



SNOWY MONARO
REGIONAL COUNCIL

ATTACHMENTS TO REPORTS Part 1

(Under Separate Cover)

Ordinary Council Meeting

21 December 2023

ATTACHMENTS TO REPORTS **FOR** **ORDINARY COUNCIL MEETING** **THURSDAY 21 DECEMBER 2023**

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CONDITIONS OF CONSENT

10.2023.200.1

Part A – Administrative Conditions

Reason for imposition of conditions: Unrestricted consent may affect the environmental amenity of the area and would not be in the public interest.

ADM_01 - Endorsed plans and supporting documentation

Reason

Development must be carried out in accordance with the following plans and documentation, except where amended by Council and/or the conditions of this development consent.

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

Approved plans

Plan No	Revision Number	Plan Title.	Drawn By.	Date
1 of 16	-	Site Location	JR	29/06/2023
3 of 16	-	Site Plan 1:1500	JR	29/06/2023
4 of 16	-	Sediment Control Plan	JR	29/06/2023
5 of 16	-	Dwelling Floor Plan	JR	29/06/2023
6 of 16	-	Dwelling Elevations	JR	29/06/2023
7 of 16	-	Dwelling Sections	JR	29/06/2023
8 of 16	-	Dwelling Garage Plans	JR	29/06/2023
9 of 16	-	Opening Schedule	JR	29/06/2023
10 of 16	-	Dwelling BASIX Requirements	JR	29/06/2023
11 of 16	-	Cabin Plans & Elevations	JR	29/06/2023
12 of 16	-	Cabin Section	JR	29/06/2023
13 of 16	-	Cabin BASIX Requirements	JR	29/06/2023
14 of 16	-	Carport Plans	JR	29/06/2023
15 of 16	-	Machinery Shed Plans	JR	29/06/2023

Approved documents

Document Title.	Revision	Prepared By.	Date
Statement of Environmental	B	Candor Town Planning	Oct 2023

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Effects

Flora & Fauna Assessment	-	South Coast Environmental Consulting	June 2023
Vegetation Management Plan	-	South Coast Environmental Consulting	June 2023
BASIX Report 13732588_05		E-LAB Consulting	16/11/2023
NatHERs Report 91EU2NPFYL		E-LAB Consulting	16/11/2023
BASIX Report 1368416M_08		E-LAB Consulting	15/11/2023
NatHERs Report N5CRCRQOMT		E-LAB Consulting	15/11/2023
Bushfire Assessment Report	1	Bushfire Planning & Environmental Solutions Pty Ltd	24/03/2023
Bush Fire Safety Authority	1	RFS – Michael Gray	14/09/2023
Facility Management Plan	1	Unknown	Sept 2023
Construction Management Plan		Progressive Solutions	Project 22/06/2023

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails. Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

ADM_02 - Inconsistency between documents

Reason

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

ADM_03 Compliance with the Building Code of Australia and insurance requirements under the Home Building Act 1989

Reason

For the purposes of section 4.17(11) of the Act, the following conditions are prescribed in relation to a development consent for development

To ensure the development complies with the requirements of

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that involves any building work:

- a. that the work must be carried out in accordance with the requirements of the Building Code of Australia.
- b. in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

Clause 69 of the Environmental Planning and Assessment Regulations 2000, and Section 4.17(11) of the Environmental Planning and Assessment Act 1979, as amended

This condition does not apply:

- c. to the extent to which an exemption is in force under the Home Building Regulation 2004, or
- d. to the erection of a temporary building.

Note: In this condition, a reference to the BCA is a reference to that code as in force on the date the application for the relevant Construction Certificate is made.

ADM_06 BASIX requirements

Reason

Under Clause 97A (3) of the Environmental Planning and Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled. Relevant BASIX Certification means:

- a. A BASIX Certificate that was applicable to the development when this development consent was granted or modified in accordance with Section 4.55 of the EP&A Act, being BASIX Certificate No 13732588_05 16/11/2023 & 1368416M_08 15/11/2023 or;
- b. If a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate.

To ensure the development complies with the requirements imposed under Clause 75 of the Environmental Planning and Assessment Regulations 2021, and Section 4.17 (11) of the Environmental Planning and Assessment Act 1979, as amended.

ADM_07 Crown Road Reserve

Reason

This consent does not require any works within the Crown Road Reserve and is not consent for any works to be carried within the road reserve. Should works within the road reserve be required, the relevant approval from the crown is required.

To ensure that the road naming process is completed in time for issuing of a subdivision certificate.

Note: It is recommended that the applicant lodges an application to close and purchase the unformed Crown road. The application can be found at: <https://www.crownland.nsw.gov.au/licences-leases-and-permits/information-about-crown-roads/purchase-crown-road>

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Part B – Other Approvals

OA_01 Separate Section 138 Permit - Roads Act 1993

Reason

Notwithstanding the issue of this development consent, separate consent from Council under Section 138 of the Roads Act 1993, must be obtained prior to any works taking place on a public road including the construction of a new driveway access (or modification of access) and prior to the issue of an occupation certificate. Applications for consent under Section 138 must be submitted on Council's standard application form and be accompanied by the required attachments and prescribed fee.

OA_02 Potable and non-potable water supply

Reason

Prior to issue of a Section 68 Approval for Water Supply, the applicant must submit to Council documentation demonstrating that the proposed water supply to the development will be sufficient to supply 110L of potable water and 40L of non-potable water, per person per day.

To ensure compliance with the provisions of the Local Government Act

OA_04 Separate Section 68 Approval for Water supply, stormwater and sewerage works

Reason

Prior to issue of the Construction Certificate, an application pursuant to Section 68 of the Local Government Act 1993 to carry out water supply, stormwater and sewerage works must be submitted to Council. The following must be clearly illustrated on the site plan to accompany the application for Section 68 approval:

To ensure compliance with the provisions of the Local Government Act

- Position and depth of the sewer (including junction).
- Stormwater drainage termination point.
- Easements.
- Water main.
- Proposed water meter location.

The developer is to ensure that approval for the s68 application must be obtained prior to any plumbing and drainage works being undertaken on the site

Note - Failure to obtain the Section 68 Approval prior to works being undertaken may result in the developer receiving a monetary penalty and the plumber being subject to investigation by the Department of Fair Trading and a fine exceeding \$1500.

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OA_05 Separate Section 68 Approval to Install On-site Sewage Management System

Reason

Notwithstanding the issue of this development consent, separate approval from council under Section 68 of the Local Government Act 1993 to install on-site sewage management system must be obtained prior to release of the Construction Certificate. Application for approval under Section 68 to Install On-site Sewage Management System must be submitted on council's standard application form and be accompanied by the required attachments and prescribed fee.

OA_06 Water Supply

Reason

Prior to the Issue of a S68 Approval for Water Supply Works, the developer must provide to Council a water management plan demonstrating that water supply of 40L of potable water and 40L of non-potable water, per person per day will be achieved. It must also be demonstrated that a target for grey-water re-use within the facility of 100% can be achieved.

Part C – Prior To the Issue of the Relevant Construction Certificate

PCC_03 Payment of section 7.12 contributions

Reason

Before the issue of a construction certificate the applicant must pay a total contribution of **\$6972.50** as calculated at the date of this consent to Council under section 7.12 of the EP&A Act in accordance with Snowy Monaro Section 7.12 Local Infrastructure Contributions Plan 2022. The total amount payable may be adjusted at the time the payment is made, in accordance with the provisions of the Snowy Monaro Local Infrastructure Plan 2022 (2.8. Indexation of contributions).

To address the increased demand for regional infrastructure resulting from the approved development

A copy of the development contributions plan is available for inspection at <https://www.snowymonaro.nsw.gov.au/Building-and-Planning/Development/Building-and-Construction/Local-Infrastructure-Contributions>.

PCC_06 Long service levy

Reason

In accordance with Section 6.8(1)(b) of the Environmental Planning and Assessment Act 1979, a Construction Certificate must not be issued until any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such

To ensure legislative compliance.

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levy is payable by instalments, the first instalment of the levy) has been paid. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment must be provided to Council.

PCC_07 Compliance with Australian Standards and Building Code of Australia Reason

The development is required to be carried out in accordance with all relevant Australian Standards and the requirements of the Building Code of Australia. Details demonstrating compliance must be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

To ensure legislative compliance.

PCC_08 Information required prior to the issue of a Construction Certificate Reason

The following documentation must be submitted to the satisfaction of the Principal Certifying Authority, prior to the granting of the construction certificate (where applicable):

- A. Detailed building plans and specifications containing sufficient information to verify that the completed building will comply with the Building Code of Australia and the relevant Australian Standards.
- B. A list of any existing fire safety measures provided in relation to the land or any existing building on the land (not applicable to dwellings or outbuildings).
- C. A list of any proposed fire safety measures provided in relation to the land or any existing building on the land (not applicable to dwellings or outbuildings).
- D. A report prepared by a professional engineer detailing the proposed methods of excavation, shoring or pile construction, and what measures are to be implemented to prevent damage from occurring to adjoining or nearby premises as a result of the proposed excavation works. (NOTE: Any practices or procedures specified to avoid damage to adjoining or nearby premises are to be incorporated into the plans and specifications for the Construction Certificate).

To ensure the design of the proposed work may be assessed in detail before construction commences and because it is in the public interest that the development complies with the appropriate construction standards. Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, as amended

Structural engineering details or design documentation including details of the following where relevant:

- Reinforced concrete strip footings.
- Reinforced concrete raft slab.
- Suspended reinforced concrete slabs.

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- Structural steelwork.
 - Structural timber work exceeding the design parameters of Australian Standard AS1684-1999 "Residential timber-framed construction".
 - Upper floor joist layout.
 - Retaining walls.
 - Roof trusses.
 - Wall/roof bracing.
 - The existing structure must be certified as being structurally adequate to carry out the proposed additional loadings.
- F. Method of protecting window/door openings as required by BCA Part
- G. Method of ventilating the basement car park. (Note: If mechanical ventilation is required, mechanical ventilation plans must be submitted that also confirm the minimum height clearance specified by AS 2890.1 – Car parking, will be achieved).

PCC_15 Heating Appliances

Reason

The developer shall submit to the Certifying Authority (i.e. Council or Accredited Certifier) full details on the heating appliance/s to be installed within the development prior to the release of the Construction Certificate. The details include the location and type of appliance and the manufacturer's installation specifications.

To ensure legislative compliance.

Part D – Prior To the Commencement of Works

PCW_03 Erection of signage

Reason

A sign must be erected in a prominent position on any site on which any approved work is to be carried out:

- showing the name, address and telephone number of the certifying authority for the work;
- showing the name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and
- stating that unauthorised entry to the work site is prohibited.

The sign must be maintained while the approved work is being carried

To ensure the development complies with prescribed conditions under the Environmental Planning and Assessment Regulations 2021.

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out and must be removed when the work has been completed.

PCW_05 Erosion and drainage management

Earthworks and/or demolition of any existing buildings must not commence until an erosion and sediment control plan is submitted to, and to the satisfaction of the Principal Certifying Authority. The plan must comply with the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (The Blue Book).

Erosion and sediment control works must be implemented in accordance with the erosion and sediment control plan.

Reason

To ensure the impact of the work on the environment in terms of soil erosion and sedimentation is minimised.

PCW_12 Temporary Sanitary Facilities

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- A. a standard flushing toilet; and
- B. connected to either: an accredited sewage management facility or an approved chemical closet.
- C. Located on the site so as to minimise the visual and sensory impacts to neighbouring properties.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

Reason

PCW_16 Termite Control

Prior to the commencement of works, the Applicant will submit to the satisfaction of the PCA (i.e. Council or Private Certifier) documentation confirming the building will be protected from termite attack in accordance with the provisions of Australian Standard AS 3660.1. The submitted documentation will include:

- a) details of the proposed methods to be used; and
- b) certification of works performed;

A durable notice must be permanently fixed to the building in a prominent location, such as in the electrical meter box indicating:

- a) the method of protection;

Reason

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- b) the date of installation;
- c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and.
- d) the need to maintain and inspect the system on a regular basis.

NOTE: Under slab chemical treatment will not be permitted as the only method of treatment unless the area can be retreated without major disruption to the building.

PCW_19 Enclosure of the Site

Reason

The site must be enclosed with a suitable security fence to prohibit unauthorised access, to be approved by the Principal Certifying Authority. No building work is to commence until the fence is erected.

To ensure the protection of the public

Part E – During Construction

DC_01 Erosion and drainage management

Reason

Erosion and sediment control works must be implemented in accordance with the endorsed erosion and sediment control plan and maintained throughout the construction process.

It is in the public interest that the development works do not damage existing Council infrastructure.

DC_04 Use of Power Tools - Non-Residential Areas

Reason

The developer is to ensure that work on the development site by all persons using power tools and equipment is limited to the following hours:

Monday to Friday:	7.00am to 8.00pm
Saturday:	7.00am to 8.00pm
Sunday:	8.00am to 8.00pm
Public Holidays:	8.00am to 8.00pm

To ensure building works do not have adverse effects on the amenity of the area.

DC_06 Principal Certifying Authority

Reason

A Principal Certifying Authority appointed to replace another must ensure that notice of the appointment and of the approval of the appointment is given to the consent authority and Council (if not the

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relevant consent authority) within 48 hours of the appointment.

DC_07 Inspections

All mandatory inspections required by the Environmental Planning and Assessment Act 1979 and any other inspections deemed necessary by the Principal Certifying Authority must be carried out during the relevant stage of construction. Work must not proceed beyond each critical stage until the Principal Certifying Authority is satisfied that work is proceeding in accordance with this consent, the Construction Certificate(s) and the Act. Council must be given 48 hours' notice to undertake the inspections.

Reason

It is in the public interest that critical stage inspections be issued for these components of the development in accordance with Section 162A of the Environmental Planning and Assessment Regulations 2000 as amended.

DC_08 Items not to be placed on roadway

The following items must not be placed on the footpath, roadway or nature strip at any time throughout the construction process:

- building materials, sand, waste materials or construction equipment;
- bulk bins/waste skips/containers; or

other items that may cause a hazard to pedestrians.

Reason

To ensure no obstruction to the roadway.

DC_09 Site maintenance

The principal contractor, owner-builder or any other person having benefit of the development consent must ensure that:

- approved sediment and erosion control measures are installed and maintained during the construction period;
- building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held; and
- the site is clear of waste and debris at the completion of works.

Such measures will be in place throughout the construction process.

Reason

It is in the public interest that the development works do not damage existing Council infrastructure or cause nuisance to the community.

DC_11 Archaeology – Unexpected Finds

Reason

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If any Aboriginal object(s) is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the applicant must:

To ensure the protection of objects of potential significance during works

- Not further harm the object(s).
- Immediately cease all work at the particular location.
- Secure the area so as to avoid further harm to the Aboriginal object(s)
- Notify Heritage NSW as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au, providing any details of the Aboriginal object(s) and its location
- Not recommence any work at the particular location unless authorised in writing by Heritage NSW.

All Aboriginal cultural heritage items must be mapped as polygons on all subdivision and operational plans to ensure these areas are not inadvertently impacted.

If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit (AHIP) must be prepared and submitted to Heritage NSW before work may continue.

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted.

DC_16 Cut and fill

Reason

Soil removed from or imported to the site must be managed in accordance with the following principles:

- A. All excavated material removed from the site must be classified in accordance with the Department of Environment, Climate Change and Water NSW's Waste Classification Guidelines prior to disposal to an approved waste management facility and reported to the Principal Certifying Authority.
- B. All fill material imported to the site is to wholly consist of Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material approved under the Department of Environment and Climate Change's general resource recovery exemption.

DC_23 Approved Plans on Site

Reason

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A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification will be kept on the site at all times during construction and will be readily available for perusal by any officer of the Council or the PCA.

To the works are being completed in accordance with the approved plans.

DC_24 Public Access and Site Security

Reason

It is the responsibility of the applicant to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied.

The ensure community is safe from the construction works.

DC_25 Excavation

Reason

1. The developer is to ensure that at all times all excavations and backfilling associated with the development is executed safely and in accordance with professional standards.
2. The developer is to ensure that all excavations are properly guarded and protected at all times to prevent them from being a danger to life or property.
3. The developer is to ensure that if an excavation associated with the development extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made must:
 - a. preserve and protect the adjoining building from damage, and if necessary, underpin and support the building in an approved manner; and
 - b. at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
4. The owner of the adjoining allotment of land is not liable for any part of the cost of the work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. An allotment of land includes a public road and any other public place.
5. The developer is to ensure that the toe of any embankment to a site excavation is a minimum 900mm from the external walls and graded to drain all surface water away from the building. The ground level adjacent to the building is to be no less than 150mm below the top of the reinforced concrete floor slab.

To ensure the development complies with the requirements of Clause 98E of the Environmental Planning and Assessment Regulations 2000, and Section 4.17(11) of the Environmental Planning and Assessment Act 1979, as amended

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DC_27 Revegetation Works

Reason

At the completion of site works the following landscaping works are to be carried out:

- a) all disturbed areas are to be weed free hay mulched.
- b) topsoil is spread over all disturbed areas with priority given to cut and fill batters;
- c) All disturbed areas are re-vegetated using drylands grass mix with a complete fertilizer.

DC_26 Erosion and drainage management

Reason

Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

To reduce impact on surrounding properties during construction.

- a) Physical barriers will be erected at right angles to the prevailing wind direction or will be placed around or over dust sources to prevent wind or activity from generating dust emissions,
- b) Earthworks and scheduling activities will be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed, All materials will be stored or stockpiled at the best locations,
- c) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- d) All vehicles carrying spoil or rubble to or from the site will at all times be covered to prevent the escape of dust or other material,
- e) All equipment wheels will be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
- f) Gates will be closed between vehicle movements and will be fitted with shade cloth, and Cleaning of footpaths and roadways will be carried out regularly.

DC_29 Erosion and sediment control - Road

Reason

Adequate measures will be taken to prevent dust and dirt from the construction site through vehicles or otherwise to coming to the Alpine Way during stage 1 construction. During construction Erosion and sediment control works must be implemented in accordance with an endorsed erosion and sediment control plan and maintained throughout the construction process in accordance with the following

It is in the public interest that the development works do not damage existing Council infrastructure and accordingly a record of existing conditions

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measures;

- All vehicles carrying spoil or rubble to or from the site will at all times be covered to prevent the escape of dust or other material,
- All equipment wheels will be washed before exiting the site using manual or automated sprayers and drive-through washing bays.

is required. Section 4.15(e) of the Environmental Planning and Assessment Act 1979

Part F – Prior To the Issue of an Occupation Certificate

POC_01 Occupation Certificates

The owner, principal contractor or owner-builder must meet all costs associated with the foregoing conditions which must be completed prior to the issue of the relevant Occupation Certificate, unless otherwise stated.

Reason

To ensure the building as has been approved for occupation

POC_02 Smoke alarms

Smoke alarms must be installed in each Class 1 building or dwelling in accordance with the relevant provisions of the BCA – Housing Provisions, and in accordance with AS 3786. Smoke alarms must be connected to the consumer mains electric power supply and provided with a battery back-up. A Compliance Certificate certifying the installation of smoke alarms must be provided to the Principal Certifying Authority prior to the issue of the relevant Occupation Certificate.

Reason

POC_08 Services

Any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications required as a result of the development must be at no cost to Council and undertaken prior to the issue of the relevant Occupation Certificate.

Reason

To ensure any require services are installed by the developer.

POC_09 Waste management

All refuse, spoil and/or material unsuitable for use must be removed from the site and lawfully disposed of upon completion of the building works and prior to the issue of the relevant Occupation Certificate.

Reason

POC_10 Completion of landscape works

Reason

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Prior to the issue of the final Occupation Certificate, the Council must be satisfied that all landscape works, including the removal of all noxious and/or environmental weed species, have been undertaken in accordance with the approved plans and any relevant conditions of consent.

POC_12 Fulfilment of BASIX commitments

Reason

The person having benefit of the development consent must demonstrate the fulfilment of BASIX commitments pertaining to the development prior to the issue of the relevant Occupation Certificate as required under Condition **ADM_06**.

POC_15 Fire safety

Reason

Prior to the issue of the relevant Occupation Certificate, the Principal Certifying Authority must be satisfied that a Fire Safety Certificate for all the essential fire or other safety measures forming part of this consent has been completed, and that a copy of the Fire Safety Certificate has been provided to Council.

To ensure compliance with the provisions of the BCA

POC_16 Clearing for Asset Protection Zones

Reason

Following completion of onsite building works and clearance/modification of vegetation for establishment of the bushfire Asset Protection Zone (APZ), the developer is to certify in writing that the clearing of vegetation for establishment of the APZ was confined within the marked APZ boundaries. Certification of compliance is to be submitted to the Principal Certifying Authority prior to issue of the Occupation Certificate.

POC_19 Finished Drainage System

Reason

The developer is to submit two copies of the finished internal storm water drainage system to Council prior to the release of the Final Occupancy Certificate. The developer must ensure that the internal stormwater drainage system plans details include: a silt arrestor / surcharge pit within and adjacent to the property boundary, details of the point of discharge and method of connection to Council's storm water drainage system.

To ensure adequate records are made of systems installed.

POC_20 Separate Approval to Operate an On-site Sewage

Reason

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Management System

Notwithstanding the issue of this development consent, separate approval from council under the Local Government Act 1993 to operate on-site sewage management system must be obtained prior to release of the Occupancy Certificate. Application for approval to Operate On-site Sewage Management System must be submitted on council's standard application form and be accompanied by the required attachments and prescribed fee.

POC_31 Code Of Conduct for Guests

Reason

Prior to the occupation and commencement of use the developer is to submit to Council for approval a Code of Conduct for Guests. The document should address (but not be limited to) the following issues:

- a) Advise visitors of access points to the site and general circulation patterns;
- b) Demand reduction strategies for visitor water usage and energy usage;
- c) Restricted access areas in order to protect neighbouring properties privacy;
- d) Advice on visitor etiquette;
- e) Bushfire prevention strategies; and
- f) Waste management and minimization.

Note; This document is to be provided to guests prior to arrival.

POC_33 Eco-tourist Accreditation

Reason

The developer shall provide evidence that an application to gain Eco Accreditation through Eco Tourism Australia and Quality Tourism Accreditation through Australian Tourism Industry Council (ATIC) has been carried out prior to commencement of operation and shall maintain these (or equivalent accreditations) throughout the life of the development.

POC_34 Water Supply to Tourist Facilities Commercial Operations – non reticulated supply only

Reason

As a facility that will supply drinking water from an independent water supply (not town water) to consumers the operator of the premises will be a private supplier.

The Private Water Supplier must develop and adhere to a quality assurance management plan (or drinking water management plan) from 1 September 2014 in accordance with the requirements of the

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Public Health Act 2010 and the Public Health Regulation 2012. Guidance and assistance can be sought from Council's Environmental Health Officers and with reference to:

<https://www.health.nsw.gov.au/publichealth/environment/water/privatesupplies.asp>

<https://www.health.nsw.gov.au/environment/water/Pages/drinking-water.aspx>

A copy of your Drinking Water Management Plan must be provided to Council prior to the commencement of use.

The rainwater tanks and rainwater must be used and maintained in accordance with the NSW Health Private Water Supply Guidelines at all times.

POC_27 Rainwater Tank Capacity

Prior to the release of any occupation certificate a rainwater tank/s of a minimum volume of 260,000L is to be installed on the site. This requirement is in addition to any volume required for bush fire protection.

Reason

To provide sufficient potable water for properties not connected to Council reticulated supply

PART H – ONGOING USE AND OPERATION

OU_01 Occupation Certificate to be submitted

An Occupation Certificate must be obtained from the Principal Certifying Authority and a copy submitted to Council (if Council is not the Principal Certifying Authority) prior to the commencement of occupation, or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building

Reason

It is in the public interest that an Occupation Certificate be issued prior to occupation of the building. Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.

OU_02 External lighting

At all times for the life of the approved development, all outdoor lighting must not detrimentally impact upon the amenity of other premises and adjacent dwellings and must comply with, where relevant, AS1158.3-1999 Pedestrian Area Category PI Lighting, and AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.

Reason

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OU_03 Manager's Residence

Reason

The developer is to ensure that at all times the building identified as the manager's residence as part of this application shall only be used as a dwelling and a manager's residence.

OU_04 Air conditioning units

Reason

Air conditioning units must not be visible from the street or public place and are not to obscure windows or window frames or architectural features of the building.

OU_08 Landscaping

Reason

The landscape works must be maintained to ensure the establishment and successful growth of plants, meeting the intent of the landscape design. This must include but not be limited to watering, weeding, and the replacement of failed plant material.

OU_12 Maintenance of BASIX Commitments

Reason

All BASIX commitments must be maintained in accordance with the requirements in Condition **ADM_06**.

OU_14 Fire Safety

Reason

Each year the owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

OU_23 Garbage Disposal

Reason

The developer shall ensure that all waste and recyclable materials generated by the development are disposed lawfully.

OU_28 External Finishes

Reason

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The materials and colours of external features of any building, driveways, walkways or large paved areas shall be in colours that blend with the surrounding natural materials (e.g. olive or mist green, light or slate grey, light browns) and shall be non-reflective.

To ensure the structure is in keeping with the character of the area.

The approved colours of the exterior of the building are:

Roof: Monument, Woodland Grey

Walls/Cladding: Monument, Woodland Grey & Timber

Zincalume is prohibited and not approved as part of this consent.

Note: This condition can be amended with the written consent of Council.

The colours and materials for the development are those shown on the approved schedule.

OU_33 Occupancy Rates – Short Term Accommodation

Reason

The bedrooms in each in the building are to be occupied by a number of persons not exceeding the number listed in the following schedule:

Cabin 1 = 4 Persons

Cabin 2 = 4 Persons

Cabin 3 = 4 Persons

Cabin 4 = 4 Persons

Cabin 5 = 4 Persons

The proposed development is not used to accommodate more than 20 persons for short term accommodation.

OU_36 Advertising Signage

Reason

No external advertising or business signage is approved by this consent. Any future signage will be the subject of a separate development application, where statutorily required.

OU_43 Driveways (Rural Development)

Reason

1. The developer is to ensure that the vehicular access road to the proposed development is constructed and maintained in accordance with the requirements of the Department of Land and Water Conservation pamphlet "Guidelines for the Planning,

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Construction and Maintenance of Trails".

