDIVISION

3.1 Subdivision

The application in part seeks concept approval to subdivide Lot 35 to create XX Torrens title residential allotments for low density housing and for multi-unit dwellings (terrace homes) with separate (larger) allotments provided for mixed use development and a proposed tourist hotel. The proposed subdivision layout is illustrated in the Masterplan documents.

Objectives:

- Encourage efficient use of land.
- Create a sub-alpine village character.
- Achieve good vehicular/pedestrian accessibility and safety and promote the principles of ecological sustainability.
- Allow for inter-lot privacy.
- Maintain significant views from the site.
- Respond to site characteristics, settings, landmarks, views, land capability and traffic planning recommendations
- Maximise northerly aspect of dwellings and apartments
- Ensure adequate private open space is available for residents
- Position allotments to maximise the views of the lake and mountains

Controls:

- The **Specific Controls** specified in **Part 9** of SVC DCP 2019 applicable to subdivision, road layout/access and design, lot alignment, minimum lot size, open space dedication, landscaping, services and stormwater management are adopted for the purpose of this Section as amended by the following controls:

- The subdivision/allotment configuration for dwellings, terrace homes , shop top housing and proposed tourist hotel is to be generally as depicted on the submitted Masterplan concept drawings. .A detailed plan of subdivision (development application) compliant with the approved Masterplan is to be lodged with Council for approval at each stage of the development.

  Note: A schedule of lot sizes, lot frontages and FSR relative to different building types is provided. Refer to Masterplan documentation and supporting documentation.

4.0 PUBLIC/PRIVATE DOMAIN

4.1 Public Domain Plan & Public Domain Guidelines

A **Public Domain Plan** is lodged with the Masterplan and depicts**:**

(a) Location and width of all streets
(b) Street Type Schedule and layout plan
(c) Pavement Strategy
(d) Materials Palette;
(e) Street Tree Strategy (species, tree surrounds),
(f) Street Furniture Strategy and Materials Palette;
(g) Pedestrian and Vehicle Lighting Level Strategy,
(h) Pedestrian connections and open space
(i) Street Type Layout Plan

4.2 Public Open Space

Objective

Provide well-located and accessible public open space that meets user needs.

Controls:

- The **Specific Controls** specified in **Part 9.3.4** (refer Parts 4.11.1 - 4.11.20) of SVC DCP 2019 relevant to public open space are adopted for the purposes of this Section as amended by the following controls.
- Public open spaces (proposed public open space “spine” adjacent to watercourse) and play/passive recreational areas within the shop-top housing development are to be provided as identified in the submitted concept Masterplan.
- Detailed designs for public open space are to be developed in consultation with Council.

Public open space is to -

- Incorporate a palette of local landscaping species,
- Integrate stormwater management and urban tree canopies.
- Include design elements, furniture, and infrastructure to facilitate active and passive recreation.
- Maximise the safety and security of users consistent with ‘safety by design’ principles
- Provide deep soil throughout.
- Encourage pedestrian use through the design/provision of pathways.
- Clearly delineate private and publicly accessible open space.
- Have good solar access.
- Incorporate appropriate levels of lighting to maximise hours of use
- Capable of being well maintained within reasonable costs.
- All public open space is to be dedicated to and maintained by Council.
- Public open space is to receive a minimum of 2 hours of solar access between 9am and 3pm on the 21 June to at least 50% of its area.

4.3 Landscaping

Objective

- Ensure that appropriate sub alpine landscaping is provided which is consistent with the existing character and vegetation typical of the Talbingo locality providing predominantly native species to enhance the biodiversity values and visual amenity of the area.
- Maintain existing vegetation on the site (where possible).

Controls:

- The **General Controls/Advisory data** specified in Part 8.4.2.4, Part 3.2.12, Part 4.11.11, Part 4.56, Part 5.3.12 and Part 9.3.5 of SVC DCP 2019 relating to landscaping generally and requirements relative to different development scenarios are adopted for purposes of this Section in addition to the following controls:
- The Concept Landscape Design Plan submitted as part of the Masterplan is to be complied with.
- Future detailed landscape plans are to be lodged with each staged development application prepared by a suitably qualified landscape designer or horticulturalist and are to address the Concept plan and minimum requirements outlined below. The landscape designer is to provide certification that the landscape works have been completed in accordance with the landscape design upon completion of the landscape work.