2. The developer is to ensure that in conjunction with the "Guidelines for the Planning, Construction and Maintenance of Trails" the vehicular access road is constructed in accordance with the following standards: The road must be 4 metres wide; Cross slope of the road must be no greater than 1:14 or 7% (i.e. a 28cm drop over 4 metres); and Road gradients must not exceed 16.7% (1:6) for gravel construction and 20% (1:5) for sealed surfaces.

OU_50 Eco-tourist Accreditation

Reason

The eco tourist development shall gain Eco Certification through Eco Tourism Australia and Quality Tourism Accreditation through the Australian Tourism Industry Council (ATIC), within twelve (12) months of commencement of operation and shall maintain these (or equivalent accreditations) throughout the life of the development.

OU_51 Water Reuse

Reason

The eco tourist facility shall re-use 100% of the grey water generated within the facility.

OU_52 Waste Management

Reason

The developer and all future managers/owners shall ensure that all waste generated by the eco-tourist facility is managed in accordance with the approved Waste Management Plan

OU_53 Fencing

Reason

The developer shall ensure that the development site (Lot 2 DP 1184090) is fully fenced and signage is erected to inform guests of the boundary of the property and that they must stay within the property boundaries when using the accommodation.

OU_54 Business Operation and Use of Eco Tourist Facility

Reason

- a. At all times the cabin buildings are being used only for the purpose of eco-tourism cabins as defined in the Snowy River Local Environmental Plan.
- b. The eco tourist facility shall be available for patrons on a rear-round

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- basis and shall not be used solely by the owners of the cabin as a holiday home.
- c. The manager of the eco tourist facility must provide to guests a copy of the Code of Conduct prior to their arrival on site and a copy shall be provided within each cabin.
 - d. A notice shall be provided in the cabin asking the guests and visitors to respect the rural nature of the surrounding area and the amenity and privacy of neighbours.
 - e. The eco tourist facility is to be used solely for the provision of temporary holiday accommodation for guests, for a period of no more than three (3) consecutive months.
 - f. The development shall be managed by a suitably qualified on-site property manager. The on-site property manager shall be available to respond to complaints from neighbours and manage the conduct of the tourists occupying the cabins.
 - g. The operator is to ensure that any deliveries that relate to the development are to occur only during normal working hours (8am-5pm Monday to Saturday) and no deliveries to occur Sunday or Public holidays.
 - h. Recreational shooting shall be prohibited & no firearms shall be brought onto the property.
 - i. No pets are permitted on the property (exception assistance animals for persons with a disability).
 - j. All guest shall comply with a 40km/h speed limit on the Right of Way leading to the property
 - k. Speed limit within the property shall be 20km/h
 - l. No smoking
 - m. No lighting of open fires
 - n. Parties and functions will be prohibited
 - o. Guest are required to walk along designated tracks when moving about their cabin and the property

OU_55 Future Landscaping

Reason

All future landscaping within the subject property is to involve the planting of species associated with the naturally occurring communities.

OU_56 Water Supply

Reason

The developer shall ensure that the Eco Tourist facility is serviced by a minimum volume of 260,000L water tanks.

This requirement is in addition to any volume required for bush fire

To provide sufficient potable water for properties not connected to Council

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protection.

reticulated supply

OU_57 Management Zone & Actions

Reason

The developer shall ensure that the management zones and actions outline in the Vegetation Management Plan are implemented and maintained in perpetuity.

Zone 1: Development footprint area including house, sheds, cabins, tracks and retaining views to the south.

Zone 2: Sustainable grazing area including Sugarloaf Creek riparian zone

Zone 3: Koala habitat corridor

PART I – ENGINEERING

SUB_15 Traffic Control

Reason

The developer shall ensure that traffic control measures are implemented for all works within public roads in conformity with Traffic Control Plans prepared and approved by a competent person accredited by Transport for NSW. A traffic control plan prepared and approved by a competent person accredited by the Transport for NSW must be submitted to Council for each stage of development if working on a public road prior to the issue of an approved subdivision certificate.

SUB_18 Intersection treatment – CHR/BAL

Reason

Prior to the occupation certificate of stage 2, the intersection of property access Road with Snowy River Way shall be designed and constructed to satisfy the minimum standards for a CHR and BAL intersection treatment as set out in the Austroads "Guide to Road Design - Part 4A: Unsignalised and Signalised Intersections", including the requirement for Safe Intersection Sight Distance for a 110km/h speed zone of Snowy River Way at the location of the intersection with the proposed road.

To ensure safe access is provided to the development.

Compliance Certificate Inspections (For information only - this is NOT a condition of consent)

The developer must obtain a Compliance Certificate, either from Council to demonstrate that all subdivision works have been completed. The subdivision works must be inspected by Council's inspector at each of the following stages of construction to confirm compliance

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with the standards set out in Council's Development Design and Construction Specifications.

- (a) After placement of all signs in accordance in with the approved Traffic Control Plan.
- (b) After stripping of topsoil from roads and fill areas, all Soil and Water Management Plan controls shall be in place at this stage.
- (c) After completion of road subgrade.
- (d) During field density testing, string line checking and proof rolling of the finished subgrade.
- (e) After placement of water service conduits prior to backfilling.
- (f) After placement and compaction of each layer of gravel pavement material.
- (g) During field density testing, string line checking and proof rolling of each finished gravel pavement layer.
- (h) During application of bitumen seal or asphaltic concrete wearing surface.
- (i) After laying and jointing of all water supply pipelines prior to backfilling and after installation of all water meters.
- (j) After laying and jointing of all sewerage pipelines prior to backfilling.
- (k) During pressure testing of all water supply pipelines.
- (l) During pressure testing of all sewerage pipelines.
- (m) During testing of all sewer manholes.
- (n) After completion of works prior to acceptance and commencement of "on-maintenance" period.
- (o) During the "off-maintenance" period inspection.
- (p) As otherwise required to confirm that the works are satisfactorily executed and in conformity with environmental controls.

It should be noted that Council charges fees for inspections and Compliance Certificates.

These fees must be paid prior to the endorsement of a Subdivision Certificate.

PART J – AGENCY SPECIFIC CONDITIONS

AS_01 Agency Specific - RFS

Reason

General Conditions

1. The development proposal is to generally comply with the following plans/documents except where amended by the conditions of this Bush Fire Safety Authority.

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- The plan titled 79 HIGH PLAINS LANE Development, dated 29 June 2023. Project no 21-65.
- The bush fire assessment prepared Bushfire Planning & Environmental Solutions Pty Ltd, dated 25 Jan 2023. Ref BPES2023004.

Asset Protection Zones

The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

2. From the commencement of building works and for the life of the development, the property around the designated refuge cabin (cabin #3) must be maintained as an inner protection area as shown in Figure 3 of the above referenced Bush Fire Assessment Report. The APZ is to be established and maintained in accordance with Appendix 4.1.1 of Planning for Bush Fire Protection 2019.

3. To provide a defensible space, from the commencement of building works and in perpetuity, the property around all other occupiable cabins must be maintained as an inner protection area for a minimum of 10m in all directions in accordance with Appendix 4.1.1 of Planning for Bush Fire Protection 2019.

4. From the commencement of building works and for the life of the development the property around the proposed residential dwelling must be maintained as an inner protection area, as shown in Figure 4 of the above referenced Bush Fire Assessment Report. The APZ is to be established and maintained in accordance with Appendix 4.1.1 of Planning for Bush Fire Protection 2019.

Construction Standards

The intent of measure is to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

5. Construction of the proposed refuge cabin (#3) must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or the relevant requirements of the NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of Planning for Bush Fire Protection 2019.

Note - This application relies upon the provisions in place for eco-tourist development that recognizes that the survivability of the cabin structures (other than those designated as refuges) in a bush fire event has been forsaken to meet the minimum environmental footprints and

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other constraints. In this regard the cabins are not afforded, nor required to meet, the commensurate Bushfire Attack Level and are unlikely to withstand the design fire. It is noted that all cabins appear to be constructed to the same standard and should therefore be able to comply achieve BAL 12.5. Whilst this is a preferred outcome it should be noted that this does not confer compliance with Table A1.12.6.

6. Construction of the proposed residential dwelling must comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or the relevant requirements of the NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of 'Planning for Bush Fire Protection 2019.

7. Where applicable, new fences and gates should comply with section 7.6 of Planning for Bush Fire Protection 2019 and be made of either hardwood or non-combustible material. Where a fence or gate is constructed within 6 metres of a dwelling or in areas of BAL-29 or greater, they should be made of non-combustible material only.

Access - Internal Roads

The intent of measure is to provide safe operational access for emergency services personnel in suppressing a bush fire while residents are accessing or egressing an area.

8. Access for ecotourism developments must comply with the following requirements of Table 5.3b and Table 6.8b of Planning for Bush Fire Protection 2019.

- accommodation is within 100m of the refuge building;
- pedestrian paths from accommodation to the refuge building are provided and clearly signposted; and,
- the designated refuge cabin is clearly sign posted as such.

9. Vehicular access is provided to the refuge building/s from a public road in accordance with the following requirements:

- property access roads are two-wheel drive, all-weather roads;
- the capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes), bridges and causeways are to clearly indicate load rating;
- there is suitable access for a Category 1 fire appliance to within 4m of the static water supply or static water supply connection;
- a minimum 4m carriageway width;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:

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- lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
- no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal;
- polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.
- in a forest, woodland and heath situations, rural property roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m, at the passing bay;
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
- property access must provide a suitable turning area in accordance with Appendix 3 of Planning for Bush Fire Protection 2019;
- curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
- the minimum distance between inner and outer curves is 6m;
- the cross fall is not more than 10 degrees; and,
- maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.

Water and Utility Services

The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

10. The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of

- Planning for Bush Fire Protection 2019:
- a 40,000 litre static water supply must be provided within the APZ of the proposed residential dwelling,
- a 20,000 litre static water supply must be provided within the APZ of the proposed refuge cabin (#3),
- a 10,000 litre static water supply must be provided within the

APZ of all other occupiable buildings, as recommended in the above referenced Bush Fire Assessment Report,

- an outlet for firefighting purposes is located within the IPA or non-hazard side and away from the structure,
- 65mm Storz connection with a ball valve is fitted to the outlet,
- the ball valve, pipes and tank penetration are adequate for the full 50mm inner diameter water flow through the Storz fitting and are constructed of a metal material,
- underground tanks have an access hole of 200mm to allow tankers to refill, direct from the tank,
- a hardened ground surface for truck access is supplied within 4m of the water outlet or access hole,
- above-ground tanks are manufactured from concrete or metal,
- raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber.
- The bush fire-resisting timbers are Silvertop Ash, Blackbutt, Red or River Gum, Spotted Gum, Red Iron bark, Kwila (Merbau) or Turpentine,
- unobstructed access can be provided at all times,
- underground tanks are clearly marked,
- tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters,
- all exposed water pipes external to the building are metal, including any fittings,
- where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack,
- any hose and reel for firefighting connected to the pump must be 19mm internal diameter,
- fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005,
- A Static Water Supply (SWS) sign must be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:
 - Markers must be fixed in a suitable location to be highly visible, and
 - Markers should be positioned adjacent to the most appropriate access for the water supply.
- all exposed water pipes external to the building are metal, including any fittings;

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- where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump must be 19mm internal diameter;
- fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005;

Landscaping Assessment

The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

11. Landscaping within the required asset protection zone must comply with Appendix 4 of Planning for Bush Fire Protection 2019. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do no touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas:
- locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- low flammability vegetation species are used.

Emergency and Evacuation Planning Assessment

The intent of measure is to provide suitable emergency and evacuation arrangements for occupants.

12. A Bush Fire Emergency Management and Evacuation Plan must be

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prepared in accordance with Table 6.8d of Planning for Bush Fire Protection 2019 and be consistent with the following:

- The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan and include planning for the early relocation of occupants and;
- detailed plans of all emergency assembly areas, including on-site and off-site arrangements as stated in AS 3745 'Planning for emergencies in facilities', are clearly displayed.

General Advice - Consent Authority to Note

The NSW Rural Fire Service recognises that the application adopts the eco-tourism provisions of Planning for Bush Fire Protection 2019. As such, construction standards and asset protection zones may be insufficient to protect life and property in the event of a bush fire impacting the eco-tourism camping tents. Emergency and evacuation procedures are relied upon for the safety of occupants.



STATEMENT OF ENVIRONMENTAL EFFECTS –

Ecotourism Facilities (5 Cabins & 5 carports), Dwelling House, Garage and Machinery Shed.

October 2023

Lot 2, DP 1184090

79 High Plains Lane

Jindabyne NSW 2627

DOCUMENT PROPERTIES	
CREATED BY	RI/KR
REVISION NO.	B

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1. DEVELOPMENT SUMMARY

This Statement of Environmental Effects Report ('SEE') has been prepared by Candor Town Planning & Development Professionals on behalf of the applicant, Progressive Solutions. The development application ('DA') seeks approval for Ecotourism Facilities (5 Cabins & 5 carports), Dwelling House, Garage and Machinery Shed. The DA is submitted to Snowy Monaro Regional Council ('SMRC') as the consent authority.

The site is legally described as Lot 2, DP 1184090 and known as No.79 High Plains Lane, Jindabyne NSW (the 'Site'). The site contains a land area of 40.75Ha described on DP1184090.

The site is zoned RU1 Primary Production in accordance with the Snowy River Local Environmental Plan 2013 ('SLEP'). The site is afforded a dwelling entitlement and is permissible with consent. Ecotourism Facilities ('Ecotourism') is permitted with consent. The carports are ancillary to the ecotourism cabins. A machinery shed is a type of farm building which is permitted with consent.

The site is mapped on the Biodiversity Values map. There is no development proposed within the high values area. This SEE is supported by a Test of Significance and a Vegetation Management Plan.

There are no recorded Aboriginal sites or declared Aboriginal Places within 50 metres of the Site.

The Site is mapped as Bushfire Prone Land ('BFPL') in accordance with s10.3 of the *Environmental Planning and Assessment Act 1979* ('the Act'). Therefore, this development application is considered Integrated development under s100b of the *Rural Fires Act 1997* and requires authorisation via the issue of a Bush Fire Safety Authority ('BFSA'). The development application is supported by a Bushfire Assessment Report by Bushfire Planning & Environmental Solutions Pty Ltd. The DA is considered Integrated Development under s100b of the *Rural Fires Act 1997*.

The site contains direct access to High Plains Lane which is a right of carriage way. High Plains Lane is accessed from the Cobbin Beloka Road which is a sealed public road.

This SEE is supported and informed by:

- **Annexure One** – Deposited Plan 1184090.
- **Annexure Two** – 10.7 Certificate, Snowy Monaro Regional Council dated 4 July 2022.
- **Annexure Three** – *Flora and Fauna Assessment*, South Coast Environmental Consulting, dated June 2023.
- **Annexure Four** – *Vegetation Management Plan*, South Coast Environmental Consulting, dated June 2023.
- **Annexure Five** – Aboriginal Heritage Information Management System ('AHIMS') data base search dated 22 June 2023.
- **Annexure Six** – *Bushfire Assessment Report* prepared by Bushfire Planning & Environmental Solutions dated 24 March 2023.
- **Annexure Seven** – Plan Set, 79 High Plains Lane, rest drafting and design dated 29 June 2023 Sheets 1-16 of 17 & Best Sheds sheets 17 of 17 dated 16 December 2022.



- **Annexure Eight** – New System Installation, Watercheck Testing On Site Sewage Management Assessments, dated 20 October 2022.

The proposal development is considered satisfactory regarding s4.15 of the Environmental Planning and Assessment Act (the '**Act**') and the SLEP as outlined in this SEE and it is recommended that the development proposed be considered for approval.

2.THE SITE & THE LOCALITY

2.1 Location & Zoning

The development application relates to a single parcel of land known as Lot 2, DP 1184090, and is known as No.79 High Plains Lane, Jindabyne.

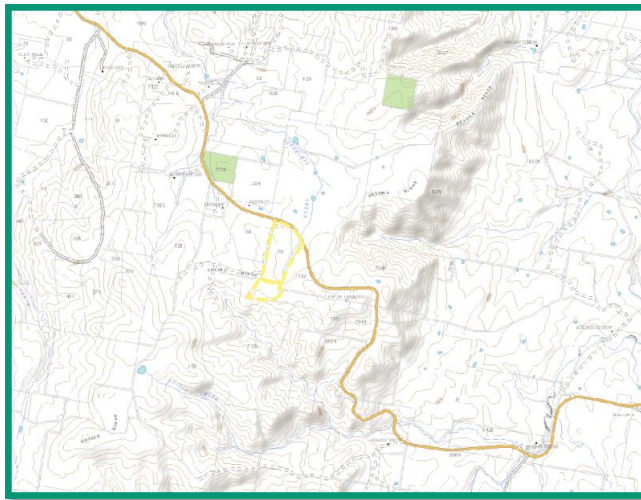


Figure 1: Locality Plan – source – NSW Planning Portal Spatial Viewer

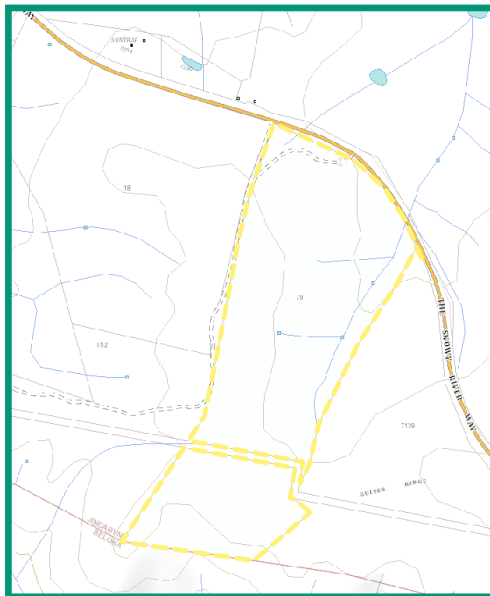


Figure 2: Locality Plan – source – NSW Planning Portal Spatial Viewer



Figure 3: Locality Plan – source – Nearmaps

The site is located on the eastern side of the Right of Way (RoW) known as High Plains Lane and is bordered by Cobbin Beloka Road on the northern boundary. The site is bordered by agricultural land to the east and the south. The western side of the RoW is agricultural land with dwelling houses. The land on the northern side of Cobbin Beloka Road also consists of agricultural land with dwelling houses.

The site and surrounding locality are zoned RU1 Primary Production under the SLEP.

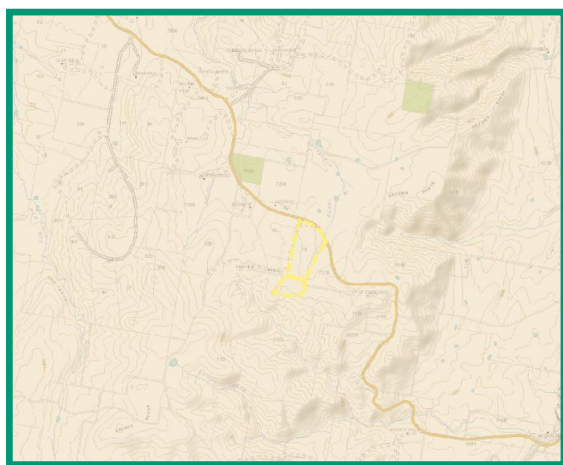


Figure 4: SLEP Land Zones - NSW Planning Portal Spatial Viewer



2.2 Site Attributes

SMLEP, Clause 4.1 imposes a 40ha minimum lot size of on the site.

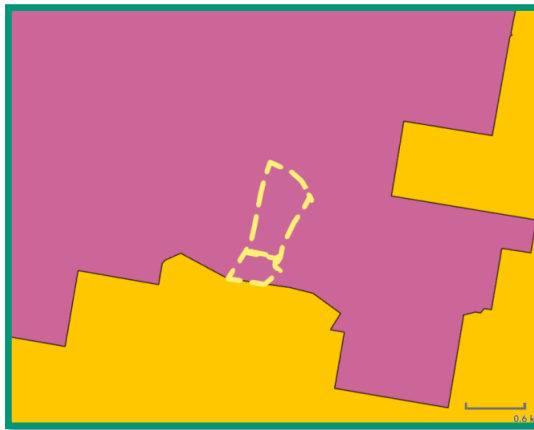


Figure 5: SLEP Minimum Lot Size Map - NSW Planning Portal Spatial Viewer

The site is mapped under the High Values mapping.

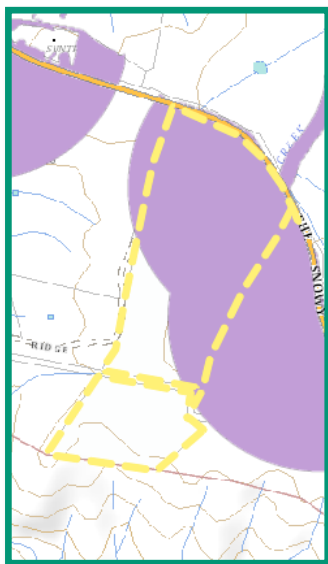


Figure 6: High values mapping - NSW Planning Portal Spatial Viewer

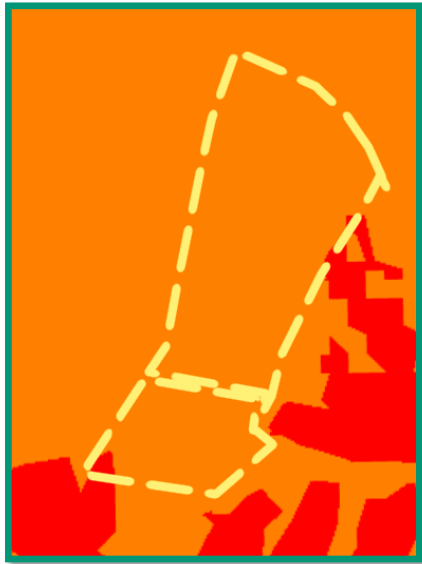


Figure 7: NSW RFS Bushfire mapping - NSW Planning Portal Spatial Viewer

The site is not mapped as being flood prone.

The site does not contain a heritage item, is in the vicinity of a heritage item or is located within a heritage conservation area.

Sugarloaf creek transverses the site from the north the south as demonstrated in Figure 8. This is not a mapped riparian watercourse under the SLEP.

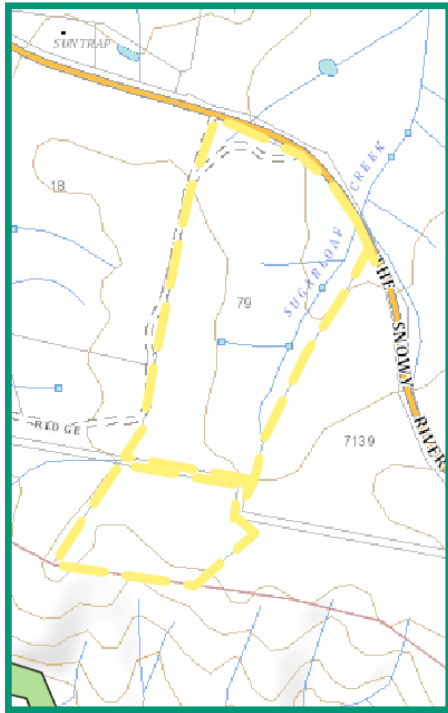


Figure 8: Creek Location - NSW Planning Portal Spatial Viewer

The sites boundaries are defined on DP1184090 in Figure 9. Page two of the deposited plan is located in Figure 10. The site is afforded benefitted access via the Right of Carriageway via the 88b instrument defined on DP1184090 attached as Annexure One .

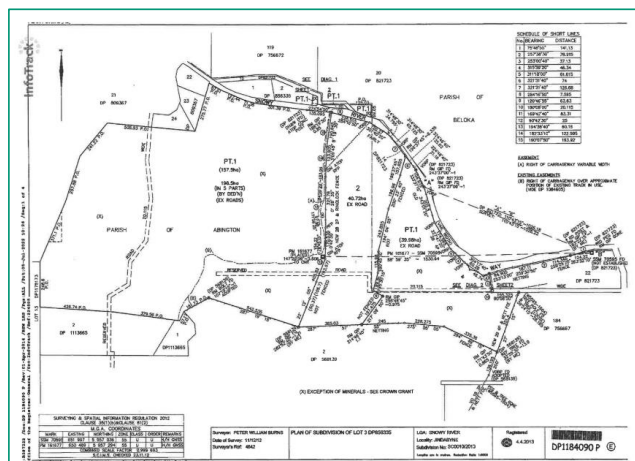


Figure 9: DP 1184090

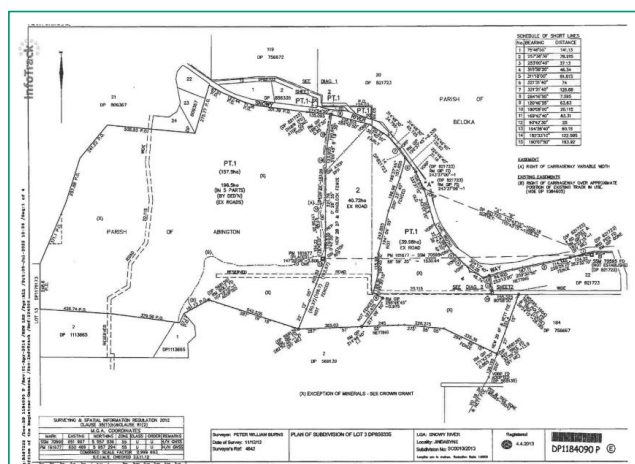


Figure 10: DP 1184090

There are overhead powerlines on the most northern point of the site in the road reserve of Cobbin Beloka Road. The lines are an 11kv service. Connection to power is available.

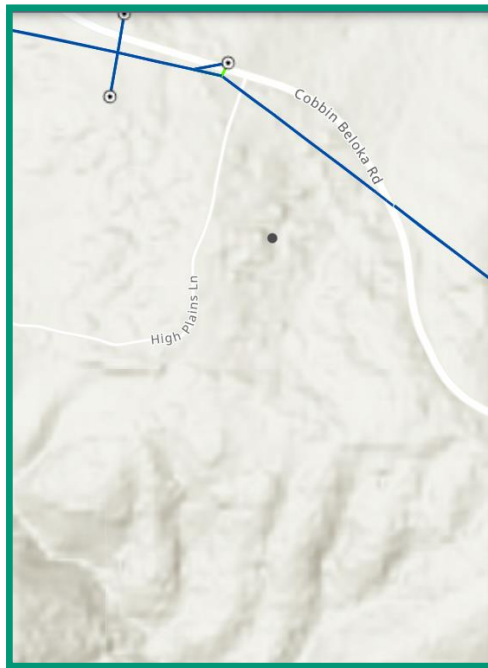


Figure 11- Electrical Services - Essential Energy Mapping

2.2 Site Photos by Rebecca Ireland 12 January 2023



LOOKING EAST HOUSE SITE



SOUTH HOUSE SITE



SOUTH WEST





NORTH



VEG AROUND DWELLING APZ NORTH



EAST BOUNDARY



APZ DWELLING SOUTH





APZ DWELLING WEST





LOOKING WEST ACROSS CABIN SITE



EAST VEG CABIN SITE







LOOKS SOUTH WEST CABIN ONE





CAR PARK AREA



CABIN THREE









CABIN FOUR











ROAD









2.3 Site History & Previous Approval

The site is currently vacant and has no built history. The site has been utilised for beef cattle grazing.

A search of the Snowy Monaro Regional Council DA tracker did not identify any past lodged development applications.

3. PROPOSED DEVELOPMENT

The development application seeks consent for Ecotourism Facilities (5 Cabins & 5 carports), Dwelling House, Garage and Machinery Shed.

Dwelling House

4 bedroom x 3 Bathroom with north facing verandah

11.4KW Solar system

Detached garage 10m x 8.7m (87m² GFA)

Water tank

Cabins

Five x One bedroom, one bathroom cabin with landing

Five detached carports

Five water tanks

Machinery Shed

11.5m x 12m (138m² GFA)

Access

Internal vehicle access roads and passing bays.

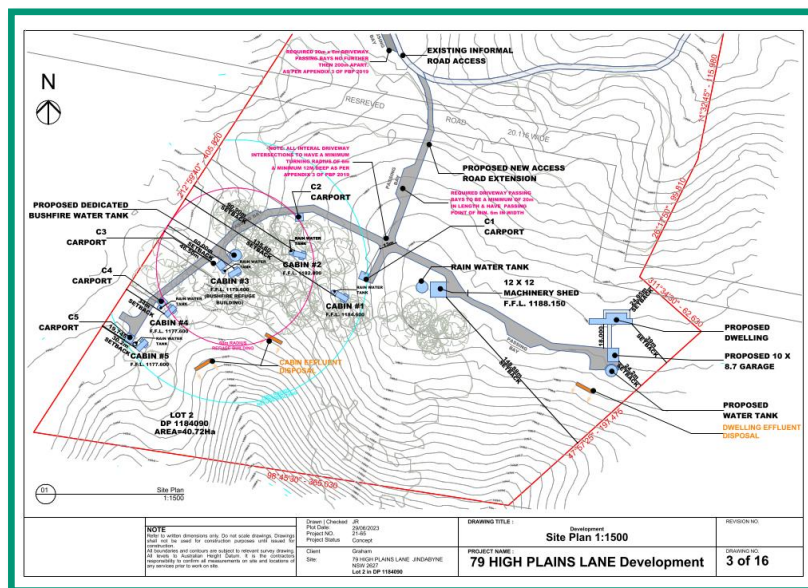


Figure 12: Site Plan – source JR

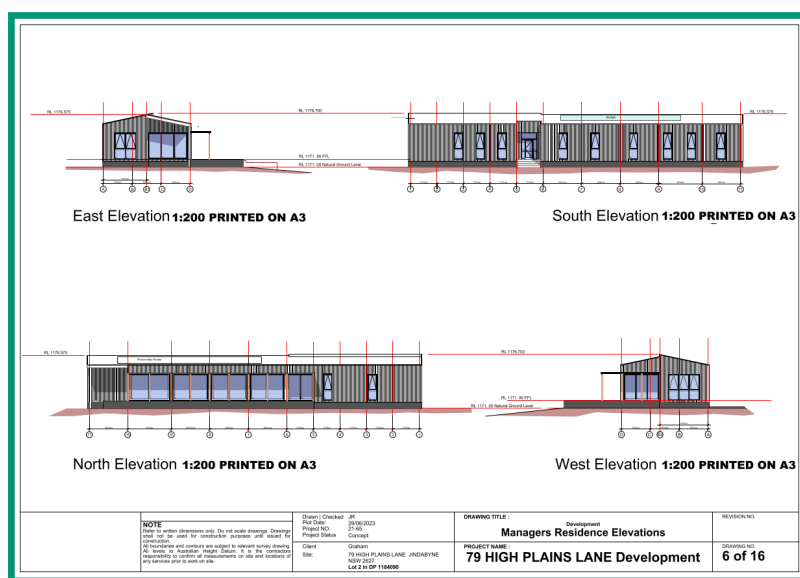


Figure 13: Dwelling Elevations – source JR

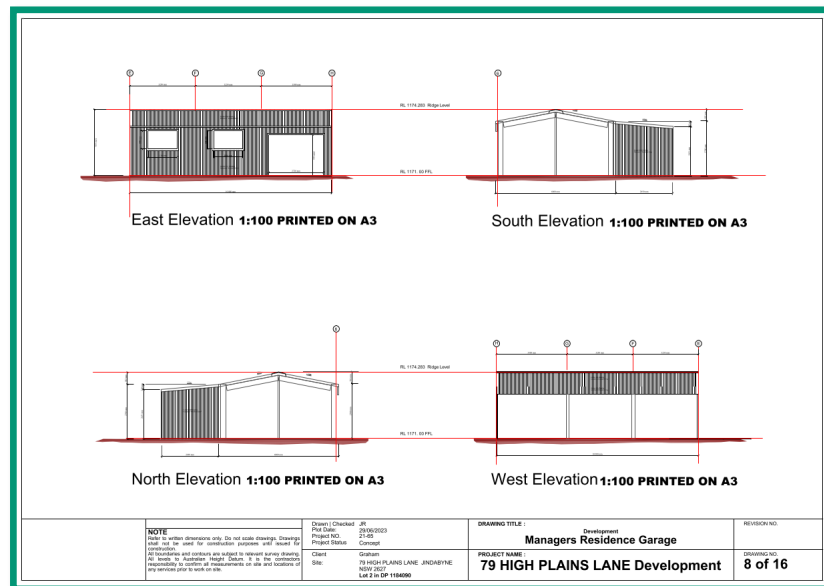


Figure 14: Dwelling Garage – source JR

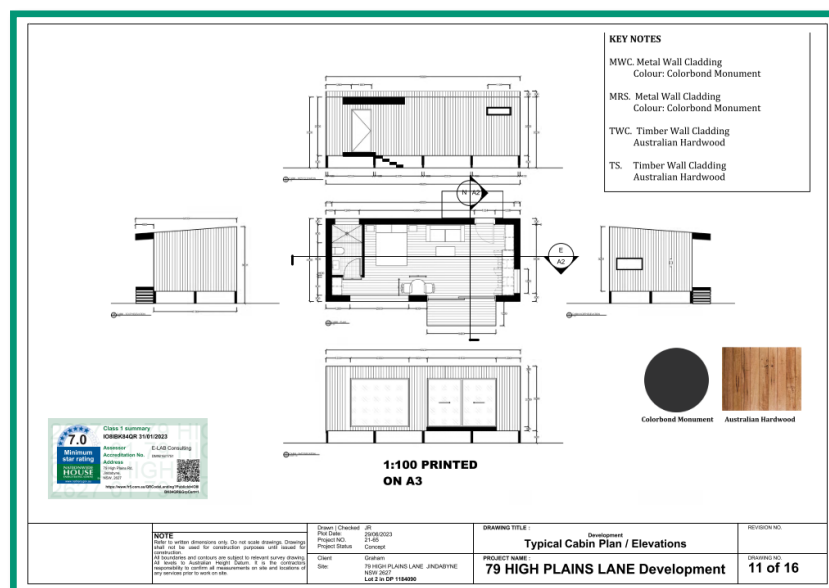


Figure 15: Cabin – source JR

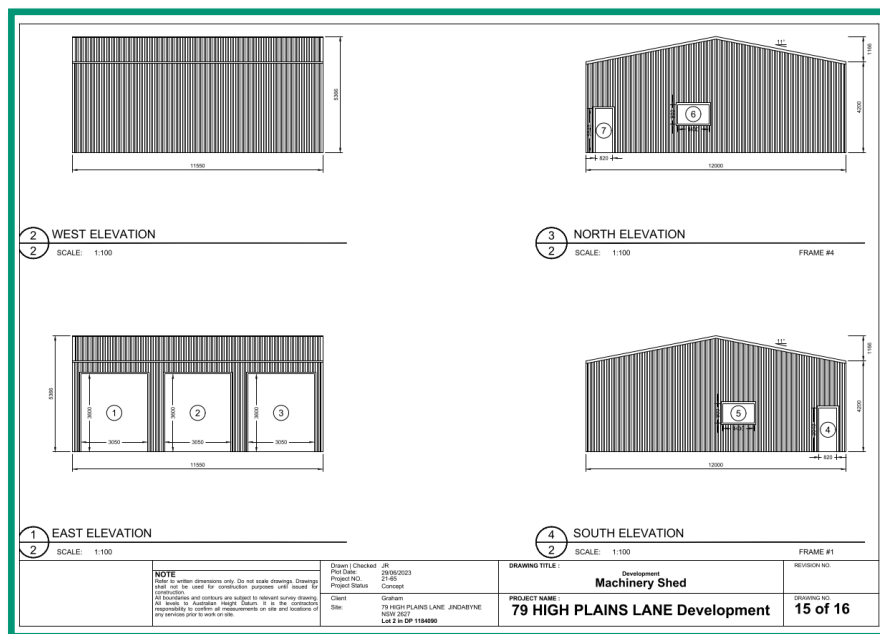


Figure 16: Machinery Shed – source JR

Additional plans and detail located in **Annexure Seven**.

4. SECTION 4.14 ASSESSMENT: BUSHFIRE PRONE LAND

The Snowy Monaro Council has mapped the site as bushfire prone land in accordance with section 10.3 of the EP & A Act 1979. Eco-tourism is a form of Tourist and Visitors accommodation classified as a Special Fire Protection Purpose (SFPP) development under 100b of the *Rural Fires Act 1997*. SFPP development requires authorization from the NSW Rural Fire Service via the issues of a Bush Fire Safety Authority (BFSA). As such, the proposal is defined as Integrated Development under s4.46 of the Act.

This SEE is supported by a Bushfire Assessment Report by Bushfire Planning and Environmental Solutions Pty Ltd (the 'report'). The report identifies compliance with the aims and objectives and



relevant requirements for SFPP outlined in Planning for Bushfire Protection 2019. The proposed development meets the bushfire protection measures as outlined in the report attached as **Annexure Six**. Cabin three has been identified as refuge building.

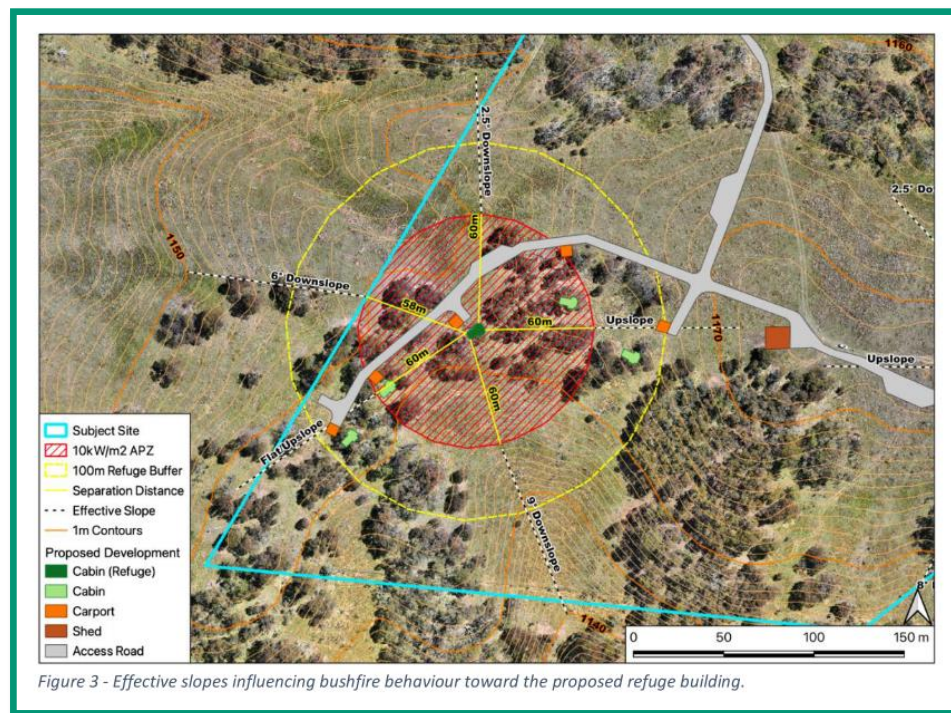


Figure 17: Bushfire APZ source: *Bushfire Planning & Environmental Solutions*

The recommendations as outlined in the report on p16 will be implemented into the development. A summary of those recommendations are as follows:

- Dwelling house constructed to BAL29 in accordance within section 3 and 7 of the Australian Standard AS3959-2018 and the NASH Standard (2021).
- The proposed refuge building and all associated building will be constructed to comply with BAL12.5, section 3 and 5 Australian Standard AS3959-2018 and the NASH Standard (2021).
- Property access roads will be constructed to comply with Tables 7.3b and 7.4a of *Planning for Bushfire Protection 2019*.
- Water, gas and electricity will be provided in accordance with Tables 6.8c and 7.4a of *Planning for Bushfire Protection 2019*.
- Landscaping will be provided preserving the ecological value of the site while complying with Appendix 4 of *Planning for Bush Fire Protection 2019*.



- A Bush Fire Emergency Management and Evacuation Plan will be prepared for the operation of the Ecotourism development and displayed in each cabin.

The full report is attached as **Annexure Six**.

5. SECTION 4.15 ASSESSMENT

This proposal has been assessed against the relevant provisions of s4.15 of the EP & A Act and the following statutory instruments:

- *National Parks and Wildlife Act 1974*
- *SEPP (Biodiversity and Conservation) 2021*
- *SEPP (Resilience and Hazards) 2021*
- *SEPP (Transport and Infrastructure) 2021*
- Snowy River Local Environmental Plan 2013 ('**SLEP 2013**')
- Snowy River Development Control Plan 2013 ('**DCP 2013**')

5.1 National Parks and Wildlife Act 1974

A search of the of the NSW Heritage Aboriginal Heritage Information Management System ('**AHIMS**') database has shown that there are no known declared Aboriginal Places or recorded Aboriginal sites on or within 200m of the Site. The AHIMS search is at **Annexure Six**.

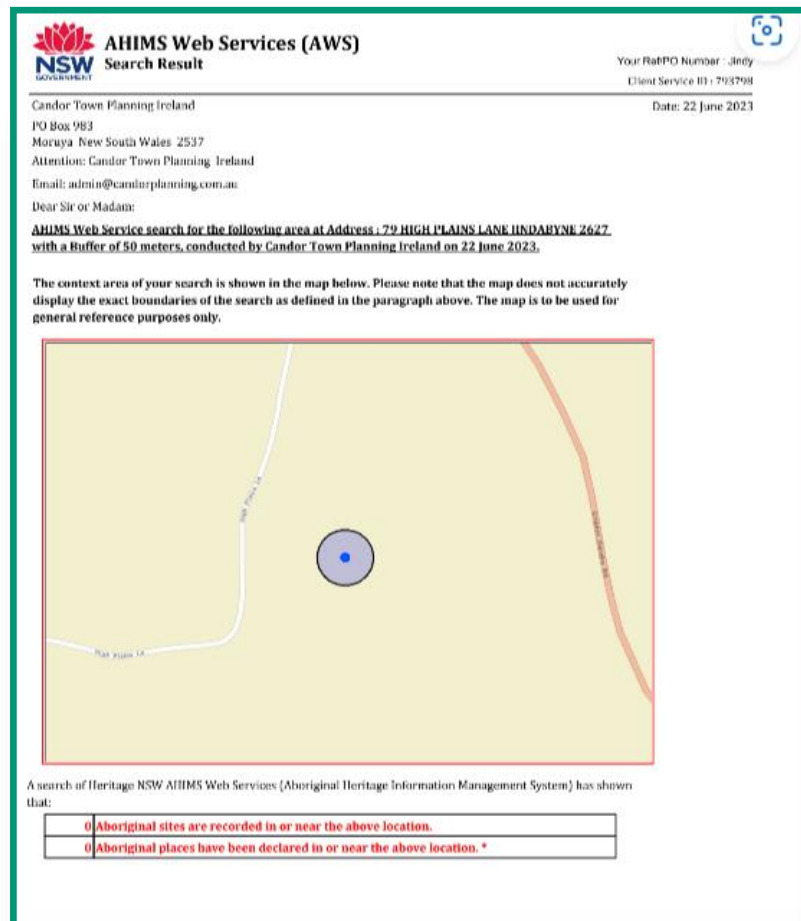


Figure 18: AHIMS search result Source: NSW Government

5.2 SEPP (Biodiversity and Conservation)2021

The Site is mapped on the Biodiversity Values Map as at 30/06/2023.

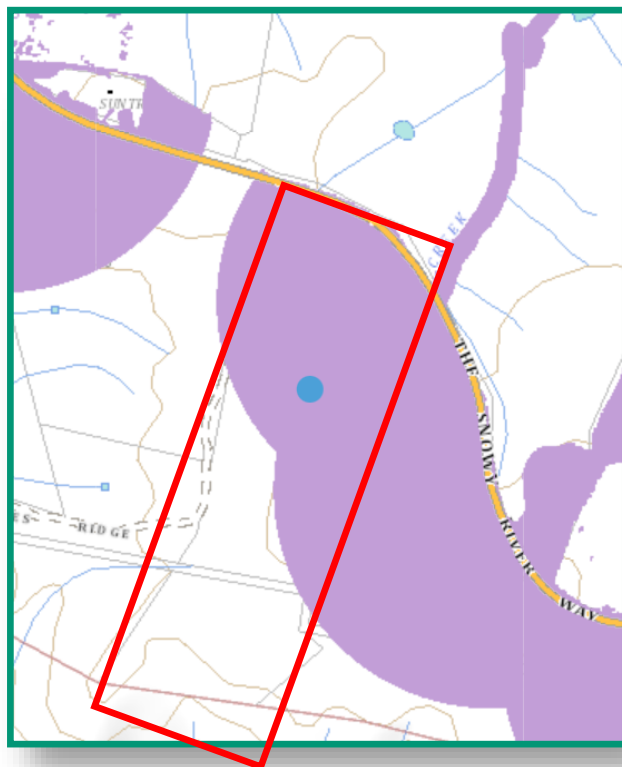


Figure 19: Biodiversity Values Map and Threshold Tool source: NSW Government

The application is supported by a Test of Significance prepared by South Coast Environmental Consulting and an Environmental Management Plan prepared by South East Environmental Consulting. The two reports are to be read in conjunction with each and this SEE. The total clearing proposed is 8,490sqm which comprises the dwelling and APZ, effluent disposal areas, garage, water tanks, machinery shed and 5x cabins including APZ and effluent disposal areas. The access track is also included in this area. The clearing threshold identified for the site is 10,000sqm, with all works located outside of the High Biodiversity Values Map areas. A Biodiversity Development Assessment Report ('BDAR') is not required. Part of the site is identified as containing Endangered Ecological Communities ('EEC'). The ToS completed surveys and analysis of data to conclude that the proposed development is unlikely to significantly impact on the koala as an endangered species if the recommendations within the report are followed, and that the development as a whole is unlikely to have a significant effect on threatened species, endangered populations, ecological communities or their habitats. The recommendations are noted on page 16 of the ToS.

The Environmental Management Plan nominates that there are six plant community types contained within the site broadly consisting of native forest woodlands, woodlands that were cleared of trees



and now are derived native grasslands and areas of higher conservation value native grasslands. The development area comprises the Monaro Mountains Snow Gum Shrub Forest which is a dry sclerophyll forest. The Plan throughout provides management issues and actions but concludes that there are no serious or irreversible impacts as a result of the proposal.

5.3 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The proposed dwellings and ecotourism cabins are BASIX affected development. A BASIX assessment has been undertaken and have been lodged with this development application.

5.4 SEPP (Resilience and Hazards) 2021

Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021 (Hazards SEPP) applies to the Site under s 4.4 of the Hazards SEPP and s 4.6 of the Hazards SEPP requires a consent authority to consider whether the land is contaminated. The subject site is currently vacant and has no previous land use which would cause concern for potential land contamination. The proposed building works are located in an appropriate area on the site which reduces environmental impacts. The site is not identified on the NSW EPA Contaminated Land Register. There is no restriction on the land title identifying any known land contamination. There has been no previous construction or land use on the site that would trigger the site to require an investigation of the soils. With consideration of the above history of the site and based on the searches available including the land title, it is considered that the probability of the site being contaminated is negligible and therefore no further consideration to cl 4.6 of the Hazards SEPP is required. The site is considered suitable for the proposed use.

The site is not mapped under the Coastal Management provisions of the SEPP.

5.5 Snowy River Local Environmental Plan 2013

The Site is subject to the SLEP 2013 in accordance with cl1.3 and meets the applicable aims of the SLEP 2013 described in Cl1.2.

The development application provides opportunity for tourism within an agricultural setting which will strengthen and support year-round economy within the Jindabyne region, in a socially and environmentally responsible manner.

Table 2 below is an assessment of the proposal against the SLEP 2013.

Table 1: Assessment against SLEP 2013

CLAUSE	ASSESSMENT	SATISFACTORY
Objectives	The objectives of RU1 Zone are: <ul style="list-style-type: none">• <i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i>	Yes



CLAUSE	ASSESSMENT	SATISFACTORY
	<ul style="list-style-type: none"> To encourage diversity in primary industry enterprises and systems appropriate for the area. To minimise the fragmentation and alienation of resource lands. To minimise conflict between land uses within this zone and land uses within adjoining zones. To promote tourism, educational and recreational development and living opportunities that are compatible with agricultural activities and the environmental, historical and cultural values of the zone. To ensure that development maintains and protects the scenic values and rural landscape characteristics of the zone through compatible, small-scale development. <p>The proposed development meets the objectives of the RU1 Zone as it encourages diversity in primary production enterprises and systems appropriate for the area, without fragmentation or conflicting land uses. It will also assist in promoting tourism and recreational development and living opportunities that are compatible with agricultural activities and the values of the zone. The land has high biodiversity value however the development is designed and sited to ensure as minimal impact as possible.</p>	
2.6 Subdivision	There is no subdivision proposed as part of this application.	Yes
2.7 Demolition	No demolition is proposed in this development application.	Yes
4.1 Minimum subdivision lot size	There is no subdivision proposed as part of this application.	Yes
4.2D Erection of dwelling houses and dual occupancies on land in certain rural,	<p>The site is zoned RU1 Primary Production and therefore this clause applies.</p> <p>The site meets the minimum lot size identified on the lot size map.</p>	Yes



CLAUSE	ASSESSMENT	SATISFACTORY
residential and conservation zones	There is no existing dwelling house on the land and a dwelling entitlement exists as the proposal meets the minimum lot size for a dwelling.	
4.3 Height of Building	The site has a maximum permissible height of 9m. The maximum height of the proposed buildings is 5.7m.	Yes
4.4 Floor Space Ratio	Not applicable	N/A
4.6 Exceptions to development standards	The proposed development does not propose any variation to a development standard.	Yes
5.10 Heritage Conservation	The site is not within a Heritage Conservation Area, and there are no items of environmental heritage on the land or nearby which would be impacted by the proposal.	Yes
5.13 Eco-tourist Facilities	<p>The proposal development includes ecotourism (5 cabins) and as such, cl5.13 of the SLEP applies to the development. Clause 5.13(1)(a) & (b) outlines the objectives of the clause that are required to be satisfied:</p> <p>Clause 5.13 Eco-tourist facilities</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,</p> <p>(b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.</p> <p>The land is mapped as containing extant native vegetation and an Endangered Ecological Community (EEC), a water course and an area mapped as High Biodiversity Values under the NSW Biodiversity Conservation Act 2016. To maintain and improve the sites environmental values, the development is supported by Environmental Management Plan (EMP) by South Coast Environmental Consulting which provides recommendations to remove any threat or serious or irreversible environmental damage, recommends maintenance and regeneration of habitats, monitoring and review mechanisms and provides improvements on an on-going basis in accordance with ISO 14000 standards. The EMP and the recommendations will be implemented</p>	



CLAUSE	ASSESSMENT	SATISFACTORY
	<p>through the life of the development to ensure the high ecological values of the site are maintained.</p> <p>The proposed cabins are small in built scale containing minimal GFA with only one bedroom proposed to reduce the building footprint. The proposed development is containing only 744m2 of development areas which consisting of less than 0.2% of the site utilised as a building footprint. The location of the cabins on site have been determined by the results of the Test of Significance and EMP to ensure that the development areas so not impact high value biodiversity areas or riparian watercourses and there buffers. Each cabin will capture rainwater for reuse and contain solar hot water systems. Effluent will be pumped to an approved onsite disposal system. Ancillary structures have been kept to a minimum with only one single vehicle carport proposed for each cabin to reduce the ground surface impact and they have been designed to open to reduce any visual impact on the surrounding environment.</p> <p>(2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.</p> <p>The site is subject to the Snowy River Local Environmental Plan 2013. Cl2.2 of SLEP zones the land RU1 Primary Production. Cl2.3 of the SLEP permits with consent 'Eco-tourist facilities'.</p> <p>(3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that—</p>	
<p><i>(a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area</i></p>	<p>The cabins have been sighted in the southern portion of the site to take full advantage of the grassed natural Amphitheatre which is surrounded by vegetation on the top of the bank and overlooks forested vegetation to the southwest, south and southeast. Due to the location on the upper escarpment, views obtained from the cabins in all directions contain expansive snowy mountains and forested vegetation. The snow can be seen on top of the mountains from the cabins. The cabins have been sited to avoid areas of high biodiversity value and areas utilised by travelling fauna. Once development approval has been granted,</p> <p>There is sufficient space and environmental diversity on the site to carry out the range of nature-based activities proposed including learning bush regeneration skills, native flora and fauna identification, weed removal techniques, and feral animal control, as well as interpretative walks,</p>	



CLAUSE	ASSESSMENT	SATISFACTORY
	exploration of the creek line within the site, night walks, native tree planting, and bird watching. With the assistance of the author of the EMP and ToS, an educational brochure and map will be created and placed in the cabins to guide the guests through the nature-based activities (details on p17 of the EMP) and walking paths along the revegetated koala corridor as proposed in the EMP (p18 of the EMP).	
<i>(b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment</i>	The proposed ecotourism facilities contain minimal overall built footprint. The cabins and ancillary carport have been located outside of the high biodiversity values area. The EMP proposed to accompany the development has been design so that the natural environment is preserved and improved.	
<i>(c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and</i>	As per Point A above.	
<i>(d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and</i>	As detailed in the EMP. The ecotourism development is to be managed so as to be ecologically sustainable and without detrimental impact on the ecology of the locality.	
<i>(e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and</i>	As detailed in the EMP Section 4.3, nesting boxes will be installed to provide extra hollows for parrots and gliders, a regeneration zone will be fenced and replanted, with a new koala corridor fenced and replanted along the eastern boundary (see p19 of the EMP).	
<i>(f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and</i>	A detailed construction management plan has been submitted with the development application and will be submitted to the Certifier prior to the construction.	