Minimum requirements to be addressed in future detailed landscape plans.

- Existing site information (boundaries, contours, underground/overhead services, easements, drainage lines, etc.)
- The movement pattern of the sun in summer and winter and the prevailing seasonal wind conditions.
- The location of adjoining development and any windows or private outdoor areas that are visible to or from the site.
- The height of adjoining development and any shadows cast by the development over the site.
- Any views enjoyed to, and from, the land, including consideration of views into the site and the scenic values associated with the site
- All trees and vegetation on the site, on adjoining lots and within the street including trees to be removed due to the proposed development. This information to identify the actual canopy width of any trees and their heights
- Any natural drainage lines located within the site
- The slope of the site, identified by 1 metre contours
- Any existing built improvements on the site.
- Landscape Consultant details.
- Proposed location of buildings/structures including finished floor levels
- Roadways, car parks, footpaths, driveways with description of materials and finishes.
- Proposed tree planting.
- All landscaped areas and their proposed treatment (mass planting beds, paving, lawn, gravel etc.), planting arrangement, planting schedule (including botanical names and mature heights), quantities, pot size, staking and planting details
- Sub-surface and surface drainage.
- Fences and screens (materials and heights).
- Location of site furniture, fixtures and lighting.
- Indicative cross-sections of important features or areas of the site (entrances, watercourses, retaining walls).
- Site protection works.
- Proposed water quality control devices.

5.0 VEHICULAR ACCESS, PARKING &, SERVICING

5.1 Street Network and Footpaths

Objectives

- Provide a safe, efficient, and generous network of pedestrian, bicycle, and vehicular movements.

- Define roads based on a street hierarchy and precinct connectors, which connect to the surrounding street network.

- The road system provides a simple, safe and efficient flow of traffic through the area and allows traffic to quickly and evenly disperse to the local road network

.

- Adequate road widths are to be provided for ease of navigation through the site with logical connections provided to the existing road system. ‘

- Roads adjoining open space are to facilitate public access and surveillance of open space areas.

- Road reserves and nature strips are provided and designed to provide for tree planting and the cost-effective provision of public utilities.

- Loading docks and waste collection should be incorporated within the basement with one entry where possible

Controls:

- The **General Controls** specified in **Part 3.2.1** of SVC DCP 2019 relevant to public access are adopted for the purposes of this Section in addition to the following controls.
- The street network, hierarchies and widths are to be laid out as per the concept Masterplan.
- Street tree planting and materials for footpaths shall be as detailed in a **Public Domain Plan** to be lodged with staged development applications for land subdivision
- Street tree planting is to use best practice water sensitive urban design (WSUD) measures that provide best long-term sustainability for trees.
- Permeable paving is to be designed and installed where practical to minimise runoff from roads and is to satisfy appropriate standards for site suitability, installation, in-situ soil characteristics, freeze-thaw processes, traffic loading, maintenance and protection from material likely to cause clogging or otherwise hinder performance.
- Pavements are not to receive runoff from areas likely to contribute significant sediment, debris or windblown material.
- Paving units are manufactured and placed to comply with freeze-thaw durability processes and comply with ASTM C1262 – 95.
- Where runoff is derived from non-impervious surfaces, flow shall be pre-treated through the careful placement and design of sediment traps, vegetated filter strips or specially designed gutter systems.
- Temporary protection methods and processes are to be implemented during construction operations to control sedimentation and clogging of permeable pavement and granular underlay materials.

5.2 Car Parking

Objective:

- Ensure adequate car parking is provided relative to the land uses proposed including storage areas for recreational activities.

Controls:

- The **General Controls** and more detailed requirements specified in SVC DCP 2019 relating to car/bicycle parking and design for residential and commercial development including shop top housing and tourist hotel development) are adopted for the purpose of this Section. (see Parts 3.23, Part 4.11.4 and Part 5.3.4 of SVC DCP 2019).

6.0 SUSTAINABILITY

6.1 Biodiversity .

Objective:

- Conserve the biodiversity of the locality and ensure any natural features of the site are preserved and enhanced.

Controls:

- The **Specific Controls** specified in **Part 8.3.2** of SVC DCP 2019 relevant to environmental impact are adopted for the purposes of this Section in addition to the following controls.

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- Endemic trees, shrubs and groundcovers are to be provided.
- Groupings of native trees are to be utilised in the open space areas to reduce the visual effects of urban development and retain the natural character of the region.
- All species designated for revegetation are to be selected from the list of proposed planting as recommended by Council.
- Existing flora and fauna habitat are to be preserved to minimise any impact on threatened species, protected and threatened populations and their habitat. Refer to Flora and Fauna report.
- The potential impacts of the proposed development on protected and threatened populations of flora and fauna the following matters is to be considered:
- Removal of boulders and disturbance of natural rocky outcrops should be carefully managed. Where boulders are excavated, they should be redistributed for landscaping purposes on site.

- Development is to be concentrated in disturbed areas of the site.

- Implementation of a soil and water management plan, including a stormwater management plan to minimise the impact of the development on site habitat and downstream.

- Site development should be managed to avoid indirect impacts by:

  (a) sediment control measures, to avoid siltation of drainage lines and potentially the adjoining pondage.

  (b) pollution control measures, to reduce the risk of hydrocarbon spills during works and the discharge of increased nutrient loads into waterways during and following development.

  (c) rapid stabilisation and revegetation of disturbed sites is to be undertaken to reduce the ability of weed species to dominate disturbed sites.

6.2 Recycling, Waste Storage and Disposal

Objectives:

- ensure that adequate on- site provision is made for the temporary storage and disposal of waste and recyclable materials.

- ensure that opportunities to maximise source separation and recovery of recyclables are integrated into the development.

- minimise risk to health and safety associated with handling and disposal of waste and recycled material and the potential for adverse environmental impacts associated with waste management.

Controls:

The relevant **Controls** specified in **Parts 4 & 5** of SVC DCP 2019 dealing with waste management are adopted for the purposes of this Section in addition to the following controls.

- Waste and recycling storage areas are to be located, designed and constructed to ensure integration with the streetscape.

- Residential and commercial waste areas are to be separated with separate accesses.

- Waste and recycling facilities must be managed in acoustically treated areas to minimise the noise of collection.

- A completed site waste minimisation and waste management plan (SWMMP) addressing ongoing waste and resource recovery for both residential and commercial components of the development is to be submitted with future staged development applications. The SWMMP's are to include details of the following:

- Types and estimated quantities of the predicted waste streams

- Size and location of recycling and waste storage areas, including bulky waste - routes of access and transfer from source to storage areas for all users - routes of transfer from storage areas to collection point to be identified on plans.
- Access route for waste and recycling collection vehicle identified on plans.

- Ongoing management, including responsibility for cleaning and transfer of bins between storage areas and collection points, implementation and maintenance of relevant signage, and ongoing education of all residents/tenants

Specific Residential Waste Controls:

- Access to garbage and recycling disposal points is to be provided on each residential level in shop top housing, either in the form of inlet hoppers or bin storage areas. A waste chute is advisable.

- A dedicated space (room or caged area) is to be provided within or in close proximity to the bin storage area for the interim storage and management of Council-collected bulky waste and mattresses.

- Additional communal space is to be provided for the separate recovery of materials including (but not limited to) textiles, hazardous, e-waste, polystyrene, materials under product stewardship schemes and problem wastes. A minimum of $2m^2$ is to be provided for every 50 rooms.

Specific Non-Residential Waste Controls:

- A minimum of 4m2 of dedicated space is to be provided for every 500m2 GFA of non-residential floor space for the interim storage of bulky or fit-out waste, paper, cardboard packaging, batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes or other recyclable resources from the waste stream.

- Dedicated recycling areas (minimum of 4m2 of dedicated space) to be provided for every 500m2 GFA to be provided to store re-usable

7.0 Site Planning & Services

7.1 Demolition and Flooding

- **Controls**

- The **General Controls** specified in parts 3.27 and Part 3.2.10 of SVC DCP 2019 relating to demolition and flooding are adopted for the purposes of this Section.