CLAUSE	ASSESSMENT	SATISFACTORY
<i>(h) any infrastructure services to the site will be provided without significant modification to the environment, and</i>	The cabins, water tanks and carports are minimal in their building footprint. The proposed development contains only 744m ² of development areas which consists of less than 0.2% of the site utilised as a building footprint. The carports are open with only four small footings required. The cabins are a light weight structure that contains a suspended floor to reduce required earthworks and reduce the ground disturbance, allow natural grasses to remain. The internal driveways have been designed to avoid tree removal where possible.	
<i>(i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and</i>	The proposed power source will be solar generated and the water source provided by rainwater tanks captured from the roofs of the cabins and carports.	
<i>(j) the development will not adversely affect the agricultural productivity of adjoining land, and</i>	There is no impact on the agricultural processes occurring the adjoining lands. The cabins will not be visible from the adjoining farmlands.	
<i>(k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment—</i> <i>(i) measures to remove any threat of serious or irreversible environmental damage,</i> <i>(ii) the maintenance (or regeneration where necessary) of habitats,</i> <i>(iii) efficient and minimal energy and water use and waste output,</i>	Addressed in the ToS and EMP prepared for the site.	



CLAUSE	ASSESSMENT	SATISFACTORY
	<p>(iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,</p> <p>(v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.</p>	
5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones	<p>The land is zoned RU1 Primary Production therefore this Clause applies. There is no subdivision proposed as part of this application, however a dwelling house is to be erected.</p> <p>The consent authority must consider the following:</p> <ul style="list-style-type: none"> (a) The existing uses and approved uses of the land in the vicinity of the development – the adjacent uses are predominately for agriculture, with dwelling houses existing on most land holdings (b) Whether the proposed development is likely to have significant impact on land uses which are preferred and predominant – the development will not have any significant impact on preferred land uses, the subject site has high biodiversity value and as such traditional agricultural grazing is not an appropriate use for the site. (c) Whether the development is likely to be incompatible – the proposed use is not incompatible with uses in the locality (d) Any measures proposed to minimise or avoid incompatibility – n/a 	Yes
5.21 Flood Planning	The Site is not identified as being flood prone land.	Yes
6.3 Acid sulfate soils	The Site is not identified as containing acid sulphate soils.	Yes



CLAUSE	ASSESSMENT	SATISFACTORY
6.4 Earthworks	The development incorporates minimal earthworks to facilitate the building envelopes.	Yes
6.7 Riparian land watercourses	A riparian corridor exists to the south of the site however is well away from the footprint being disturbed and there will be no unreasonable impacts as a result of the proposal	Yes
6.8 Wetlands	Not applicable.	Yes
6.9 Stormwater management	The proposal incorporates disposal of stormwater to onsite disposal in accordance with Council's requirements and specified conditions of consent	Yes
7.9 Essential Services	The development will be self-sufficient in terms of water and disposal and management of sewage. Stormwater will be adequately managed on site. Electricity is available to the site. Vehicluar access is suitable.	

5.7 Any Proposed Instruments

There are no draft instruments currently on exhibition or that are relevant to this proposal.

5.8 Any Development Control Plan

The site is subject to assessment against the Snowy River Development Control Plan 2013 (the 'DCP'). The key planning response for the Jindabyne locality is as follows:



Key Planning Response for the Locality

- (a) Maintain pattern of smaller farms for part-time or hobby farming.
- (b) Enable farm adjustment.
- (c) Median holding size for the locality is 18 ha and average holding size 66 ha. Subdivision will not result in any greater fragmentation of the rural land.
- (d) Minimum lot size for dwelling consents (refer Snowy River LEP 2013) is reflective of the average size of a farm in the locality.
- (e) Locality has high landscape amenity, particularly areas around Lake Jindabyne and areas with a view to the mountains.
- (f) Whole locality is attractive for small rural lot subdivisions, due to proximity to town and ski fields.
- (g) Locality is attractive for tourist developments due to proximity to the ski fields, retail and services and due to landscape amenity

Figure 35: key planning responses for Jindabyne locality source: Snowy River Shire Council

The proposed development is consistent with the DCP aims, as the proposed development provides attractive tourist development within a high landscape amenity setting.

Table 2: Assessment against the DCP



CLAUSE	PROVISION	COMMENT
C2 DESIGN		
1.3	<i>Visual Landscape Character Assessment</i>	<p>The development meets the requirements of this provision as the visual impacts of carrying out the development are minimal, particularly due to its distance from the road network and adjacent and adjoining properties.</p> <p>There are no buildings proposed on prominent ridgelines</p>
C2.1-5	BUILDING DESIGN	The design is appropriately sited to ensure that the need for excavation is minimised appropriately.
C2.1-6	LANDSCAPING	<p>The design of the development integrates within the landscape by utilising existing vegetation. The high biodiversity values are will not be impacted by the development.</p> <p>The development is adequate distance away and with existing vegetation present, to not require any additional screening from public roads or public vantage points</p>
1.4	VIEW SHARING CONTROLS	
C2.1-7	VIEW SHARING	There will be no unreasonable impacts to view corridors as a result of the proposed development.
2	CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN	
2.1	SITE AND BUILDING LAYOUT	



C2.2-1	SITE AND BUILDING LAYOUT	<p>The design allows for natural surveillance where possible</p> <p>Entrances to the site are clearly visible</p> <p>Rural property minimal other provision for surveillance</p>
2.2	LIGHTING	Suitable lighting will be provided on site, where required
2.3	LANDSCAPING AND FENCING	The landscaping nor fences will not obstruct casual surveillance
2.4	SECURITY AND OPERATIONAL MANAGEMENT	Appropriate level of security for individual buildings and communal areas to be provided
2.5	BUILDING IDENTIFICATION AND OWNERSHIP	Satisfactory
2.6	BUILDING OWNERSHIP AND MANAGEMENT	Satisfactory
C3 CAR PARKING, TRAFFIC & ACCESS		
3	VEHICLE ACCESS	
C3.1-1	PERMANENT AND LEGAL PRACTICAL ACCESS	The development proposes to connect to the existing access as noted on architectural plans
C3.1-2	RIGHTS OF CARRIAGEWAY FOR SUBDIVISION	n/a
C3.1-3	PUBLIC ROADS	n/a
C3.1-4	DEVELOPMENT FRONTING MAIN OR ARTERIAL ROADS	n/a



C3.1-5	ADEQUACY OF ACCESS	The access roads will be upgraded where required to comply with PBP 2019, as noted within the annexed bushfire report
C3.1-6	MINIMISING IMPACTS	The proposed development will generate additional traffic however this is considered to be relatively minor in context, with the existing road network being Cobbin Beloka Road and High Plains Lane being capable of withstanding additional traffic generated by the development. Carparking areas are clearly noted on the architectural plans and are suitable for the development without causing unnecessary impacts in terms of stormwater generation or visual impacts
4	PEDESTRIAN AND CYCLE ACCESS	n/a
5	CAR PARKING DESIGN	
C3.3-1	DESIGN	The design of the car parking areas are compliant and deemed appropriate for the type of developments proposed
C3.3-2	SAFETY	Satisfactory
C3.3-3	LANDSCAPING	Satisfactory
6	CAR PARKING PROVISION	



C3.-1	CAR PARKING	<p>Sufficient carparking is provided to accommodate the demands of the development</p> <p>Table of parking requirements:</p> <p>Dwelling house = 2 spaces</p> <p>Eco-tourist facilities = 1 space per unit and 1 space per 2 employees</p> <p>The dwelling has 2 spaces available within the 10x8.7m garage</p> <p>Each cabin is provided a carport which is capable of containing 2 vehicles, exceeding the requirements of the table of parking requirements</p>
C4 HERITAGE		
The development is not within a heritage conservation area nor are any heritage items located nearby		
C5 TREE PRESERVATION & LANDSCAPING		
1	BIODIVERSITY, VEGETATION AND TREE REMOVAL	The development has been supported by a Flora and Fauna Assessment and Vegetation Management Plan which are annexed to this SEE. The recommendations within are to be implemented to ensure there is no unreasonable impact to biodiversity.
C6 SIGNAGE AND ADVERTISING		
C6.1-1	ALL SIGNAGE AND ADVERTISING	Nil signage proposed under this application
C6.1-5	SIGNAGE IN RURAL, ENVIRONMENTAL AND RECREATIONAL ZONES	Nil signage proposed under this application



C7 NATURAL HAZARD MANAGEMENT		
1	BUSHFIRE PRONE LAND	The site is identified as being bushfire prone, with a bushfire report annexed to this SEE. The recommendations within are to be imposed for the lifetime of the development
2	FLOOD PRONE LAND	The land is not identified as being flood prone
C8 ENVIRONMENTAL MANAGEMENT		
C8.1-1	MINIMISING CONFLICTS	The development will not result in a conflict between land uses within the rural area. The land is not prime agricultural land, particularly due to its high biodiversity value, and as such creating opportunity for tourism out of the site creates a more appropriate land use
2	LAND CONTAMINATION	The land is not identified as being contaminated
3	LAND MANAGEMENT – EROSION, SEDIMENT & STORMWATER CONTROL	
C8.3-1	EROSION AND SEDIMENT CONTROL	During construction, all measures relating to erosion and sediment control will be appropriately implemented to ensure there is no unreasonable impact
C8.3-2	SLOPES AND BATTERS	Cut and fill is minimised
4	WEED MANAGEMENT	Will be managed appropriately in accordance with the Flora and Fauna Assessment and Vegetation Management Plan



5	ECOLOGICAL IMPACTS	No unreasonable impacts anticipated, see annexed Flora and Fauna Assessment and Vegetation Management Plan
C9 ENERGY & WATER EFFICIENCY, WATER SUPPLY AND EFFLUENT DISPOSAL		
1.2 P1-P9	BUILDING PERFORMANCE AND ENERGY EFFICIENCY	BASIX Certificates support the proposal with the development being appropriately designed to ensure that building performance and energy efficiency is appropriate
2	WATER SUPPLY	The development will be self-sufficient in terms of water supply and the plans demonstrate adequate water tanks to service the site and provide compliance with PBP 2019.
3	EFFLUENT DISPOSAL	The application is supported by the appropriate waste water management reports
C10	WASTE MANAGEMENT AND RECYCLING	The development has been designed to ensure that waste management and recycling are maximised
D1 RESIDENTIAL ACCOMMODATION		
3.1	SITE PLANNING	The development is sited to ensure the amenity of adjoining properties is minimised
3.2	MINIMUM LOT SIZE	n/a
3.3	SITE COVERAGE	Satisfactory
3.4	OPEN SPACE	Private open space is provided for each building as required



4	BUILDING ENVELOPE	
4.1	BUILDING HEIGHT	Complies
4.2	FLOOR SPACE RATIO	n/a
4.3	SETBACKS	
D1.2-4	SETBACKS – FRONT SETBACK	Satisfactory front setbacks provided for development
D1.2-5	SIDE SETBACKS	Satisfactory
D1.2-6	REAR SETBACKS	Satisfactory
5	BUILDING DESIGN	
D1.3-1	ALL RESIDENTIAL DEVELOPMENT	Satisfactory
5.2	VISUAL CHARACTER	Satisfactory
6	AMENITY	
D1.4-1	SOLAR ACCESS TO PROPOSED DEVELOPMENT	Satisfactory dwellings achieve acceptable passive solar
D1.4-2	SOLAR ACCESS TO NEIGHBOURING DEVELOPMENT	No impacts to adjoining properties
6.3	VISUAL PRIVACY	
D1.4-3	VISUAL PRIVACY	The new dwelling and associated tourist cabins will not have any unreasonable privacy concerns
6.4	ACOUSTIC PRIVACY	Satisfactory
6.5	LANDSCAPE DESIGN	



D1.4-5	LANDSCAPE DESIGN	Satisfactory landscape design provided, see flora and fauna assessment and vegetation management plan
D1.4-6	TREE REPLENISHMENT	Satisfactory see abovementioned reports
6.6	VIEW SHARING	
D1.4-7	VIEW SHARING	No unreasonable impacts to view corridors proposed under this application
D1.4-8	SAFETY AND SECURITY	Satisfactory
7 CARPARKING AND ACCESS		
D1.5-1	CAR PARKING & ACCESS	Provided in accordance with the requirements
8 SERVICES AND SITE FACILITIES		
D1.6-1	SERVICES	The design and provision of sewerage, water, electricity, street lighting, telephone and gas services conform to the cost-effective performance measures of the relevant servicing authority Stormwater will be designed in accordance with Council's requirements
D1.6-2	SITE FACILITIES	Satisfactory
9	FENCING AND ANCILLARY DEVELOPMENT	No fencing seeking approval as part of this application



9.2	OUTBUILDINGS	Outbuildings proposed are located in suitable locations, positioned to optimise open space and with compliant setbacks
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E1 TOURIST DEVELOPMENT

Eco-tourist facilities provide for a combination of tourism, education and hands-on activities relating to the natural or cultural environment. An eco-tourist facility is defined in the Snowy River LEP 2013 as:

Eco-tourist facility means a building or place that:

(iii) Provides temporary or short-term accommodation to visitors on a commercial basis, and

(jjj) Is located in or adjacent to an area with special ecological or cultural features, and

(kkk) Is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

The Snowy River LEP 2013 (clause 5.13 Eco-tourist facilities) provides detailed considerations for the development of eco-tourist facilities. As there is no maximum number of guests set for an eco-tourist facility, the onus is on the applicant to demonstrate that the development is specifically located and designed for eco-tourist purposes and demonstrates a significant practical reliance on renewable energy and water uses.

The objectives for the establishment of an eco-tourist facilities are:

- To strive to improve the environment of a site through appropriate design and integration of all elements of the development.
- To focus on minimal site disturbance with a requirement for design to reflect not alter the natural existing landscape.
- To integrate waste minimization and energy efficiency within the design and operation of a development.
- To reduce the footprint of development components to the minimum required for development to proceed.
- To recognise the importance of key natural features to the visitor experience, and where these are off site (eg National Parks), recognise and address the potential indirect impacts associated with a development.
- To acknowledge the social fabric of the locality and the need to respect, support, and not adversely affect, the local community.
- To incorporate visitor education and environmental awareness as integral components of the development.



- To incorporate ongoing monitoring of the development in total and continually assess cumulative impacts, striving to improve the environment within which the development is situated.
- To utilise alternative available technology for essential services, avoiding the use of non-renewable resources where practicable

E1.3-1	DESIGN OF ECO-TOURISM FACILITY	Appropriate design in accordance with DCP requirements
<p>(III) The development is to be designed to utilise building materials that blend in with the surrounding landscape, promoting the use of recycled materials and materials sourced from the region.</p> <p>The design of the eco-tourism facility is complementary to the landscape, utilising a low pitch roof and earthy materials, such as Australian Hardwood. The monument colour is inspired by the dark tones of the imposing volcanic rock formations along southern coastlines and rocky ranges. The timber is to be Australian Hardwood which will be sourced locally, where possible. Recycled materials will also be considered where appropriate.</p> <p>(mmm) The development is to maximise energy efficiency and use a minimum of non-renewable energy.</p> <p>The development incorporates appropriate building sustainability in accordance with BASIX requirements.</p> <p>(nnn) the development is to be designed on the basis of ecological sustainability and an understanding of the potential environmental impacts</p> <p>The location of the eco-tourism cabins is respective of the environment to ensure that principles of ecological sustainability are maintained for the lifetime of the development. The lot is partially mapped as being on the Biodiversity Values Map and the location of the development is outside of the mapped area. The location also makes appropriate use of the constraints relating to bushfire.</p> <p>(ooo) any buildings and infrastructure is not to dominate the visual landscape and is to be compatible with the local cultural character.</p> <p>The proposed development is low profile, with maximum heights of under 4.8m. This allows the development to blend appropriately within the landscape and not be visually dominating. The proposed development is compatible with the local cultural character through utilising materials and colours schedules which are akin to the local character.</p>		
E1.3-2	OPERATION OF ECO-TOURISM FACILITY	Satisfactory



(ppp) An eco-tourist facility that accommodates over 15 guests must be centrally managed by on-site management with all structural and land components being the responsibility of one management whether or not individual structures are owned by different entities.

The development incorporates 5 cabins which are one bedroom and will not accommodate more than 15 guests. The Management Plan submitted as part of the additional information response notes that the cabins will accommodate only 2 adult guests, to a maximum of 10 guests in total.

(qqq) where a manager's residence is provided as part of an eco-tourist facility, an existing or proposed dwelling is to operate as the manager's residence (where possible).

The application seeks approval for a dwelling house however this is not being sought consent as a manager's residence.

(rrr) Only one manager's residence is permitted on land which the eco-tourist facility is proposed.

Not applicable

(sss) The Eco-tourist facility must operate on a year-round basis.

Noted, the eco-tourist facility will operate on a year-round basis.

(ttt) Eco-tourist facility accommodation must be used solely for the provision of temporary holiday accommodation (no more than 3 consecutive months).

The proposed eco-tourist facility accommodation will be used solely for the provision of temporary holiday accommodation and will be managed to ensure that guests stay for no more than 3 consecutive months.

E1.3-3	NATURE OF ECO-TOURIST FACILITY	Satisfactory
(uuu) the development may contain facilities for the teaching, researching or dissemination of knowledge in respect of the natural and cultural history of the area.		
E1.3-4	CAR PARKING	Suitable carparking required



<p>(www) Adequate on-site car parking and bus parking and manoeuvrability is to be provided to cater for the peak use of the facility.</p> <p>Adequate on-site car parking and bus parking and manoeuvrability is provided on site.</p> <p>(xxx) the development application may be required to be supported by a traffic assessment prepared by a suitably qualified traffic engineer demonstrating that adequate parking is provided for the peak use of the facility.</p> <p>The development does not require a traffic assessment.</p>		
E1.3-5	ACCESS FOR PERSONS WITH A DISABILITY	Satisfactory subject to BCA requirements
<p>(yyy) reasonable provision within the building and access areas is to be made for movement and circulation for people with disabilities.</p> <p>The development will comply with the requirements of the Australian Standards and <i>Disability Discrimination Act 1992</i>.</p> <p>(zzz) the development must demonstrate consistency with the provisions of the Disability Discrimination Act 1992</p> <p>Can comply.</p> <p>(aaaa) the development must comply with the Building Code of Australia with respect to access and circulation for persons with a disability.</p>		
E1.3-6	WASTE MANAGEMENT	Satisfactory



(bbbb) waste is to be managed in a safe, tidy and environmentally responsible manner and in accordance with legislative requirements.

Waste will be appropriately managed to ensure safe, tidy and environmentally responsible. Sanitary waste will be managed in accordance with the OSMS approval. Removal of rubbish from cabins and separation into waste streams for weekly collection. The management plan also notes about water/wastewater management. This notes the following:

To protect the environment, the guest accommodation will be provided with biodegradable soaps, shampoos and detergents for guest use. Signage will be included within each cabin highlighting the importance of using the biodegradable products provided and to minimise water usage. Sanitary products are to be disposed of the waste bin provided adjacent the toilet.

Guests are to remove their rubbish at departure. Any waste that remains upon departure will be sorted, recycled and included in weekly waste collections.

(cccc) waste management is to be based on the principles of waste avoidance and maximising reuse and recycling of materials.

See above.

(dddd) details of the waste management strategy for the eco-tourist facility must be submitted to Council

Noted.

5.9 Any Planning Agreement (Draft)

There are no planning agreements entered into or any draft agreement offered to enter into under for this development.

5.10 Any Regulations

Environmental Planning and Assessment Regulation 2021 (the 'Regulations')

This SEE has been prepared to consider the environmental, social and economic impacts of the proposed development. The SEE has addressed the items outlined in cl193 of the Regulations regarding the principles of ecological sustainable development listed as follows:

(a) The precautionary principle.

The precautionary principle does not apply as this SEE has demonstrated that there no potential environmental impacts that would cause serious or irreversible environmental damage.



(b) Inter-generational equity, is concerned with ensuring health, diversity and productivity of the environment are maintained for future generations.

The proposal has been designed to protect the existing environment and future production and conservation of the area as demonstrated in the Environmental Plan supporting the proposal.

(c) Conservation of biological diversity and ecological integrity.

The proposed development is supported by a Flora and Fauna assessment that supports the design and an environmental management plan that preserves the biodiversity and ecological integrity of the site.

(d) improved valuation, pricing and incentive mechanisms, requires consideration of all environmental resources which may affect the proposal including air, water and land.

The proposed subdivision reflects the applicable zones affecting the Site, and no intensification of existing and approved land uses on the Site are proposed. It is therefore concluded the proposal is not affected by air, water or land resources, and no valuation, pricing or incentive mechanisms are required to reduce demand for those resources which may be generated by the proposal.

5.11 The Likely Impacts of the Development

The proposed ecotourism facility (5 cabins & 5 carports), dwelling house, garage and machinery shed will not result in any adverse impact in terms of the natural environment as demonstrated by this SEE and its supporting and informing reports.

The proposed land use is consistent with the zone objectives and reflects a desired land use for the site and within the surrounding locality.

There are no likely to be significant adverse impacts on the built or natural environment arising from the proposed development.

5.12 Suitability of the Site

The proposed ecotourism and dwelling house are permissible in the zone with consent, the proposed development meets the objectives of the EP & A Act, ELEG 2012 and the DCP as demonstrated in this SEE. The proposal as submitted is satisfactory when assessed against the relevant planning legislation.

The Site enjoys the access to utilities and public roads necessary to support the proposed subdivision.

5.13 Any Submissions

Should the proposal be notified, any submissions received will be considered by Council and the Applicant prior to determination.



5.14 The Public Interest

S4.15(1)(e) of the EP & A Act requires consideration of the public interest. It is considered that the proposal is suitable for the site and not contrary to the public interest as it will not result in any significant impacts on the natural, social, or economic environments.

6. CONCLUSION

Development consent is sought through this DA to construct an ecotourism facility (5 cabins and 5 carports), new dwelling house, garage and machinery shed on the site known as 79 High Plains Lane, Jindabyne which is zoned *RU1 Primary Production*.

The proposal has been assessed against the matters for evaluation prescribed in s4.15 of the Act and the Regulations.

The proposed ecotourism facility is Integrated Development, and approval is required under 100B of the *Rural Fires Act*. The bushfire assessment report at **Annexure Six** concludes that the proposed subdivision can be approved subject to implementation of provisions that can be incorporated into the development construction.

This SEE and its supporting and informing documents demonstrate how the proposed ecotourism facility, dwelling house and associated structures are consistent with and satisfies the relevant development standards prescribed by applicable SEPPs. The proposal is permissible and achieves compliance with the SLEP 2013 and DCP. Having regard to the surrounding development, the proposal is consistent with the existing character of the Jindabyne village. The site is afforded high biodiversity value however the development has been designed and sited to avoid impact on the areas considered to be of high integrity. The application is supported by a Test of Significance and an Environmental Management Plan, annexed as **annexures three and four**.

The development is suitable for the site and represents orderly planning. The proposed development is considered to be in the interest of the public pursuant to s4.15(1)(e) of the Act. The proposal as submitted is compliant and has merit and it is recommended that the development be approved.

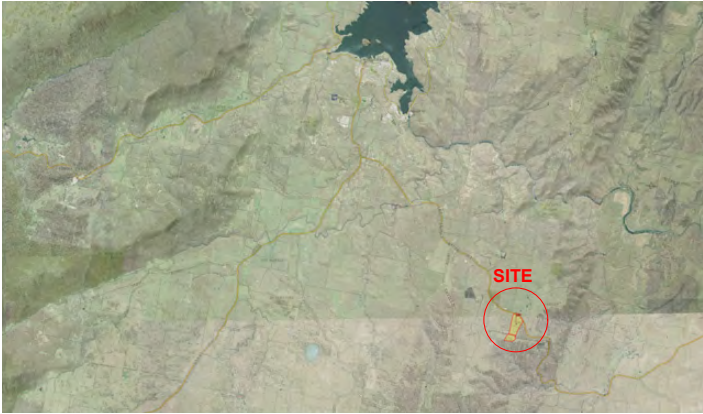
79 HIGH PLAINS LANE Development

Site Address: 79 HIGH PLAINS LANE JINDABYNE NSW 2627

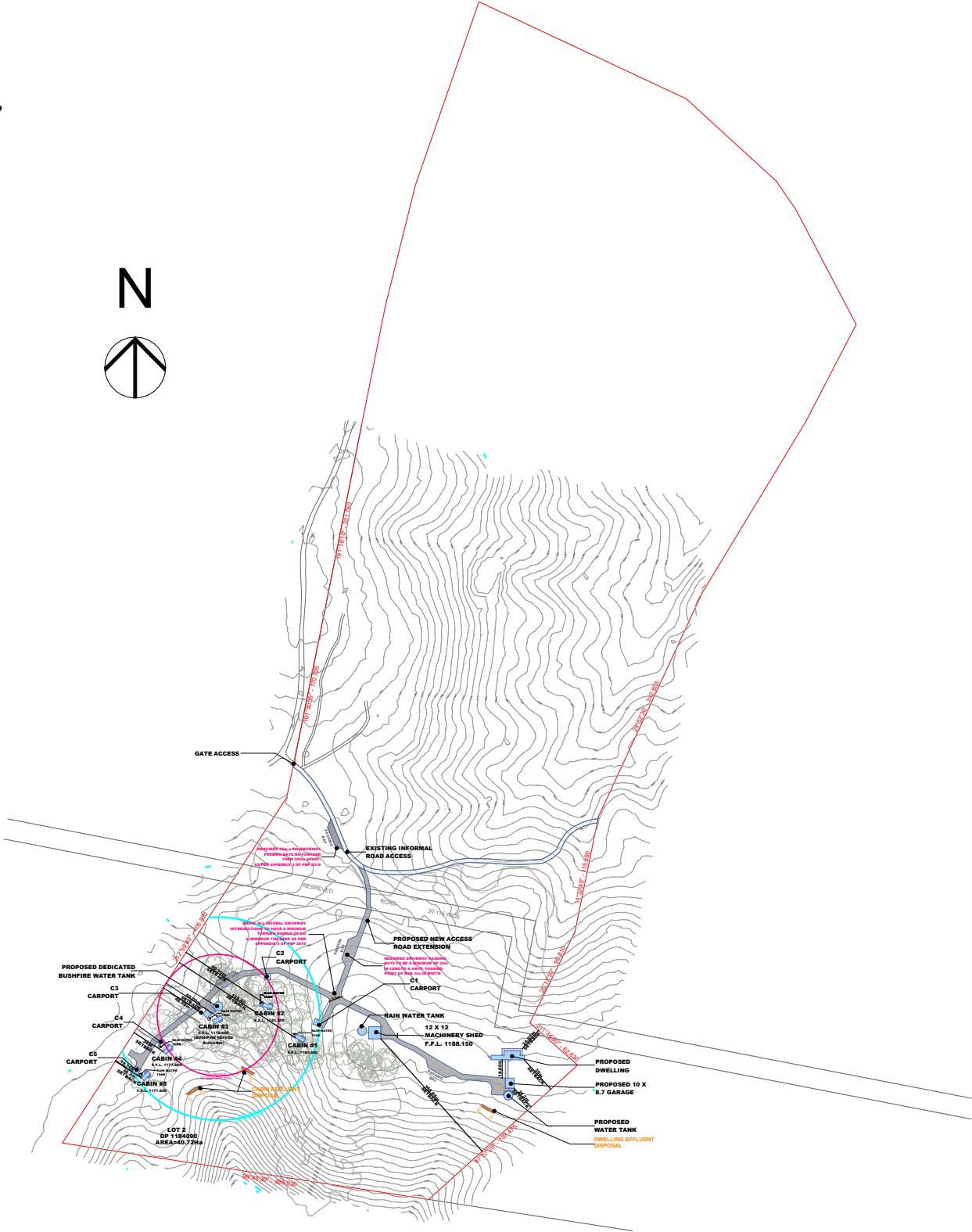
Client: Graham

Date of Publish: Sunday, 19 November 2023



DRAWING No.	DESCRIPTION	...
1	Drawing List Site Location	
2	Site Survey	
3	Site Plan 1:1500	
4	Sediment Control Plan	
5	Managers Residence Plan	
6	Managers Residence Elevati...	
7	Managers Residence Sections	
8	Managers Residence Garage	
9	Managers Residence Openin...	
10	Managers Residence BASIX ...	
11	Typical Cabin Plan / Elevations	
12	Typical Cabin Section	
13	Cabin BASIX Reqs.	
14	Typical Cabin Carport Elevati...	
15	Machinery Shed	
16	Notification Plan	

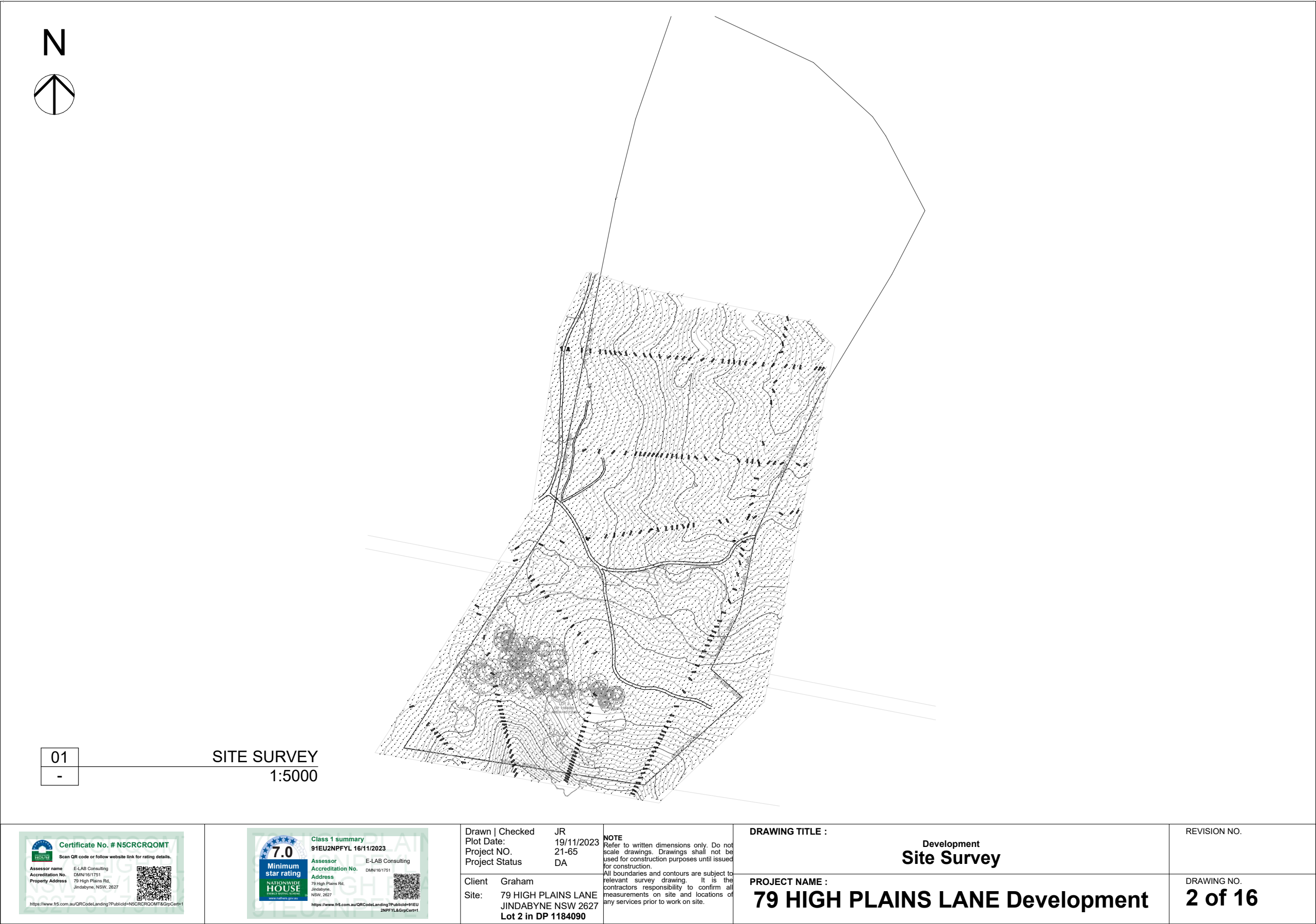


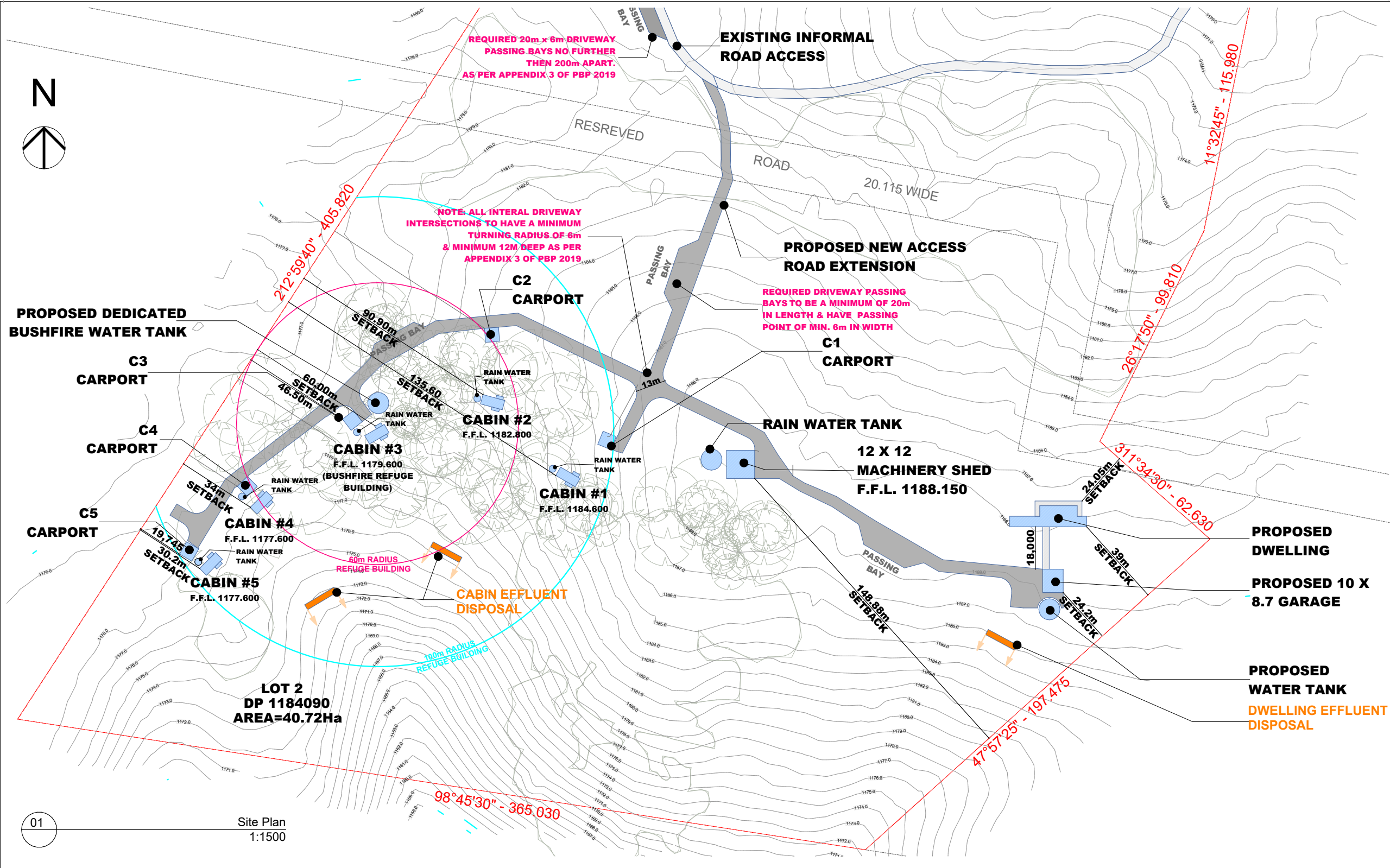
02 Location Plan/Satellite Imagery
1:300000.00



01 Site Plan
1:5000

		Drawn Checked JR Plot Date: 19/11/2023 Project NO. 21-65 Project Status DA	NOTE Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. All boundaries and contours are subject to relevant survey drawing. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.	DRAWING TITLE : Development Drawing List Site Location	REVISION NO.
Client Graham Site: 79 HIGH PLAINS LANE JINDABYNE NSW 2627 Lot 2 in DP 1184090				PROJECT NAME : 79 HIGH PLAINS LANE Development	DRAWING NO. 1 of 16





This is a Soil and Water Management Plan, and shows an acceptable way of managing soil erosion and water quality on the site. The Site Manager shall be responsible for implementation and management of the Soil and Water Management on the site.

This plan is to be read in conjunction with the DA and Engineering Plans, and any other plans written instructions, specification or documentation that may be issued relating to development of the site. Ensure that all soil and water management works are located as instructed by the Site Manager or as shown on the plans, specification or other relevant documentation.

All workers and sub-contractors shall be informed of their responsibilities in minimising the potential for soil erosion and pollution to downslope lands and waterways.

Water will be prevented from entering the permanent drainage system unless it is relatively sediment free, ie the catchment area has been permanently landscaped and/or any likely sediment has been filtered through or settled within an approved structure to meet environmental guidelines.

'Sediment' fencing and adjacent swales will be installed as indicated on the plans and at the direction of superintendent to ensure containment of sediment. The swales will outlet or overflow under stabilised conditions into the sediment basins, to safely convey water into a suitable filtering system should the pores in the fabric block.

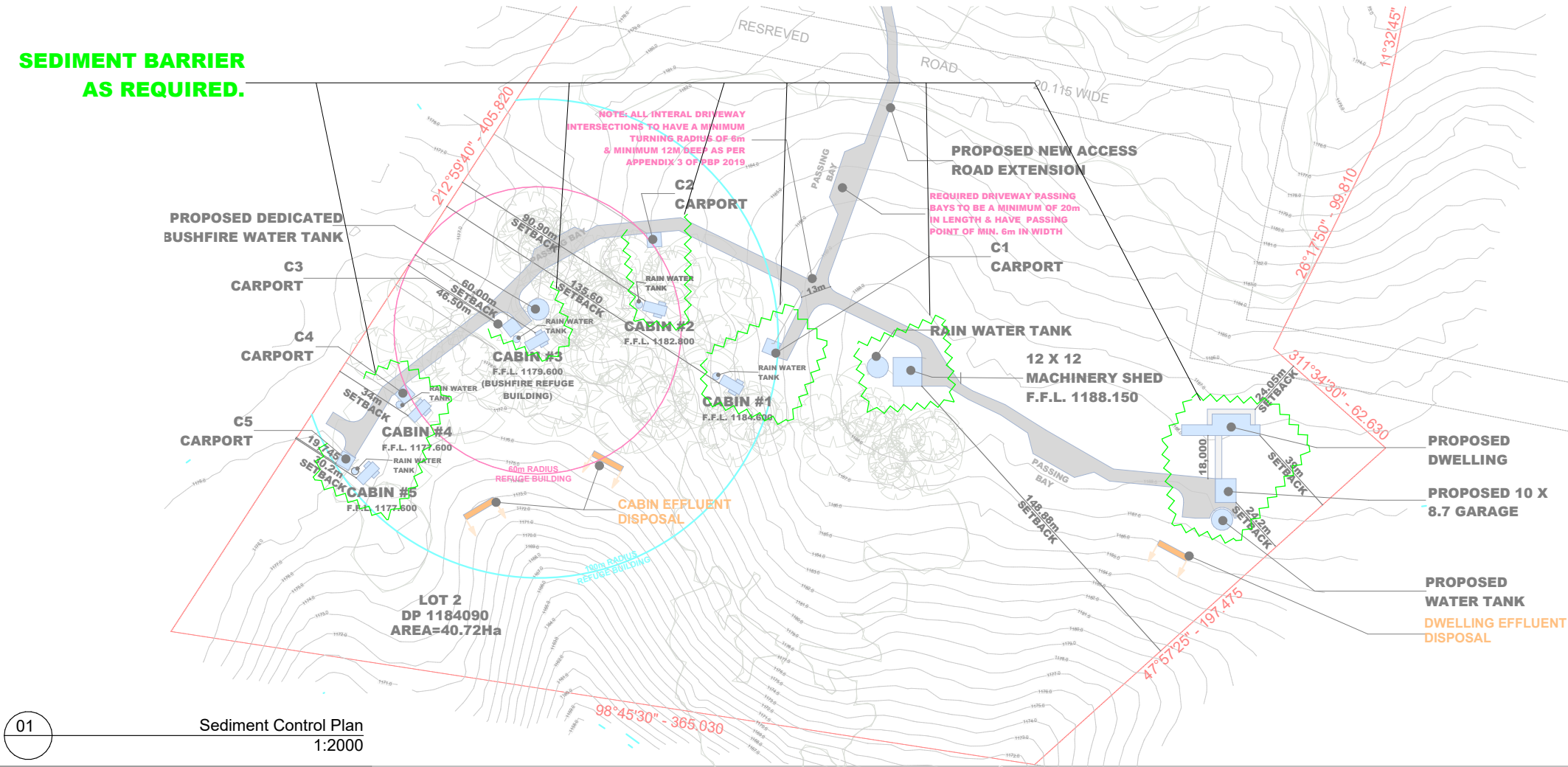
Construct a new sediment basin (if indicated on plans) at the location shown and clean out the existing dams to act as a sediment basin during the construction period and beyond.

Sediment basins shall have a minimum wet sediment capacity of 10 cubic metres and be designed with suitable overflow spillways to remain stable in at least the 1 in 10 year ARI (10% AEP), critical duration storm event.

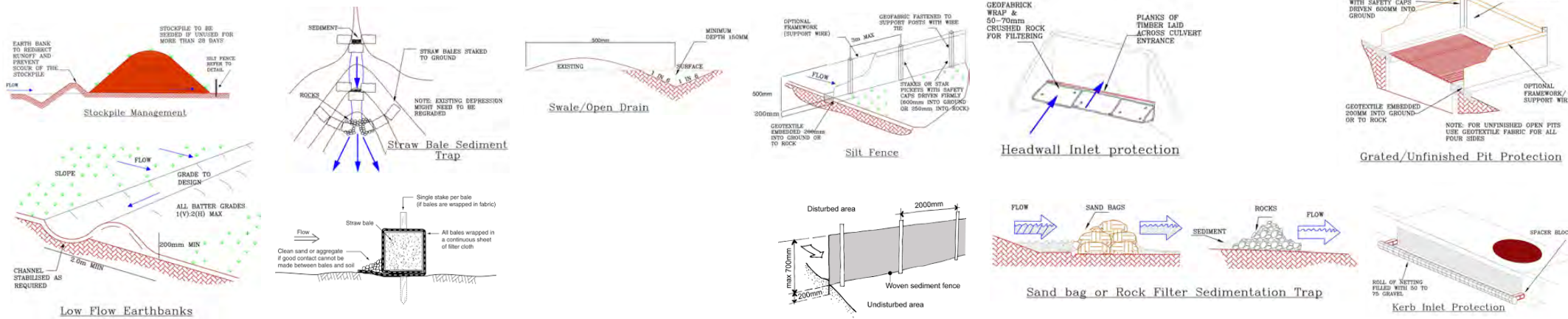
In general, water shall not be released or pumped from sediment basins unless water quality complies with the 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality' and in particular 50mg/L maximum suspended solids. Artificial flocculation to settle finer particles may be necessary in this instance. The basins are to be emptied within 48 hours after a storm event, but only after water has reached acceptable quality levels.

Stockpiles must not be located within 2m of hazard areas, including likely areas of concentrated or high velocity flows such as waterways, paved areas and driveways. Where they are between 2m and 5m metres from such areas, special sediment control measures should be taken to minimise possible pollution to downslope waters, e.g. through installation of additional 'sediment' fencing and bunds around the stockpiles.

Regular checking and maintenance of the measures to ensure the integrity of the installed measures.



Techniques






Certificate No. # N5CRCRQOMT

Scan QR code or follow website link for rating details.

Assessor name	E-LAB Consulting	
Accreditation No.	DMN16/1751	
Property Address	79 High Plains Rd, Jindabyne, NSW, 2627	

<https://www.f5.com.au/QRcodeLanding?PublicId=N5CRCRQOMT&GrpCertId=1>




7.0
Minimum
star rating

Class 1 summary
91EU2NPFYL 16/11/2023

Assessor
Accreditation No.
Address
79 High Plains Rd.
Jindabyne
NSW, 2627

E-LAB Consulting
DMN1671751



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<https://www.frs.com.au/QRCode/Landing?Publication=FEU2NPFYLA&GrpC=1>

Drawn Checked	JR
Plot Date:	19/11/2023
Project NO.	21-65
Project Status	DA
Client	Graham
Site:	79 HIGH PLAINS LANE JINDABYNE NSW 2627 Lot 2 in DP 1184090

NOTE
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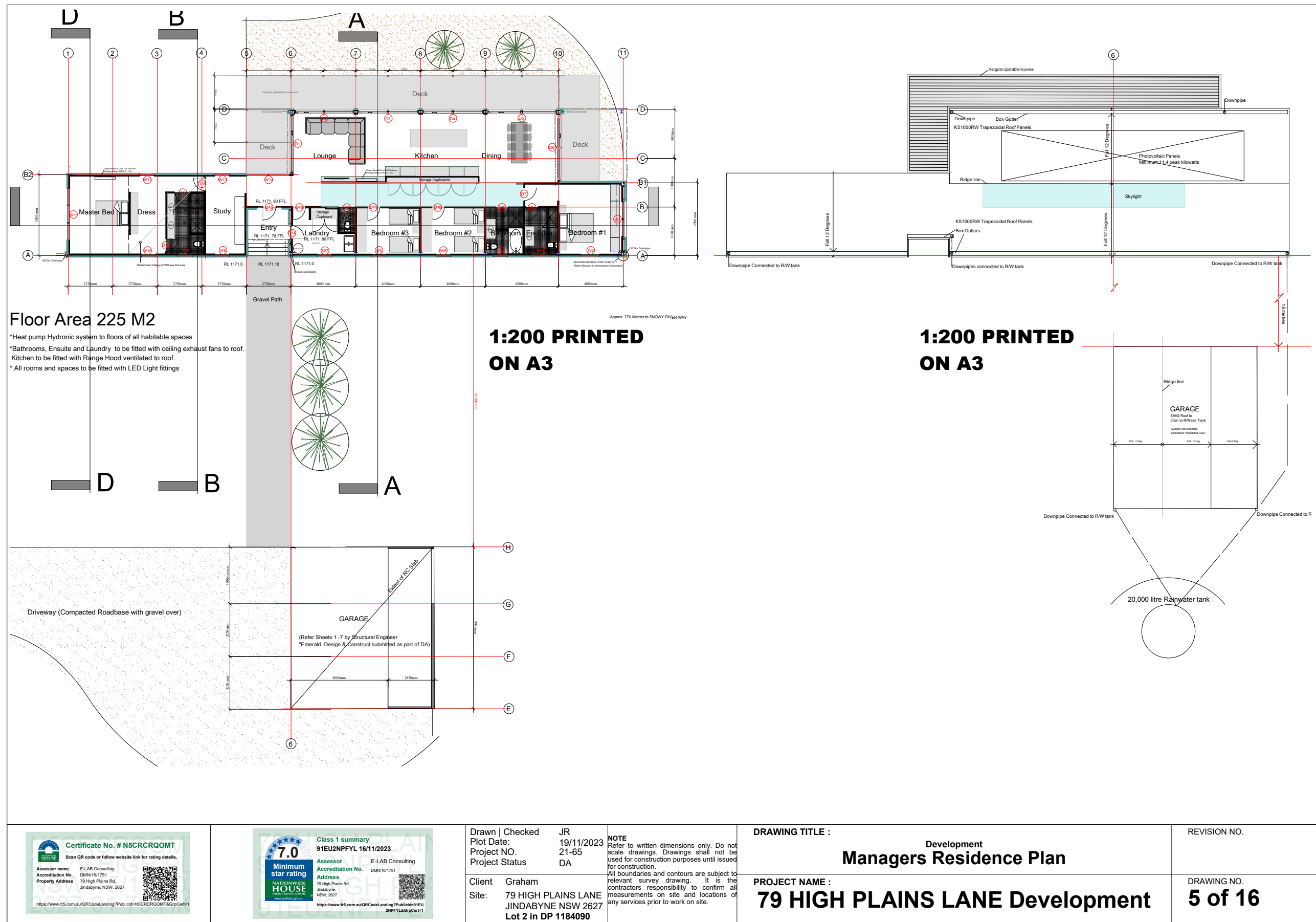
DRAWING TITLE :
Development
Sediment Control Plan

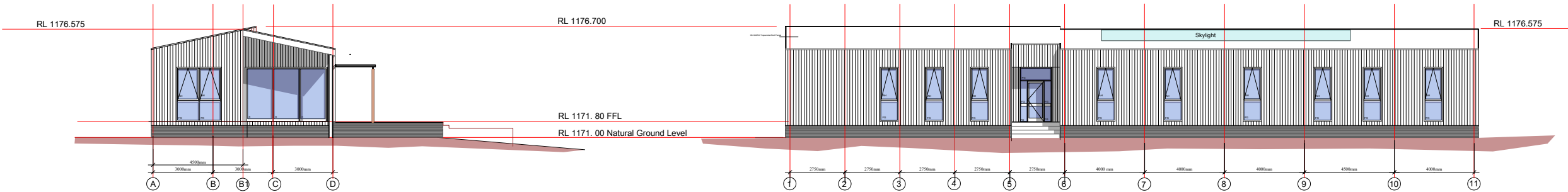
PROJECT NAME :
79 HIGH PLAINS LANE Development

REVISION NO.

DRAWING NO.