- No demolition will be undertaken (site is cleared). This elevated site is not affected by the 1 in 100-year ARI event (refer to Flood Data with Masterplan).

- Demolition - N/A.

7.2 Stormwater/Roof Water Management

Objectives:

Stormwater planning, including site layout and building design is undertaken to ensure:

- The design of the drainage system takes account of existing downstream systems.
- A variety of controls are incorporated into the design of the system to minimise the impacts on water quality and quantity (where required) of stormwater runoff from the site.
- The stormwater system is accessible and easily maintained, including ready access to system components located on private lots.
- The design protects natural watercourses and riparian corridors by avoiding disturbance, redirection, reshaping or modification of natural systems.
- Stormwater discharge to surface and underground receiving waters during construction activities and post construction do not degrade the quality of receiving waters.
- The stormwater management system optimises the interception, retention and removal of water borne pollutants before their discharge to receiving waters.
- Water quality improvement devices are provided for the treatment of stormwater run-off before discharge from the site and are located to minimise negative impacts on both the natural and built (including traffic management) environments.

Controls:

- The **General Controls** specified in 3.2.17 of SVC DCP 2019 relating to Stormwater/roof Water Management are adopted for the purposes of this Section as amended by the following additional controls:
- Comply with the **Stormwater Management Plan** is submitted with the concept Masterplan. (this plan details source controls, conveyance controls, discharge controls, water quality improvement controls, water quantity controls and overland flow paths).
- Ensure pre-development (natural) overland flow paths are restored.
- Ensure that run-off does not impact on surrounding properties or the environment resulting in damage to public and private assets, reduced property values or requires additional expenditure on flood mitigation or drainage works for properties outside the precinct.
- Ensure that sustainable water management practices are applied, where practicable
- Minimise soil disturbances to existing landform wherever possible and avoid particulate runoff.
- Stormwater/roof water management is to comply with the relevant provisions of the Landcom Publication : *Managing Urban Stormwater – Soils and Construction - Volume 1 - 4th edition.*

7.2 Erosion and Sediment control

Objectives:

- Minimise erosion/sediment run off from the site during and post development process Maintain existing site soil profiles.

Controls

- The **General Controls** specified in part 3.2.9 of SVC DCP 2019 relating to erosion and sediment control are adopted for the purposes of this Section including the following additional controls:

- An **Erosion and Sediment Control Plan** is to be submitted with future staged development applications.

7.3 Cut and Fill

Objective:

Minimise excessive disturbance to existing landform. **Note:** Proposed cut and fill for roads and allotments is to be minimised but will inevitably be determined by existing topography, road grading and site access requirements

Controls:

- The **General Controls** specified in part 3.2.6 of SVC DCP 2019 relating to cut and fill are adopted for the purpose of this Section as amended by the following additional controls:

  General requirements:

  - Driveway access shall be in accordance with AS2890.1.
  - Cut and fill must consider the implications of incidental flooding and does not impound or redirect runoff to affect other properties.

  - Building designs are to be appropriate for site conditions with consideration given to the stability of the site and adjoining site and the privacy of the adjoining dwellings.

  - Development is to be designed to minimise the effect of disturbance on any land and ensure that dangerous excavations are avoided, or where necessary, properly retained and secured.

  - Development within two (2) metres of the allotment boundaries is to employ construction methods that will retain the fill within the confines of the building, e.g. “drop edge” raft slabs etc.

- Cut and fill batters should not exceed as slope of 1:2 to the natural ground level unless the foundation strata of the area permit otherwise and Council is satisfied with the site stability. All batters are to be provided with both short term and long term stabilisation to prevent soil erosion.

- Stormwater or surface water runoff shall not be redirected or concentrated onto adjoining properties so as to cause a nuisance and adequate drainage is to be provided to divert water away from batters.

- A “cut and fill plan” is to be submitted as part of civil plans and lodged with future staged development applications.

7.4 Bushfire Planning

Objective:

Safeguard residents and properties from bushfire attack. Comply with the relevant NSW Rural Fire Service Planning for Bushfire Protection Guidelines.
Comment: The intent of council’s requirement for development is to ensure that all future building and occupation within the estate are suitably sited, designed and constructed to comply with current bushfire protection planning guidelines and standards.