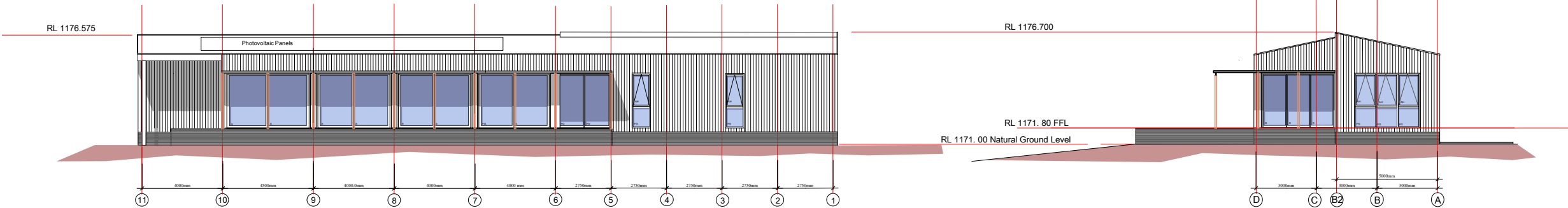
4 of 16






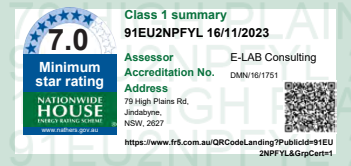
East Elevation 1:200 PRINTED ON A3

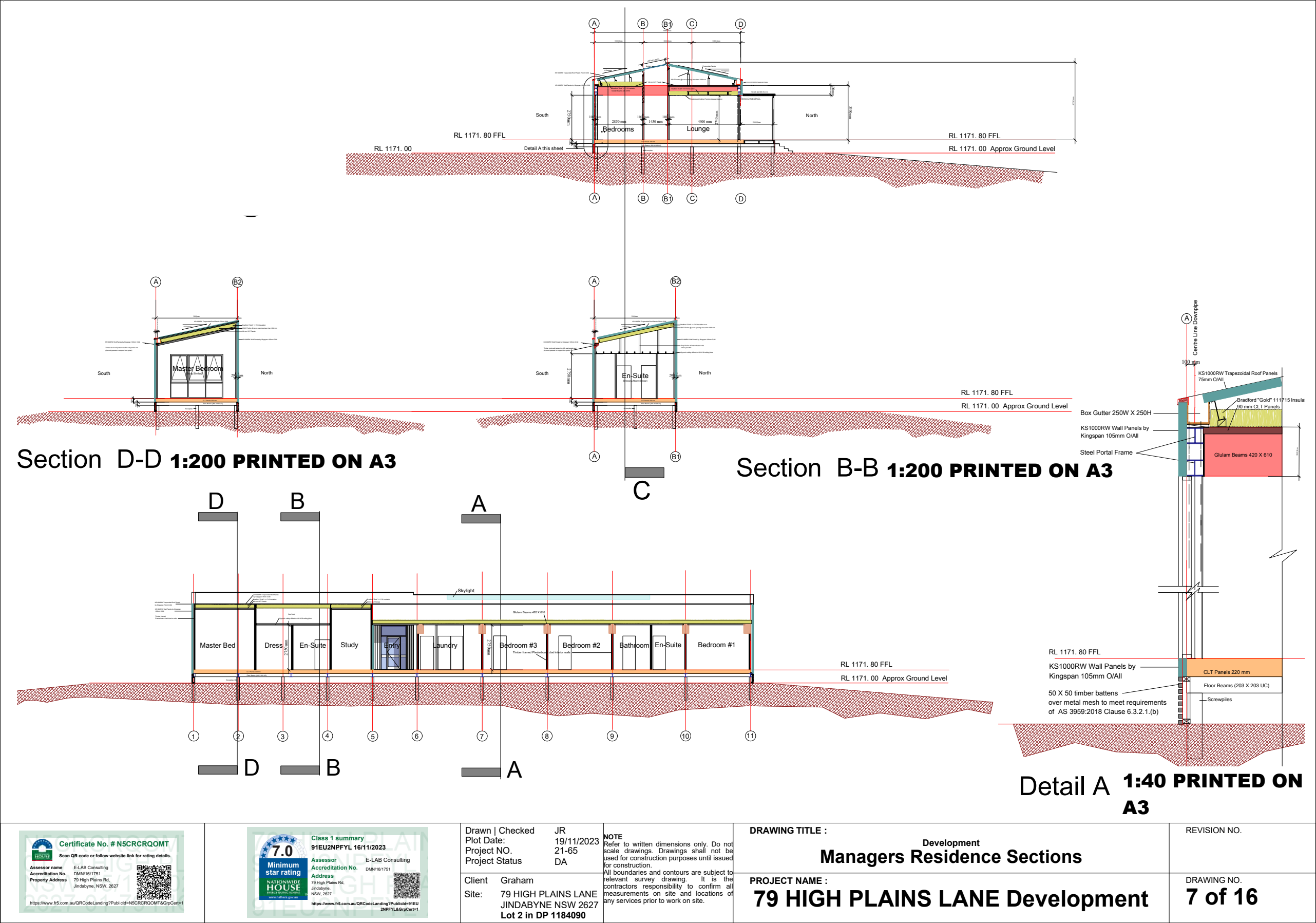
South Elevation 1:200 PRINTED ON A3

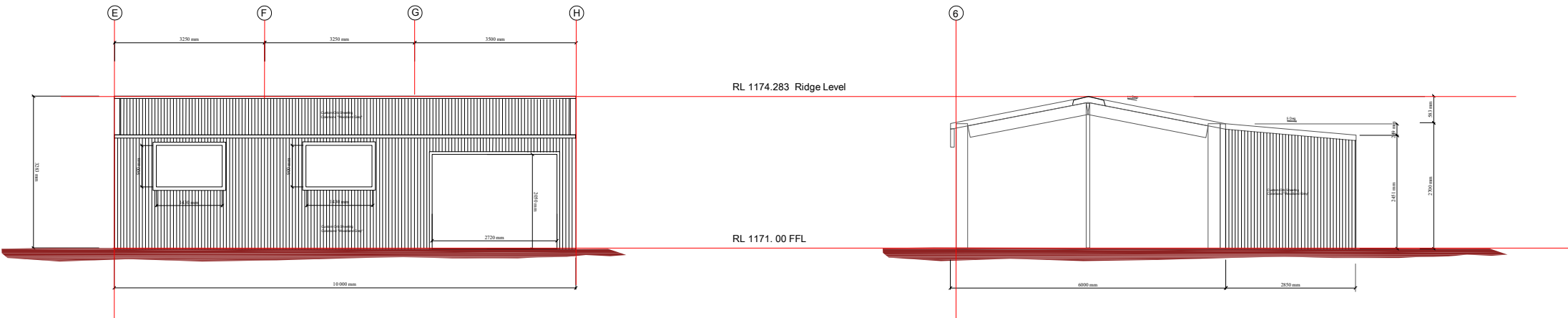


North Elevation 1:200 PRINTED ON A3

West Elevation 1:200 PRINTED ON A3

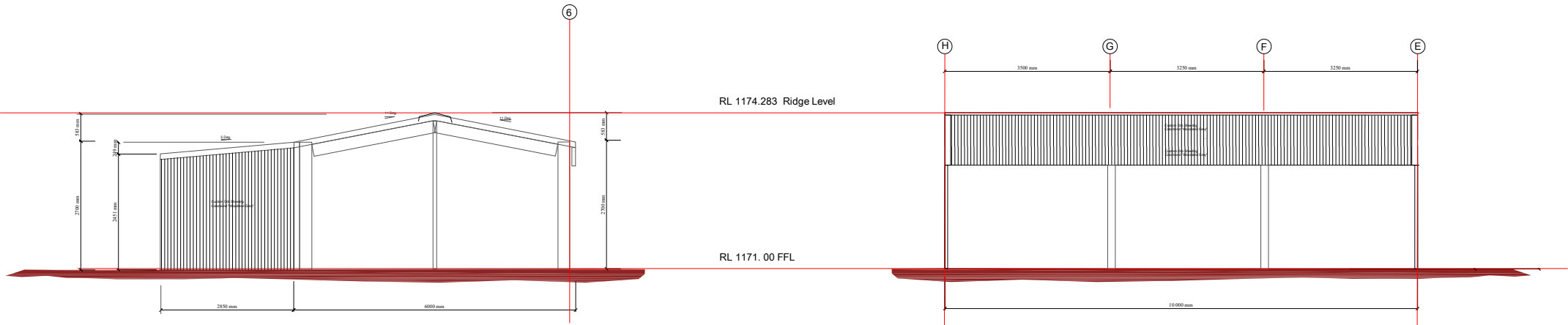
		<div>Drawn Checked JR</div> <div>Plot Date: 19/11/2023</div> <div>Project NO. 21-65</div> <div>Project Status DA</div> <div>Client Graham</div> <div>Site: 79 HIGH PLAINS LANE JINDABYNE NSW 2627 Lot 2 in DP 1184090</div>	<div>NOTE</div> <div>Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction.</div> <div>All boundaries and contours are subject to relevant survey drawing. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.</div>	<div>DRAWING TITLE :</div> <div>Development</div> <div>Managers Residence Elevations</div> <div>PROJECT NAME :</div> <div>79 HIGH PLAINS LANE Development</div>	<div>REVISION NO.</div> <div>DRAWING NO.</div> <div>6 of 16</div>
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East Elevation 1:100 PRINTED ON A3

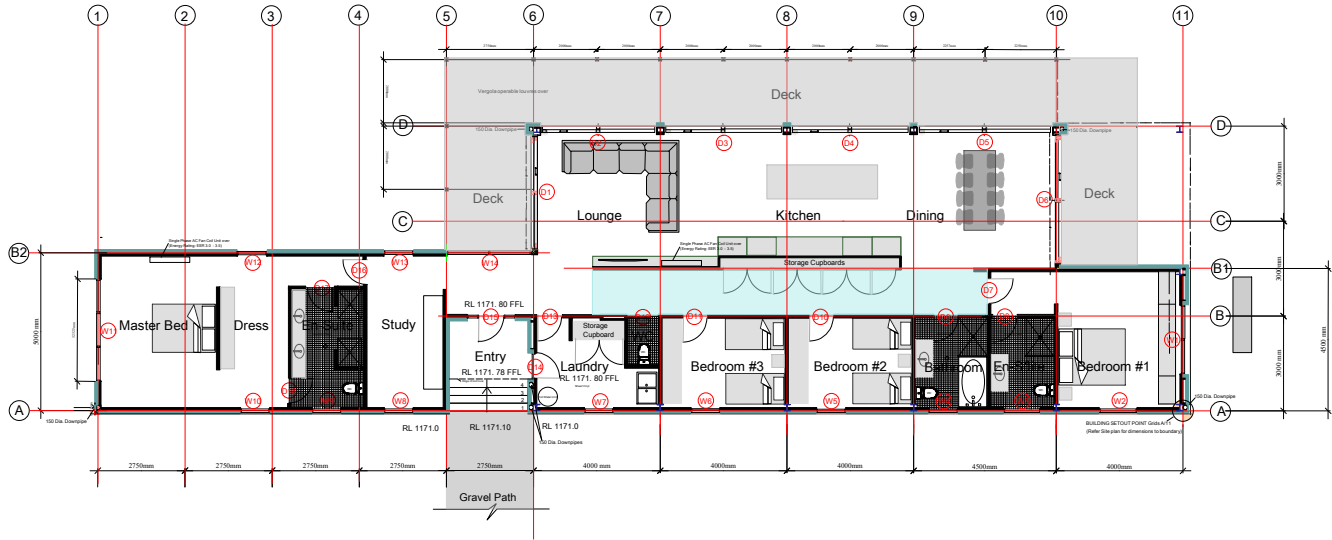
South Elevation 1:100 PRINTED ON A3



North Elevation 1:100 PRINTED ON A3

West Elevation 1:100 PRINTED ON A3

		<div>Drawn Checked JR</div> <div>Plot Date: 19/11/2023</div> <div>Project NO. 21-65</div> <div>Project Status DA</div> <div>Client Graham</div> <div>Site: 79 HIGH PLAINS LANE JINDABYNE NSW 2627 Lot 2 in DP 1184090</div>	<div>NOTE</div> <div>Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction.</div> <div>All boundaries and contours are subject to relevant survey drawing. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.</div>	<div>DRAWING TITLE :</div> <div>Development</div> <div>Managers Residence Garage</div> <div>PROJECT NAME :</div> <div>79 HIGH PLAINS LANE Development</div>	<div>REVISION NO.</div> <div>DRAWING NO.</div> <div>8 of 16</div>
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FINISHES SCHEDULE DETAILS

EXTERNAL FINISHES				
ELEMENT	MATERIAL	COLOUR	MANUFACTURER	DETAILS
WALLS	KS1000RW (105mm) Trapezoidal Wall Panels	Eq. to Dulux "Monument"	KingSpan	-
ROOF	KS1000RW (75mm) Trapezoidal Roof Panels	Eq. to Dulux "Monument"	KingSpan	-
LOWER WALLS	Ex 50X50 Hardwood Battens over mesh	Natural finish	N/A	-
ELEVATED DECKS (Ind. Ext. Entry Area)	Hardwood Boards	Natural finish	N/A	Pencil round top edge 5 mm gaps
WINDOWS	uPVC Double Glazed	"Anthracite"	EasyWindows	Refer Window Schedule
DOORS	uPVC Double Glazed	"Anthracite"	EasyWindows	Refer Door Schedule
SKYLIGHT	Aluminium framed Double glazed	"Anthracite"	Velux	-
GARAGE WALLS	Custom Orb Sheeting	Colorbond "Woodland Grey"	Lysaght	Crest Fixed
GARAGE ROOF	Custom Orb Sheeting	Colorbond "Woodland Grey"	Lysaght	-
PATHS	Gravel	Locally supplied gravel	N/A	-
PERGOLA	Colorbond/Zincalume	"Monument"	Vergola	Electrically operated

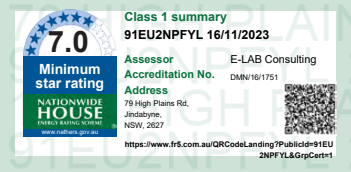
WINDOW SCHEDULE DETAILS

* REFER PLAN FOR WINDOW NUMBER LOCATIONS AND CONFIRM ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE				
Window No.	Window Dimensions	Function Type	Glazing ALL WINDOWS DOUBLE GLAZED	Window Hardware
W1	2200 x 2750	AWNING HUNG OPENING SASHES OVER FIXED GLASS	CLEAR GLASS	LOCK SET & SOADY CONTROL OPENERS
W2	950 x 2750	AWNING HUNG OPENING SASHES OVER FIXED GLASS	CLEAR GLASS	LOCK SET & SOADY CONTROL OPENERS
W3	950 x 2750	AWNING HUNG OPENING SASH OVER FIXED GLASS	OBSCURE GLASS	LOCK SET & SOADY CONTROL OPENERS
W4	950 x 2750	AWNING HUNG OPENING SASH OVER FIXED GLASS	OBSCURE GLASS	LOCK SET & SOADY CONTROL OPENERS
W5	950 x 2750	AWNING HUNG OPENING SASH OVER FIXED GLASS	CLEAR GLASS	LOCK SET & SOADY CONTROL OPENERS
W6	950 x 2750	AWNING HUNG OPENING SASH OVER FIXED GLASS	CLEAR GLASS	LOCK SET & SOADY CONTROL OPENERS
W7	950 x 2750	AWNING HUNG OPENING SASH OVER FIXED GLASS	CLEAR GLASS	LOCK SET & SOADY CONTROL OPENERS
W8	950 x 2750	AWNING HUNG OPENING SASH OVER FIXED GLASS	CLEAR GLASS	LOCK SET & SOADY CONTROL OPENERS
W9	950 x 2750	AWNING HUNG OPENING SASH OVER FIXED GLASS	OBSCURE GLASS	LOCK SET & SOADY CONTROL OPENERS
W10	950 x 2750	AWNING HUNG OPENING SASH OVER FIXED GLASS	OBSCURE GLASS	LOCK SET & SOADY CONTROL OPENERS
W11	3250 x 2750	AWNING HUNG OPENING SASHES OVER FIXED GLASS	CLEAR GLASS	LOCK SET & SOADY CONTROL OPENERS
W12	950 x 2750	AWNING HUNG OPENING SASH OVER FIXED GLASS	CLEAR GLASS	LOCK SET & SOADY CONTROL OPENERS
W13	950 x 2750	AWNING HUNG OPENING SASH OVER FIXED GLASS	CLEAR GLASS	LOCK SET & SOADY CONTROL OPENERS
W14	2680 x 2750	2 EQUAL FIXED GLASS PANELS	CLEAR GLASS	NI

DOOR SCHEDULE DETAILS

* REFER PLAN FOR DOOR NUMBER LOCATIONS AND CONFIRM ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE				
Door No.	Frame Opening Size	Door Construction	Door Function	Door Hardware
D1	3550 X 2740	uPVC Double Glazed	LIR & Slide	LEVER HANDLE LOCK SET
D2	3665 X 2740	uPVC Double Glazed	LIR & Slide	LEVER HANDLE LOCK SET
D3	3755 X 2740	uPVC Double Glazed	LIR & Slide	LEVER HANDLE LOCK SET
D4	3755 X 2740	uPVC Double Glazed	LIR & Slide	LEVER HANDLE LOCK SET
D5	4270 X 2740	uPVC Double Glazed	LIR & Slide	LEVER HANDLE LOCK SET
D6	4000 X 2740	uPVC Double Glazed	LIR & Slide	LEVER HANDLE LOCK SET
D15	1520 X 2090	GLAZED TIMBER - FIXED GLASS Sidelights	GLAZED SWING DOOR - Fixed glass sidelights & Panel over Frame - Steglar EU2015-SRL	LEVER HANDLE LOCK SET BUTT HINGES
Door No	Door Size	Door Construction	Door Function	Door Hardware
D7	820 x 2040 X 33	SOLID CORE TIMBER	SWING	LEVER LOCK SET, BUTT HINGES
D8	820 x 2040 X 33	SOLID CORE TIMBER	SWING	LEVER LOCK SET, BUTT HINGES
D9	820 x 2040 X 33	SOLID CORE TIMBER	SWING	LEVER LOCK SET, BUTT HINGES
D10	820 x 2040 X 33	SOLID CORE TIMBER	SWING	LEVER LOCK SET, BUTT HINGES
D11	820 x 2040 X 33	SOLID CORE TIMBER	SWING	LEVER LOCK SET, BUTT HINGES
D12	920 x 2040 X 33	SOLID CORE TIMBER	SLIDING	RECESSED PULL HANDLE SLIDING DOOR LOCK SET
D13	820 x 2040 X 33	SOLID CORE TIMBER	SWING	LEVER LATCH SET, BUTT HINGES
D14	820 x 2040 X 33	SOLID CORE TIMBER	SWING	LEVER LOCK SET, BUTT HINGES
D16	820 x 2040 X 33	SOLID CORE TIMBER	SWING	LEVER LOCK SET, BUTT HINGES
D17	820 x 2040 X 33	SOLID CORE TIMBER	SWING	LEVER LOCK SET, BUTT HINGES
D18	820 x 2040 X 33	SOLID CORE TIMBER	SWING	LEVER LOCK SET, BUTT HINGES

INTERNAL FINISHES * Study, Dressing room, Hall, Living Room, Kitchen and Dining Rooms also				
ROOM ELEMENT	MATERIAL	COLOUR	MANUFACTURER	DETAILS
*BEDROOM WALLS	10 mm Plasterboard	Paint finish - Colour TBA	Eq. To James Hardie	-
*BEDROOM CEILINGS	10 mm Plasterboard	Paint finish - Colour TBA	Eq. To James Hardie	-
*BEDROOM FLOORS	Carpet over CLT 220 mm Panels	TBA	TBA	-
LIVINGROOM FLOOR	Timber flooring over CLT 220 mm Panels	Species TBA	TBA	-
LAUNDRY WALLS	Ceramic Tiles to 1.5M over 4.5 mm Versalux board	Tiles Colour TBA Paint Colour TBA	TBA	-
LAUNDRY CEILING	4.5mm "Versalux" board Paint Finish	Paint Colour TBA	Eq. To James Hardie	-
LAUNDRY FLOOR	Vinyl Sheet over CLT Panels 220 mm	Sheet Colour TBA	Tarkett "Safetred"	-
EN-SUITE WALLS	Ceramic Tiles to 1.5M over 4.5 mm Versalux board	Tiles Colour TBA Paint Colour TBA	TBA	-
EN-SUITE CEILING	4.5mm Versalux board Paint Finish	Paint Colour TBA	Eq. To James Hardie	-
EN-SUITE FLOORS	Ceramic Floor Tiles over CLT Panels 220 mm	Tiles Colour TBA	TBA	Fall tiles to FW location on Plan
BATHROOM WALLS	Ceramic Tiles to 1.5M over 4.5 mm Versalux board	Tiles Colour TBA Paint Colour TBA	TBA	-
BATHROOM CEILING	4.5mm Versalux board Paint Finish	Paint Colour TBA	Eq. To James Hardie	-
BATHROOM FLOOR	Ceramic Floor Tiles over CLT Panels 220 mm	Tiles Colour TBA	TBA	Fall tiles to FW location on Plan



Drawn | Checked JR
Plot Date: 19/11/2023
Project NO. 21-65
Project Status DA

Client Graham
Site: 79 HIGH PLAINS LANE
JINDABYNE NSW 2627
Lot 2 in DP 1184090

NOTE
Refer to written dimensions only. Do not
scale drawings. Drawings shall not be
used for construction purposes until issued
for construction.
All boundaries and contours are subject to
relevant survey drawing. It is the
contractors responsibility to confirm all
measurements on site and locations of
any services prior to work on site.

DRAWING TITLE :
Development
Managers Residence Opening Schedule

PROJECT NAME :
79 HIGH PLAINS LANE Development

REVISION NO.

DRAWING NO.
9 of 16

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 13732585_05

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 16 November 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary			
Project name	Jindabyne House Final_02_05		
Street address	79 HIGH PLAINS ROAD JINDABYNE 2627		
Local Government Area	Snowy Monaro Regional Council		
Plan type and plan number	Deposited Plan 1184090		
Lot no.	2		
Section no.	Null		
Project type	dwelling house (detached)		
No. of bedrooms	4		
Project score			
Water	✓ 40		Target 40
Thermal Performance	✓ Pass		Target Pass
Energy	✓ 57		Target 50
Materials	✓ 40		Target n/a

Certificate Prepared by

Name / Company Name: E-LAB Consulting
ABN (if applicable): 84647520634

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 13732585_05 Thursday, 16 November 2023 page 1/9

Description of project

Project address		Assessor details and thermal loads	
Project name	Jindabyne House Final_02_05	Assessor number	161751
Street address	79 HIGH PLAINS ROAD JINDABYNE 2627	Certificate number	91EU2NPFYL
Local Government Area	Snowy Monaro Regional Council	Climate zone	69
Plan type and plan number	Deposited Plan 1184090	Area adjusted cooling load (MJ/m²/year)	20
Lot no.	2	Area adjusted heating load (MJ/m²/year)	196
Section no.	Null	Project score	
Project type	dwelling house (detached)	Water	✓ 40 Target 40
No. of bedrooms	4	Thermal Performance	✓ Pass Target Pass
Site details		Energy	✓ 57 Target 50
Site area (m²)	6400	Materials	✓ 40 Target n/a
Roof area (m²)	263		
Conditioned floor area (m²)	200.0		
Unconditioned floor area (m²)	24.0		
Total area of garden and lawn (m²)	1500		
Roof area of the existing dwelling (m²)	0		

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 13732585_05 Thursday, 16 November 2023 page 2/9

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 200 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 20000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect run runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 13732585_05 Thursday, 16 November 2023 page 3/9

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 13732585_05 Thursday, 16 November 2023 page 4/9

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓
Construction			
Floor - suspended floor above enclosed subfloor, concrete - suspended, frame: timber - H2 treated softwood.	211	insulation: fibreglass batts or rolls: foilbacking	
garage floor - concrete slab on ground, 30% cement substitute	50	none	
external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	all external walls	fibreglass batts or rolls: foilbacking	
external garage wall: framed (fibre cement sheet or boards); frame: plaster select	1	none: foilbacking	
internal wall: plasterboard; frame: timber - untreated softwood.	600	none	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	264	ceiling: fibreglass batts or rolls: roof: foilbacking.	

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 13732585_05 Thursday, 16 November 2023 page 5/9

Thermal Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing				
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.		✓	✓	✓
Frames		Maximum area - m2		
aluminium		0		
timber		0		
uPVC		110		
steel		0		
composite		0		
Glazing		Maximum area - m2		
single		0		
double		110		
triple		0		

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 13732585_05 Thursday, 16 November 2023 page 6/9

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning - non ducted; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase air conditioning - non ducted; Energy rating: EER 3.0 - 3.5		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: heat pump hydronic system; Energy rating: n/a		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: heat pump hydronic system; Energy rating: n/a		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 13732585_05 Thursday, 16 November 2023 page 7/9

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 13732585_05 Thursday, 16 November 2023 page 8/9

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 13732585_05 Thursday, 16 November 2023 page 9/9



Drawn | Checked JR
Plot Date: 19/11/2023
Project NO. 21-65
Project Status DA

Client Graham
Site: 79 HIGH PLAINS LANE
JINDABYNE NSW 2627
Lot 2 in DP 1184090

NOTE
Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction.
All boundaries and contours are subject to relevant survey drawing. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

DRAWING TITLE :

Development
Managers Residence BASIX Req.

PROJECT NAME :

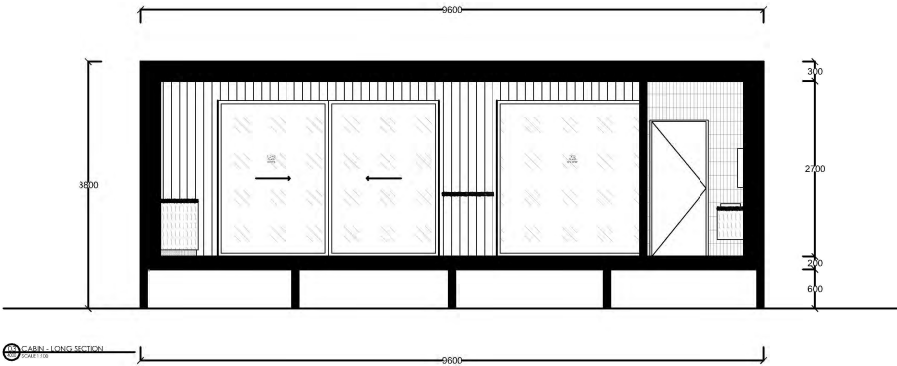
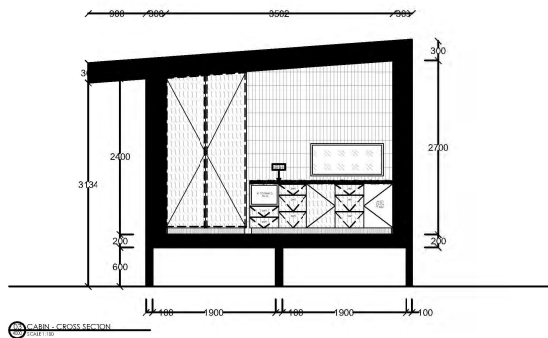
79 HIGH PLAINS LANE Development

REVISION NO.

DRAWING NO.

10 of 16





1:100 PRINTED
ON A3



Drawn | Checked JR
Plot Date: 19/11/2023
Project NO. 21-65
Project Status DA
Client Graham
Site: 79 HIGH PLAINS LANE
JINDABYNE NSW 2627
Lot 2 in DP 1184090

NOTE
Refer to written dimensions only. Do not
scale drawings. Drawings shall not be
used for construction purposes until issued
for construction.
All boundaries and contours are subject to
relevant survey drawing. It is the
contractors responsibility to confirm all
measurements on site and locations of
any services prior to work on site.

DRAWING TITLE :
Development
Typical Cabin Section
PROJECT NAME :
79 HIGH PLAINS LANE Development

REVISION NO.
DRAWING NO.
12 of 16



7.0
Minimum
star
rating

Class 1 summary
91EU2NPFFYL 16/11/2023

Assessor E-LAB Consulting
Accreditation No. DMN/16/1751

Address 79 High Plains Rd,
 Jindabyne,
 NSW, 2027



**NATIONWIDE
HOUSE**
 THROUGH RATING
 HOUSE

www.nathouse.gov.au

<https://www.frs.com.au/QRCodeLanding?PublicId=91EU>

Drawn Checked	JR
Plot Date:	19/11/2023
Project NO.	21-65
Project Status	DA
Client	Graham
Site:	79 HIGH PLAINS LANE JINDABYNE NSW 2627 Lot 2 in DP 1184090

NOTE
Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction.
All boundaries and contours are subject to relevant survey drawing. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

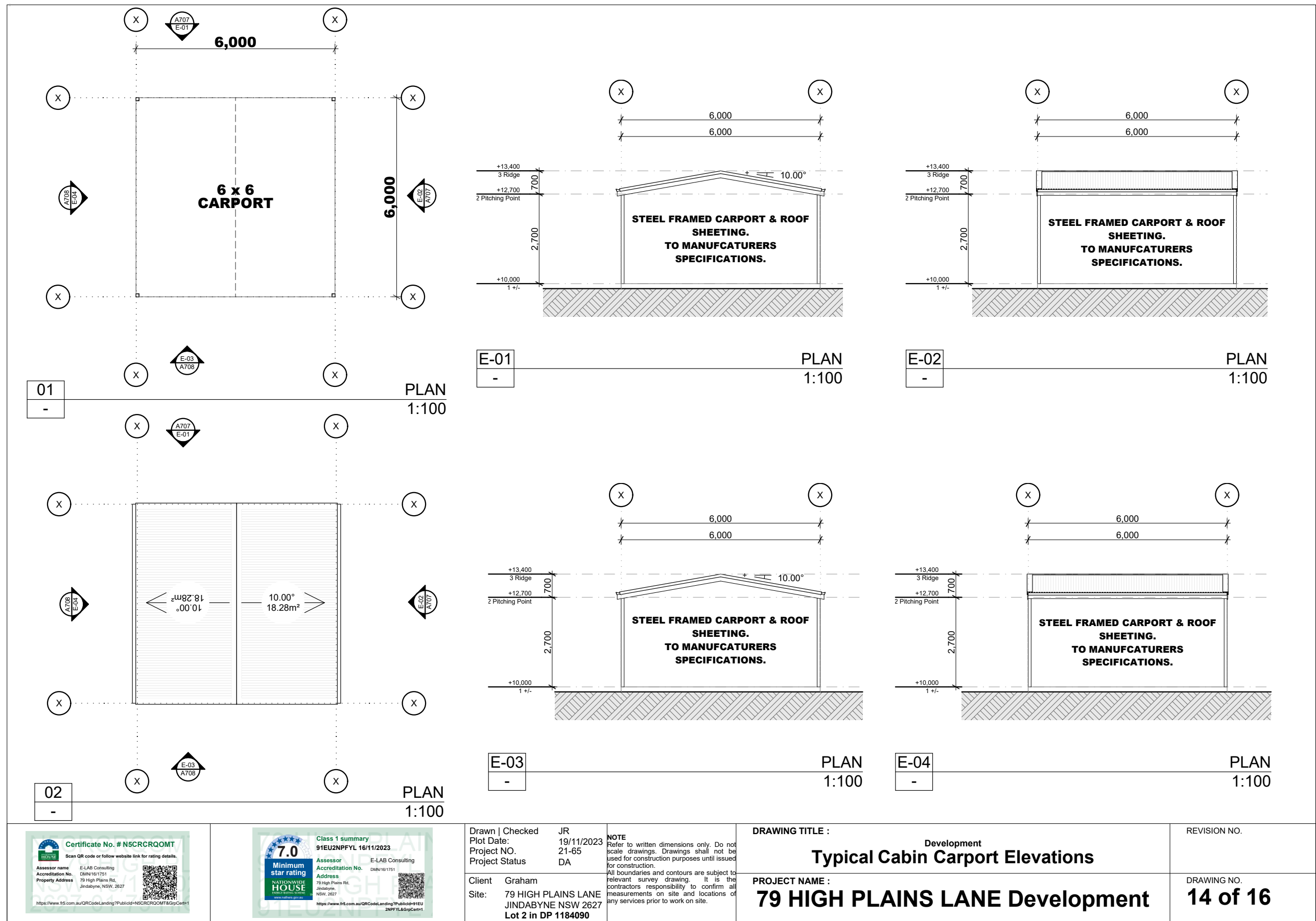
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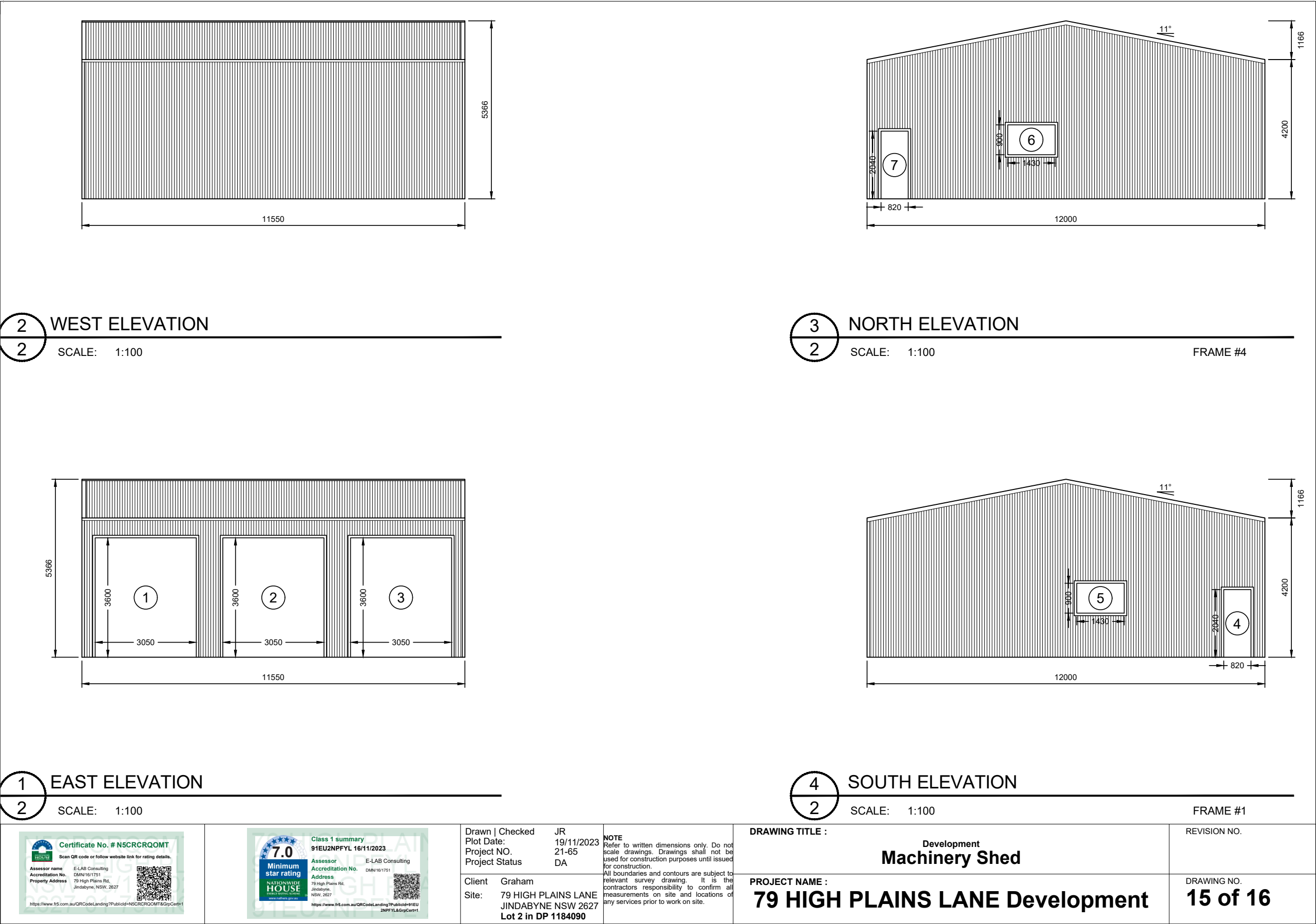
Development
Cabin BASIX Reqs.

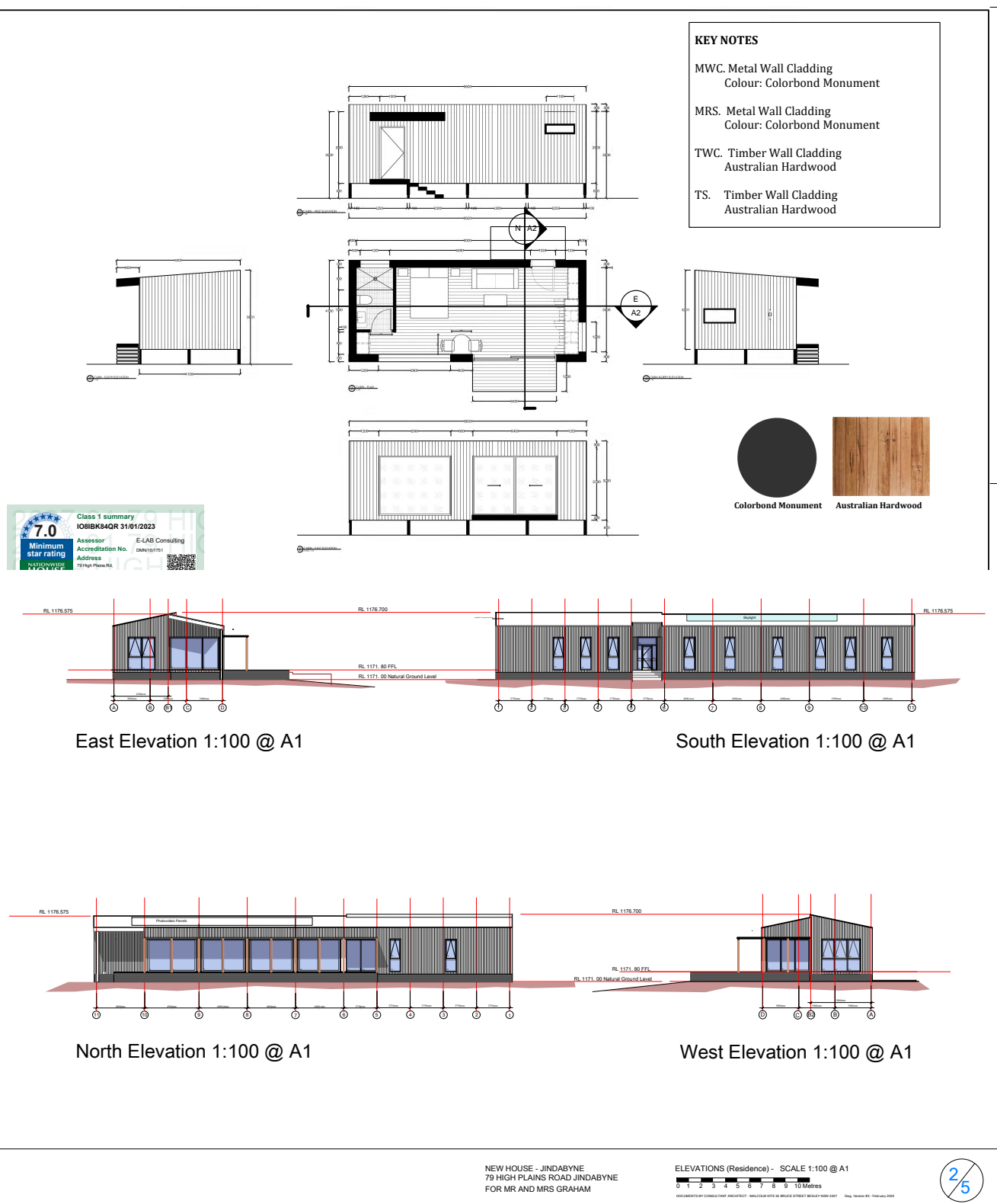
PROJECT NAME :
79 HIGH PLAINS LANE Development

REVISION NO.

DRAWING NO.
13 of 16







REVISION NO.

DRAWING NO.

16 of 16

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1373258S_05

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Thursday, 16 November 2023

To be valid, this certificate must be lodged within 3 months of the date of issue.







Project summary		
Project name	Jindabyne House Final_02_05	
Street address	79 HIGH PLAINS ROAD JINDABYNE 2627	
Local Government Area	Snowy Monaro Regional Council	
Plan type and plan number	Deposited Plan 1184090	
Lot no.	2	
Section no.	Null	
Project type	dwelling house (detached)	
No. of bedrooms	4	
Project score		
Water	<div><div><div></div></div></div> 40	Target 40
Thermal Performance	<div><div><div></div></div></div> Pass	Target Pass
Energy	<div><div><div></div></div></div> 57	Target 50
Materials	<div><div><div></div></div></div> -40	Target n/a

Certificate Prepared by
Name / Company Name: E-LAB Consulting
ABN (if applicable): 84647520634

Description of project

Project address	
Project name	Jindabyne House Final_02_05
Street address	79 HIGH PLAINS ROAD JINDABYNE 2627
Local Government Area	Snowy Monaro Regional Council
Plan type and plan number	Deposited Plan 1184090
Lot no.	2
Section no.	Null
Project type	
Project type	dwelling house (detached)
No. of bedrooms	4
Site details	
Site area (m²)	8400
Roof area (m²)	263
Conditioned floor area (m²)	200.0
Unconditioned floor area (m²)	24.0
Total area of garden and lawn (m²)	1500
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads		
Assessor number	16/1751	
Certificate number	91EU2NPFYL	
Climate zone	69	
Area adjusted cooling load (MJ/ m².year)	20	
Area adjusted heating load (MJ/ m².year)	196	
Project score		
Water	 40	Target 40
Thermal Performance	 Pass	Target Pass
Energy	 57	Target 50
Materials	 -40	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 200 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but ≤ 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 20000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 150 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> all toilets in the development at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓ ✓	✓ ✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Insulation
floor - suspended floor above enclosed subfloor, concrete - suspended; frame: timber - H2 treated softwood.	211	fibreglass batts or roll+ foil/sarking
garage floor - concrete slab on ground, 30% cement substitute.	90	none
external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	all external walls	fibreglass batts or roll+ foil/sarking
external garage wall: framed (fibre cement sheet or boards); frame: please select.	1	none+ foil/sarking
internal wall: plasterboard; frame: timber - untreated softwood.	600	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	264	ceiling: fibreglass batts or roll; roof: foil/sarking.




Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓

Frames	Maximum area - m2
aluminium	0
timber	0
uPVC	110
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	110
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: EER 3.0 - 3.5		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: heat pump hydronic system; Energy rating: n/a		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: heat pump hydronic system; Energy rating: n/a		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

Nationwide House Energy Rating Scheme — Class 1 summary

NatHERS Certificate No. 91EU2NPFYL

Generated on 16 Nov 2023 using FirstRate5 v5.3.2b

Property

Address 79 High Plains Rd, Jindabyne, NSW, 2627

Lot/DP

NatHERS climate zone

Accredited assessor



E-LAB Consulting

E-LAB Consulting

alex.kobler@e-lab.com.au

0447343451

Accreditation No. DMN/16/1751

Assessor Accrediting Organisation



Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=91EU2NPFYL&GrpCert=1> When using either link, ensure you are visiting www.fr5.com.au.

Summary of all dwellings

Certificate number and link	Unit number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
XZV4UXTE73	1	195.70	19.60	215.30	7
XZV4UXTE73-02	1	227.60	1.90	229.50	7.8

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements.

The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

91EU2NPFYL NatHERS Certificate



Explanatory notes

About this report

This is a summary of ratings of all NCC Class 1 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1368416M_08

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Wednesday, 15 November 2023

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Jindabyne Cabins_07_08	
Street address	79 HIGH PLAINS ROAD JINDABYNE 2627	
Local Government Area	SNOWY MONARO REGIONAL	
Plan type and plan number	Deposited Plan 1184090	
Lot no.	2	
Section no.	Null	
No. of residential flat buildings	0	
Residential flat buildings: no. of dwellings	0	
Multi-dwelling housing: no. of dwellings	5	
No. of single dwelling houses	0	
Project score		
Water	✔ 45	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 61	Target 52
Materials	✔ -10	Target n/a

Certificate Prepared by
Name / Company Name: E-LAB Consulting
ABN (if applicable): 84647520634

Description of project

Project address

Project name	Jindabyne Cabins_07_08
Street address	79 HIGH PLAINS ROAD JINDABYNE 2627
Local Government Area	SNOWY MONARO REGIONAL
Plan type and plan number	Deposited Plan 1184090
Lot no.	2
Section no.	Null

Project type

No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	5
No. of single dwelling houses	0

Site details

Site area (m ²)	10000
Roof area (m ²)	173
Non-residential floor area (m ²)	0.00
Residential car spaces	5
Non-residential car spaces	0

Common area landscape

Common area lawn (m ²)	0.00
Common area garden (m ²)	10000.00
Area of indigenous or low water use species (m ²)	10000.00

Assessor details and thermal loads

Assessor number	16/1751
Certificate number	N5CRCRQOMT
Climate zone	69

Project score

Water	✓ 45	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 61	Target 52
Materials	✓ -10	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	1	30.00	4.70	0.00	0.00
5	1	30.00	4.70	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2	1	30.00	4.70	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
3	1	30.00	4.70	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
4	1	30.00	4.70	0.00	0.00

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling housing

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Performance

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Buildings 'Other'

- (i) Materials

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling housing**(a) Dwellings**

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. 		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Central water tank (No. 1)	See central systems	See central systems	-	yes	-	-	-
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	Hot water
Dwelling no.	Hot water system
All dwellings	Central hot water system (No. 1)

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	heat pump hydronic system	heat pump hydronic system	1	yes

Dwelling no.	Individual pool			Individual spa		Appliances other efficiency measures				
	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	-	-	no	no

Dwelling no.	Alternative energy		
	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
1	between >0° to <=10° degree to the horizontal	3	N
All other dwellings	-	-	-

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:	✓	✓	✓
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1	196.2	7.3	203.500
2	196	15.1	211.100
3	189	18.5	207.500
All other dwellings	182.9	26	208.900

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
All dwellings	-	-	34.6	-	no

	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m ²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation
All dwellings	-	-	-	conventional slab	concrete - suspended, frame: timber - untreated softwood	34.6	fibreglass batts or roll	-	35.00	-

	Floor types										
	First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor				
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation
All dwellings	-	-	-	-	-	-	concrete slab on ground	0	-	none	conventional slab

	External walls							
	External wall type 1				External wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	framed (fibre cement sheet or boards), frame : timber - untreated softwood	77.6	fibreglass batts or roll	-	-	-	-	-

	External walls							
	External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

	Internal walls								
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
All dwellings	-	-	-	plasterboard, frame: timber - untreated softwood	30	-	-	-	-

	Ceiling and roof								
	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation
All dwellings	framed - metal roof, frame: timber - untreated softwood	34.6	-	-	-	-	-	-	-

	Glazing type			Frame types				
Dwelling no.	Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
All dwellings	-	18.6	-	-	-	18.6	-	-

2. Commitments for common areas and central systems/facilities for the development (non-building specific)**(a) Buildings 'Other'**

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types			
Floor type	Area (m2)	Insulation	Low emissions option
-	-	-	-

External wall types				
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
-	-	-	-	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
-	-	-	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types							
Ceiling and roof type		Area (m²)	Roof Insulation			Ceiling Insulation	
-		-	-				

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	-	-	-	-	-	-	-

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	85000.00	To collect run-off from at least: - 173 square metres of roof area of buildings in the development - 0.00 square metres of impervious area in the development - 10000.00 square metres of garden/lawn area in the development - 0.00 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 10000.00 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: 3.5 < COP ≤ 4.0
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).



Certificate No. # N5CRCRQOMT

Scan QR code or follow website link for rating details.

Assessor name	E-LAB Consulting
Accreditation No.	DMN/16/1751
Property Address	79 High Plains Rd, Jindabyne, NSW, 2627



<https://www.fr5.com.au/QRCodeLanding?PublicId=N5CRCRQOMT&GrpCert=1>

Nationwide House Energy Rating Scheme® Multiple Class 1 Dwellings Summary NatHERS® Certificate No. N5CRCRQOMT

Generated on 15 Nov 2023 using FirstRate5 v5.5.3a

Property

Address 79 High Plains Rd,
Jindabyne, NSW, 2627
Lot/DP
NatHERS Climate Zone 69



Accredited assessor

Name E-LAB Consulting
Business name E-LAB Consulting
Email alex.kobler@e-lab.com.au
Phone 0447343451
Accreditation No. DMN/16/1751
Assessor Accrediting Organisation

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=N5CRCRQOMT&GrpCert=1>
When using either link, ensure you are visiting www.fr5.com.au.



National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
SGGKPJ1Z8D-05	01	196.20 (N/A)	7.30 (N/A)	203.50	8.2	NA
LIS2PUSLH0-04	02	196.00 (N/A)	15.10 (N/A)	211.10	8.1	NA

N5CRCRQOMT NatHERS
Certificate

8.1 Star Rating as of 15 Nov 2023



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
Y7ZPBHIDI-04	03	189.20 (N/A)	18.50 (N/A)	207.70	8.2	NA
4UE9C8D1TB-04	04	182.90 (N/A)	26.00 (N/A)	208.90	8.1	NA
AMV0J0ESZQ-04	05	182.90 (N/A)	26.00 (N/A)	208.90	8.1	NA

**N5CRCRQOMT NatHERS
Certificate**

8.1 Star Rating as of 15 Nov 2023



Explanatory notes

About this report

This is a summary of NCC Class 1 dwellings in a development. For more details of each dwelling refer to the individual dwelling's certificate using the certificate number in summary of all dwellings table

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and energy value*. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the home's energy value*.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link)

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor

Nationwide House Energy Rating Scheme — Class 1 summary

NatHERS Certificate No. 91EU2NPFYL

Generated on 16 Nov 2023 using FirstRate5 v5.3.2b

Property

Address 79 High Plains Rd, Jindabyne, NSW, 2627

Lot/DP

NatHERS climate zone

Accredited assessor



E-LAB Consulting

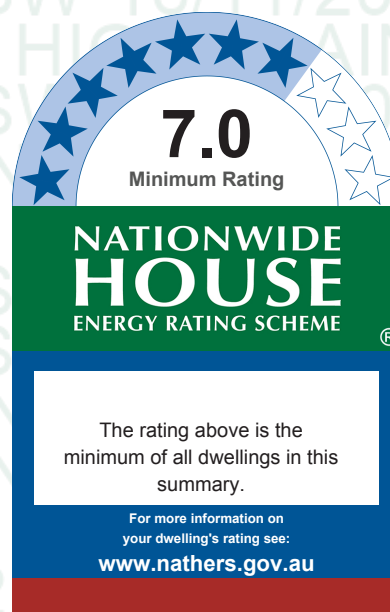
E-LAB Consulting

alex.kobler@e-lab.com.au

0447343451

Accreditation No. DMN/16/1751

Assessor Accrediting Organisation



Verification

To verify this certificate, scan the QR code or visit

<https://www.fr5.com.au/QRCodeLanding?PublicId=91EU2NPFYL&GrpCert=1> When using either link, ensure you are visiting www.fr5.com.au.

Summary of all dwellings

Certificate number and link	Unit number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
XZV4UXTE73	1	195.70	19.60	215.30	7
XZV4UXTE73-02	1	227.60	1.90	229.50	7.8

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements.

The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

91EU2NPFYL NatHERS Certificate



Explanatory notes

About this report

This is a summary of ratings of all NCC Class 1 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1373258S_05

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Thursday, 16 November 2023

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Jindabyne House Final_02_05	
Street address	79 HIGH PLAINS ROAD JINDABYNE 2627	
Local Government Area	Snowy Monaro Regional Council	
Plan type and plan number	Deposited Plan 1184090	
Lot no.	2	
Section no.	Null	
Project type	dwelling house (detached)	
No. of bedrooms	4	
Project score		
Water	<div><div></div><div>40</div></div>	Target 40
Thermal Performance	<div><div></div><div>Pass</div></div>	Target Pass
Energy	<div><div></div><div>57</div></div>	Target 50
Materials	<div><div></div><div>-40</div></div>	Target n/a

Certificate Prepared by
Name / Company Name: E-LAB Consulting
ABN (if applicable): 84647520634

Description of project

Project address

Project name	Jindabyne House Final_02_05
Street address	79 HIGH PLAINS ROAD JINDABYNE 2627
Local Government Area	Snowy Monaro Regional Council
Plan type and plan number	Deposited Plan 1184090
Lot no.	2
Section no.	Null

Project type

Project type	dwelling house (detached)
No. of bedrooms	4

Site details

Site area (m²)	8400
Roof area (m²)	263
Conditioned floor area (m²)	200.0
Unconditioned floor area (m²)	24.0
Total area of garden and lawn (m²)	1500
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads

Assessor number	16/1751
Certificate number	91EU2NPFYL
Climate zone	69
Area adjusted cooling load (MJ/m².year)	20
Area adjusted heating load (MJ/m².year)	196

Project score

Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 57	Target 50
Materials	✓ -40	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 200 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but ≤ 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 20000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 150 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> all toilets in the development at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓ ✓	✓ ✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Insulation
floor - suspended floor above enclosed subfloor, concrete - suspended; frame: timber - H2 treated softwood.	211	fibreglass batts or roll+ foil/sarking
garage floor - concrete slab on ground, 30% cement substitute.	90	none
external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	all external walls	fibreglass batts or roll+ foil/sarking
external garage wall: framed (fibre cement sheet or boards); frame: please select.	1	none+ foil/sarking
internal wall: plasterboard; frame: timber - untreated softwood.	600	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	264	ceiling: fibreglass batts or roll; roof: foil/sarking.




Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓

Frames	Maximum area - m2
aluminium	0
timber	0
uPVC	110
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	110
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: EER 3.0 - 3.5		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: heat pump hydronic system; Energy rating: n/a		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: heat pump hydronic system; Energy rating: n/a		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.



Class 1 summary

91EU2NPFYL 16/11/2023

Assessor

E-LAB Consulting

Accreditation No.