Controls:

- The **controls** specified in SVC DCP 2019 relating to bushfire planning/protection are adopted for the purpose of this Section in addition to the following controls:

- Comply with the submitted Bushfire Assessment Report recommendation(s) prepared for this site.

- Comply with planning and construction requirements of “Planning for Bushfire Protection 2019 (PBP2019)” and “Australian Standard AS 3959:2018 Construction of buildings in bushfire prone land”.

7.5 On-site Wastewater Management

Objective:

Ensure waste water is disposed of via Council’s reticulated sewerage system.

Controls:

- The **General Controls** specified in 3.2.13 of SVC DCP 2019 relating to On-site Wastewater Management including compliance with listed Australian and National Standards and buffer distance requirements are adopted for the purposes of this Section in addition to the following controls:

- **A Wastewater Management Report** prepared by a suitably qualified person specialising in wastewater management is to be submitted with all future staged development applications.

7.6 Services/Utilities

Objective:

Ensure all essential utilities are available to the service the development and ensure site services are appropriate to the needs of residents + appropriately consider the environment.

Controls:

- The **General Controls** specified in 3.2.14 of SVC DCP 2019 relating to provision of services are adopted for the purposes of this Section. Sewerage, water, electricity and telecommunications facilities will be connected to the site to service individual properties in addition to the following controls:
- Electricity reticulation shall be underground.
- Install smart meters to assist with the billing for individual dwellings.
- Install underground water tanks for dwellings for personal and firefighting use.
- Dwelling/terrace home roof areas are to be available for solar panel installation.
- Electricity supply and service to common areas and individual Lots to be provided by the developer.
- Wireless NBN will to be available to all lots (subject to NBN technology).
- Gas connection to be (optionally) available to all lots.
- Water and Sewer connection to be provided to Council Treatment Plant.
- EV and E-bike charging facilities are to be provided for dwellings and terrace homes, and shared facilities provided within or adjacent to car spaces for mixed use and commercial developments e.g. within car spaces allocated for shops, apartments and hotel.
- Comply with the recommendations of the separate report submitted with the concept development application detailing proposed provision/extension of utilities.

7.7 Retaining Walls

Objective:

Minimise the impact of retaining walls and ensure construction in appropriate materials.

Controls:

The **General Controls** specified in 3.2.15 of SVC DCP 2019 relating to construction/design of retaining walls are adopted for the purposes of this Section.

7.9 Earthworks

Objective:

Minimise the impact of earthworks on the site for the construction of roads, installation of drainage works and creation of level allotments for future dwellings and commercial/mixed use development..

Controls:

- Comply with the provisions of SVCDCP 2019 in relation to earthworks.
- Details of the proposed extent of cut and fill across the site is to be submitted with future staged development applications.

7.10 Contamination

Objective:

The objective of the preliminary site contamination investigation is to assess whether any contamination has the potential to exist on the site and whether further investigation is needed. The report has concluded that the site is suitable for residential, mixed use and commercial development.

Controls:

- Refer to preliminary Site Contamination Report submitted with the Masterplan. This report confirms that no contamination has been detected on the site warranting further action at this stage.
- Any contamination discovered on site during construction must be removed in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021* and *Managing Land Contamination - Planning Guidelines*

ANNEXURE: LIST OF ASSOCIATED SUPPORTING DOCUMENTS

- A **Masterplan** together including the following additional documentation (expert reports) will be provided to support the development application for this site:
- ADG Assessment, Landscape Concept Plan, Public Domain Plan etc. (all to be part of Masterplan Concept architectural drawings).
- Artist's impressions/views.

- Site-Specific Development Control Plan.
- Statement of Environmental Effects.
- Masterplan Concept Architectural Drawings (see above).
- Bushfire Hazard Assessment.
- Preliminary Site Contamination Study.
- Stormwater Management Concept Strategy + Flood Data.
- Site Services.
- Traffic Management
- Heritage and Archaeological Report.
- Capital investment Report.
- Site Survey.
- Views/Visual Impact Assessment.
- Economic Impact Assessment.

END