DMN/16/1751

Address

79 High Plains Rd,
Jindabyne,
NSW, 2627



<https://www.fr5.com.au/QRCodeLanding?PublicId=91EU2NPFYL&GrpCert=1>

Nationwide House Energy Rating Scheme® Multiple Class 1 Dwellings Summary NatHERS® Certificate No. N5CRCRQOMT

Generated on 15 Nov 2023 using FirstRate5 v5.5.3a

Property

Address 79 High Plains Rd,
Jindabyne, NSW, 2627

Lot/DP

NatHERS Climate Zone 69



Accredited assessor

Name E-LAB Consulting
Business name E-LAB Consulting
Email alex.kobler@e-lab.com.au
Phone 0447343451
Accreditation No. DMN/16/1751
Assessor Accrediting Organisation

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=N5CRCRQOMT&GrpCert=1>
When using either link, ensure you are visiting www.fr5.com.au.



National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
SGGKPJ1Z8D-05	01	196.20 (N/A)	7.30 (N/A)	203.50	8.2	NA
LIS2PUSLH0-04	02	196.00 (N/A)	15.10 (N/A)	211.10	8.1	NA

N5CRCRQOMT NatHERS
Certificate

8.1 Star Rating as of 15 Nov 2023



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
Y7ZPBHIDI-04	03	189.20 (N/A)	18.50 (N/A)	207.70	8.2	NA
4UE9C8D1TB-04	04	182.90 (N/A)	26.00 (N/A)	208.90	8.1	NA
AMV0J0ESZQ-04	05	182.90 (N/A)	26.00 (N/A)	208.90	8.1	NA

**N5CRCRQOMT NatHERS
Certificate**

8.1 Star Rating as of 15 Nov 2023



Explanatory notes

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Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor

BUSHFIRE ASSESSMENT REPORT



Ecotourism Development & Residential Dwelling

Lot 2 in DP1184090
79 High Plains Lane
Jindabyne, NSW 2627

Received
SNOWY MONARO REGIONAL COUNCIL
04/07/2023

24 March 2023
Ref: BPES2023004



Bushfire Assessment Report: 79 High Plains Lane, Jindabyne NSW 2627

Prepared For:

Progressive Project Solutions
79 High Plains Lane
Jindabyne NSW 2627

Received
SNOWY MONARO REGIONAL COUNCIL
04/07/2023

Document Control:

Author	Version	Status	Date
Bradley Bourke Bushfire Planning Consultant	1	Final	24 March 2023
Site Inspection	Wednesday, 25 January 2023		

Valid: March 2024



Bushfire Planning
& Environmental Solutions Pty Ltd
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ABN 20 655 230 747
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www.bpes.com.au

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This report was prepared for the sole use of the proponents, their agents and any regulatory agencies involved in the development application approval process. It should not be otherwise referenced without permission.

Disclaimer:

This report has been prepared in accordance with current assessment methodologies detailed in Planning for Bushfire Protection 2019. Any representation, statement, opinion, or advice expressed or implied in this report is made in good faith on the basis that Bushfire Planning & Environmental Solutions Pty Ltd, its agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice referred to above.



Bushfire Assessment Report: 79 High Plains Lane, Jindabyne NSW 2627

Executive Summary

Bushfire Planning & Environmental Solutions Pty Ltd was engaged to prepare a Bushfire Assessment Report to support the proposed construction of an ecotourism development and Class 1a residential dwelling at 79 High Plains Lane, Jindabyne NSW 2627. The legal title of the lot subject to the development application is Lot 2 in DP1184090.

The Snowy Monaro Regional Council maps all land within and surrounding the subject site as Bush Fire Prone Land (BFPL) in accordance with section 10.3 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

Tourist accommodation development on BFPL in NSW is classified as Special Fire Protection Purpose (SFPP) development under section 100B of the *Rural Fires Act 1997*. SFPP development requires authorisation from the NSW Rural Fire Service (NSWRFS) via the issue of a Bush Fire Safety Authority (BFSA). The proposal must demonstrate compliance with the relevant specifications and requirements for ecotourism development detailed in *Planning For Bushfire Protection 2019* (PBP) to obtain a BFSA.

Per s4.14 of the EP&A Act, all residential infill development on BFPL must comply with PBP 2019 and incorporate a suitable package of bushfire protection measures commensurate with the assessed level of risk.

This assessment confirms that the proposed development can satisfy the aims, objectives and relevant requirements for SFPP and residential infill development outlined in chapters 6 and 7 of PBP 2019. A summary of compliance and recommendations are detailed below.

Bushfire Protection Measure	Compliance & Recommendations
Asset Protection Zones (APZ)	Complies – Performance Solution The APZs illustrated in Figures 3 and 4 and summarised in Table 2 should be managed as an inner protection area (IPA) for the life of the development per the requirements of Appendix 4 of PBP 2019.
Construction Standards	Complies – Acceptable Solution The dwelling and all associated buildings should comply with BAL 29 per AS 3959. The proposed refuge building should comply with BAL 12.5 per AS 3959. New fences and gates should comply with section 7.6 of PBP 2019
Property Access	Complies – Performance Solution Excluding the provision of alternative access, the property access road should comply with the relevant property access requirements detailed in Tables 5.3b and 7.4a PBP 2019.
Services	Complies – Acceptable Solution All new and modifications to existing services should comply with the relevant provisions of Tables 6.8c and 7.4a of PBP 2019.
Landscaping	Complies – Acceptable Solution All landscaping within the APZ should comply with Appendix 4 of PBP 2019.
Emergency Management	Complies – Acceptable Solution A Bush Fire Emergency Management and Evacuation Plan should be prepared per Table 6.8d of PBP 2019.



Bushfire Assessment Report: 79 High Plains Lane, Jindabyne NSW 2627

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Received
SNOWY MONARO REGIONAL COUNCIL
04/07/2023



Bushfire Assessment Report: 79 High Plains Lane, Jindabyne NSW 2627

1 Introduction

Bushfire Planning & Environmental Solutions Pty Ltd was engaged to prepare a Bushfire Assessment Report to support the proposed construction of an ecotourism development and Class 1a residential dwelling at 79 High Plains Lane, Jindabyne NSW 2627.

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Tourist accommodation development on BFPL in NSW is classified as Special Fire Protection Purpose (SFPP) development under section 100B of the *Rural Fires Act 1997*. SFPP development requires authorisation from the NSW Rural Fire Service (NSWRFS) via the issue of a Bush Fire Safety Authority (BFSA). The proposal must demonstrate compliance with the relevant specifications and requirements for ecotourism development detailed in *Planning For Bushfire Protection 2019* (PBP) to obtain a BFSA.

In addition to complying with the relevant SFPP provisions outlined in chapter 6 of PBP 2019, s4.14 of the EP&A Act requires all residential infill development on BFPL to comply with Chapter 7 of PBP 2019 and incorporate a suitable package of bushfire protection measures commensurate with the assessed level of risk.

2 Proposed Development

The proposed development involves an ecotourism development consisting of five self-contained cabins and detached carports, the construction of a residential dwelling, a detached garage and machinery shed, access roads and all associated landscaping and infrastructure, as illustrated in the plans attached.

3 Site Description

The subject site is situated in the southeast of NSW, on the south side of The Snowy River Way, roughly 16km southeast of the main township of Jindabyne. Most of the site and adjoining lots to the north and west have historically been cleared of native vegetation to support agricultural activities. The site is split into two portions by an unformed road reserve.

The property boundaries detailed in this report are based on the surveyed property boundary illustrated in the site plans prepared by Rest Drafting & Design, dated 20 March 2023, as opposed to the cadastres detailed in the online mapping service provided by Spatial Services NSW.

The subject site is zoned RU1 – Primary Production under the *Snowy River Local Environmental Plan 2013*.

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All classified vegetation within the subject site is mapped on the Council's BFPL map as Vegetation Categories 1 and 3 bushfire-prone vegetation.

Vegetation Category 1 is considered the highest risk for bushfire and is represented as red on the bush fire prone land map. This vegetation category has the highest combustibility and likelihood of forming fully developed fires, including heavy ember production.

Vegetation Category 3 is considered to be a medium bushfire risk vegetation. It is higher in bush fire risk than category 2 (and the excluded areas) but lower than Category 1. This category generally consists of grasslands and freshwater wetlands.

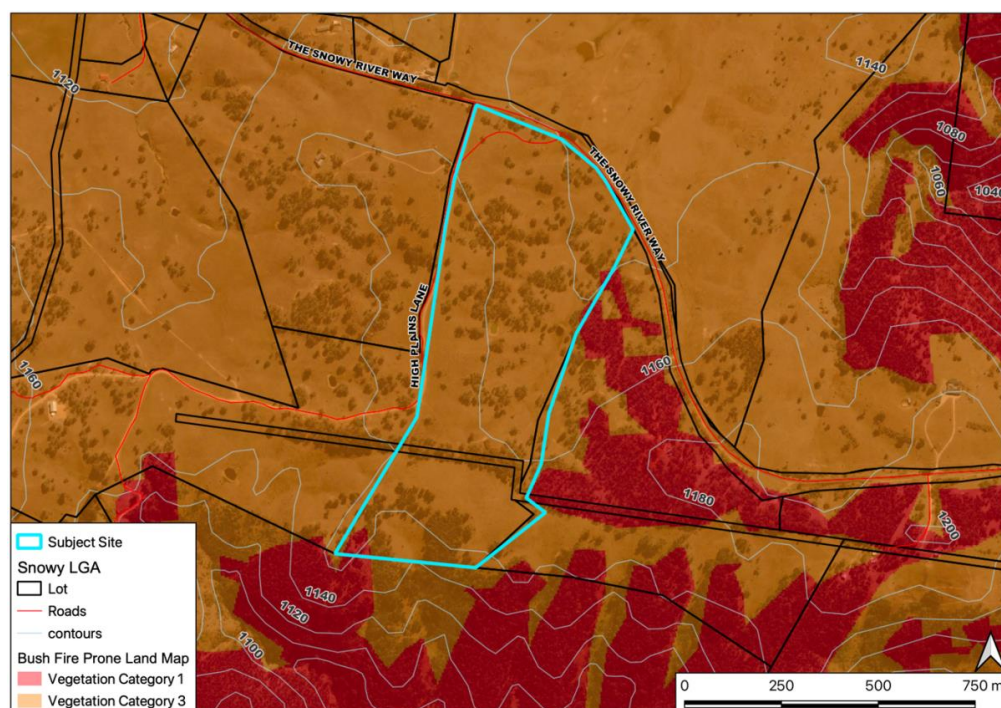


Figure 1 – Snowy Monaro Regional Council Bush Fire Prone Land Map.

3.1 Classified Vegetation

A review of the *Vegetation Formations and Classes of NSW* (version 3.03 - VIS_ID 3848) identified the predominant vegetation communities within 140 metres of the proposed development to be regenerating Tableland Clay Grassy Woodland and native grasslands.

Tableland Clay Grassy Woodlands are classified as a woodland hazard for the purpose of identifying APZs and applicable construction standards for development per the comprehensive tables detailed in Appendix 1 of PBP 2019.

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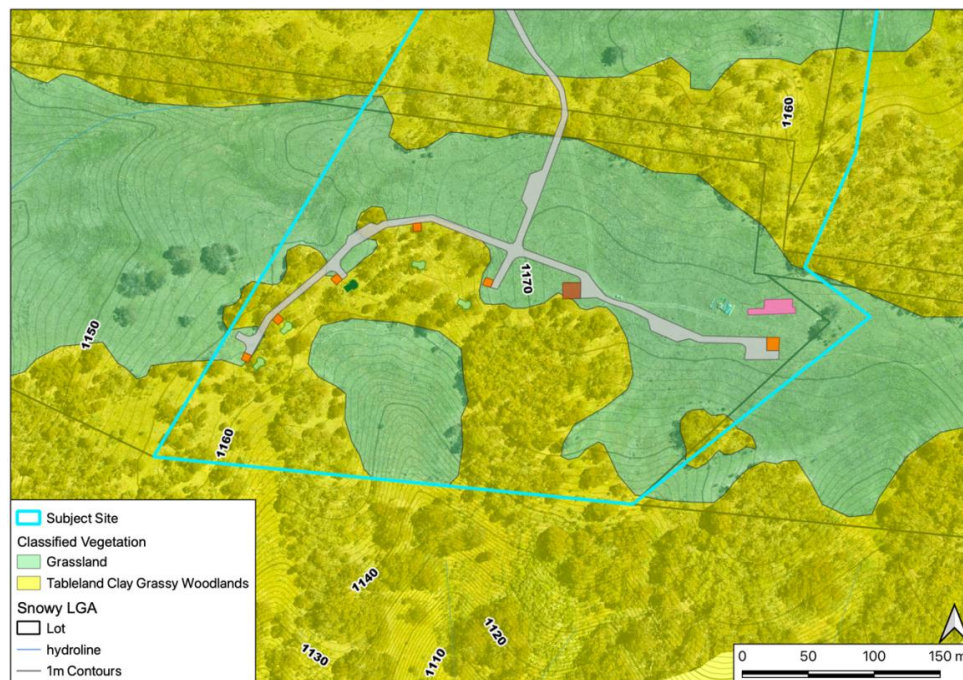


Figure 2 - Classified vegetation.

3.2 Effective Slope

The effective slope is the slope under the classified vegetation that most significantly influences bushfire behaviour towards the proposed development. In most circumstances, the effective slope is usually represented as the steepest aspect of the slope when measured over a 100-metre transect.

The effective slopes influencing bushfire behaviour towards the proposed development, summarised in Table 1 and illustrated in Figures 3 and 4, were assessed onsite and confirmed using elevation data sourced from Spatial Services NSW.

All effective slopes detailed below have been rounded up to the nearest 0.5 of a degree.

Aspect	Effective Slope	Hazard
Refuge Building (Cabin 3)		
North	2.5° downslope	Grassland
East & Southwest	Upslope	Woodland
South-southeast	9° Downslope	Woodland
West	6° Downslope	Woodland

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Aspect	Effective Slope	Hazard
Residential Dwelling		
North	6.5° Downslope	Woodland
Northwest	2.5° Downslope	Grassland
North & Southeast	6.5° Downslope	Woodland
East & West	Flat/Upslope	Grassland
Southwest	8° Downslope	Woodland

Table 1 - Effective slopes influencing bushfire behaviour towards the proposed development.

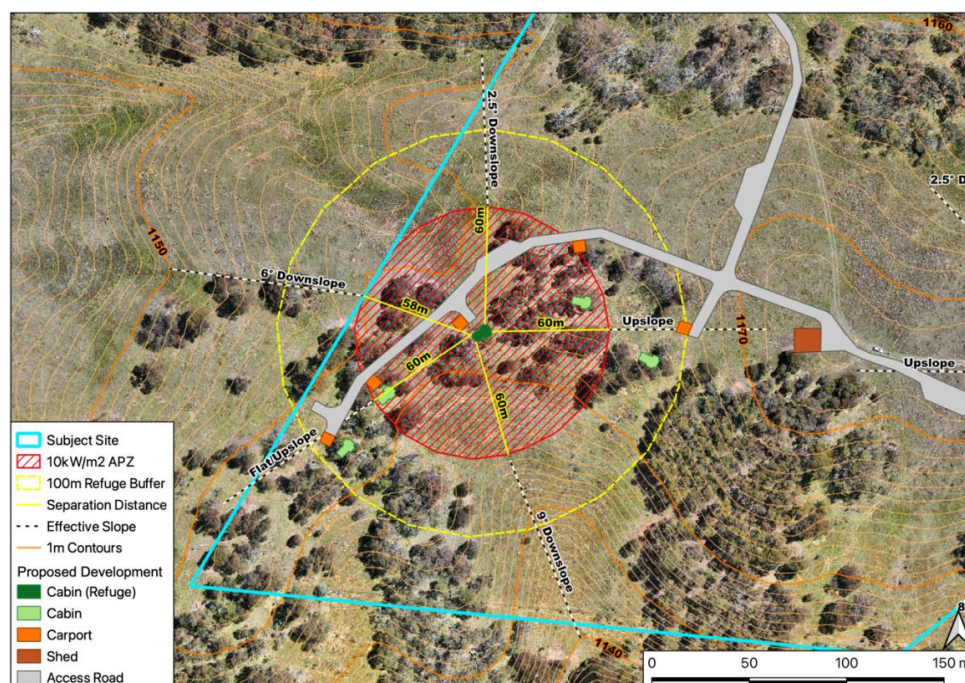


Figure 3 - Effective slopes influencing bushfire behaviour toward the proposed refuge building.

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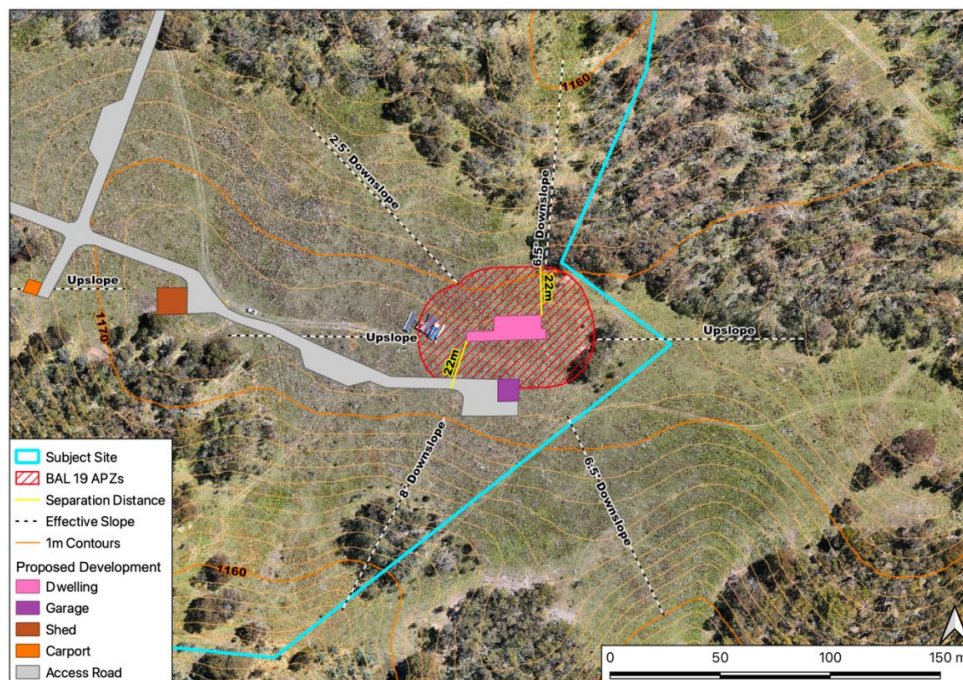


Figure 4 - Effective slopes influencing bushfire behaviour toward the proposed dwelling.

3.3 Significant Environmental Features

As illustrated in Figures 5 and 6, areas within the site are mapped on the Biodiversity Values (BV) Map under Part 7 of the *Biodiversity Conservation Act 2016*, and most of the woodland areas are identified as Environmentally Sensitive Land on the *Terrestrial Biodiversity Values Map* under the *Snowy River Local Environmental Plan 2013*.

While the bushfire protection measures will not impact land mapped on the BV map, further ecological assessments may be required to ensure the proposed development will not result in conflicting land use objectives and demonstrate consistency with the objectives of the relevant planning instruments.

3.4 Threatened Species, Populations or Ecological Communities

At the time of assessment, no additional information relating to threatened species, populations or ecological communities within the site was made available for review.

3.5 Aboriginal Heritage

A search of Heritage NSW Aboriginal Heritage Information Management System (AHIMS) Web Services on Friday, 24 March 2023, has shown that no Aboriginal sites have been recorded, and no Aboriginal places have been declared in or near the subject site.

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Figure 5 – Biodiversity Values Map.



Figure 6 - Terrestrial Biodiversity Map - Snowy Monaro Regional Council LEP.

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4 Bushfire Hazard Assessment

The bushfire hazard assessment was undertaken in accordance with the methodologies detailed in Appendix 1 of PBP 2019 and Appendix B AS3959:2018 *Construction of buildings in bushfire-prone areas*. Bushfire protection measures associated with the proposed development were determined using the following bushfire weather parameters:

Ecotourism development:

- Fire Danger Index (FDI) 100
- Flame temperature - 1200 Kelvin

Residential dwelling:

- Fire Danger Index (FDI) 80 – Snowy Monaro Regional Council Local Government Area; and
- Flame temperature - 1090 Kelvin

4.1 Asset Protection Zones

The intent of an Asset Protection Zone (APZ) is to minimise the risk of bushfire attacks and maintain reduced fuel loads to ensure radiant heat levels at buildings are below critical limits. The APZ provides a safe operational environment for emergency service personnel undertaking operations.

Ecotourism developments are often located in environmentally sensitive areas, and establishing standard bushfire protection measures can be challenging. Therefore, an emphasis is placed on emergency management and restrictions surrounding days of operation. At least one building must be provided as a refuge for the maximum number of onsite occupants. The building must have a minimum 10kW/m² APZ, be constructed to BAL-12.5 and have vehicular access. All Cabins associated with the ecotourism development must be within 100 metres of walking distance of the refuge building.

Per section 8.2.1 of PBP 2019, all infill residential development that increases density on BFPL must ensure building envelopes are not exposed to radiant heat levels exceeding 29kW/m² (BAL 29).

As illustrated in Figures 3 and 4 and summarised in Table 2, sufficient APZs can be provided to ensure the refuge building will not be exposed to radiant heat levels exceeding 10kW/m² and the dwelling will not be exposed to radiant heat levels exceeding 19kW/m².

The APZs detailed in Table 2 were calculated using the performance-based methodology outlined in Appendix B (Method 2) of AS 3959:2018.

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Aspect	Effective Slope	Vegetation Formation	Available Setbacks APZs	Radiant Heat Exposure Method 2 Assessment	Recommended BAL
Refuge Building					
North	2.5° downslope	Grassland	60m**	≤10kW/m ²	BAL 12.5
East & Southwest	Upslope	Woodland			
South-southeast	9° Downslope	Woodland			
West	6° Downslope	Woodland	58m**		
Residential Dwelling					
North	6.5° Downslope	Woodland	22m**	≤19kW/m ²	BAL 29
Northwest	2.5° Downslope	Grassland			
East & West	Flat/Upslope	Grassland			
Southeast	6.5° Downslope	Woodland			
Southwest	8° Downslope	Woodland			

Table 2 - APZ and applicable BALs for the refuge building and dwelling.

** Refer to Appendix ii for the results of the Method 2 assessment to support the APZs detailed in Table 2.

To ensure ongoing protection from the impact of bushfires, all land within the APZs illustrated in Figures 3 and 4 and summarised in Table 2 should be managed as an inner protection area (IPA) for the life of the development per the requirements of Appendix 4 of PBP 2019.

4.2 Construction Standards

Buildings on BFPL must comply with the *National Construction Code* (NCC). The NCC is a performance-based code that comprises Volumes 1 and 2 of the *Building Code of Australia* and Volume 3 of the *Plumbing Code of Australia*.

Australian Standard AS 3959-2018 *Construction of buildings in bushfire-prone areas* and the NASH Standard (2021) - *Steel Framed Construction in Bushfire Areas* are the deemed-to-satisfy solutions in the NCC, as varied in NSW, for Class 1, 2 and 3 buildings Class 4 parts of a building, Class 9 buildings that are SFPPs (including designated refuge buildings), and associated Class 10a buildings and decks in designated bush fire prone areas.

The following variations to AS 3959 apply in NSW for NSW G5.2(a)(i) of Volume One and NSW 3.10.5.0(c)(i) of Volume Two of the NCC;

- clause 3.10 of AS 3959 is deleted, and any sarking used for BAL-12.5, BAL-19, BAL-29, or BAL-40 shall:



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- be non-combustible; or
- comply with AS/NZS 4200.1, be installed on the outside of the frame and have a flammability index of not more than 5 as determined by AS 1530.2; and
- clause 5.2 and 6.2 of AS 3959 is replaced by clause 7.2 of AS 3959, except that any wall enclosing the subfloor space need only comply with the wall requirements for the respective BAL; and
- clause 5.7 and 6.7 of AS 3959 is replaced by clause 7.7 of AS 3959, except that any wall enclosing the subfloor space need only comply with the wall requirements for the respective BAL; and
- fascias and bargeboards, in BAL-40, shall comply with:
 - clause 8.4.1(b) of AS 3959; or
 - clause 8.6.6 of AS 3959.

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As detailed in section 4.1, sufficient APZs can be provided to ensure the refuge building will not be exposed to radiant heat levels exceeding 10kW/m^2 , and the dwelling will not be exposed to radiant heat levels exceeding 19kW/m^2 .

Per section 6.3.1 and the variations detailed in Table 6.8a of PBP 2019 for ecotourism development, the refuge building should be designed and constructed to BAL 12.5 standards per sections 3 and 5 of AS3959 or the relevant BAL 12.5 requirements of the NASH Standard, and section 7.5 of PBP 2019.

In recognition of the site's location and access constraints, the proposed dwelling should be constructed to one BAL rating higher than the proposed APZs detailed in section 4.1. In this regard, the dwelling and all associated buildings should be designed and constructed to BAL 29 standards per sections 3 and 7 of AS3959 or the relevant BAL 29 requirements of the NASH Standard and section 7.5 of PBP 2019.

Where applicable, new fences and gates should be made of either hardwood or non-combustible material. Where a fence or gate is constructed within 6 metres of a dwelling or in areas of BAL-29 or greater, they should be made of non-combustible material only.

4.3 Safe Operational Access

PBP 2019 requires safe all-weather operational access to structures and water supply for emergency services while residents evacuate from an area. A variation to the access provisions for ecotourism development outlined in Table 6.8b provides the following:

- vehicular access is provided to the refuge building from a public road per the property access requirements detailed in Table 5.3b;
- all accommodation is within 100 metres of the refuge building; and
- pedestrian paths from the accommodation to the refuge building are provided and signposted.

Excluding the requirement to provide alternate access for individual dwellings or groups of dwellings located more than 200 metres from a public through road, the property access requirements detailed



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in Table 5.3b are consistent with the provisions detailed in Table 7.4a of PBP 2019 for residential infill development.

Table 5.3b of PBP 2019 provides the following requirements for property access roads:

- Property access roads are two-wheel drive, all-weather roads.
- The capacity of road surfaces and any bridges or causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes);
- Bridges and causeways indicate load rating; and
- There is suitable access for a Category 1 fire appliance within 4 metres of the static water supply where no reticulated supply is available.

In addition, where the development is located greater than 70 metres from a public through road, the following requirements apply:

- Roads have a minimum 4-metre carriageway width;
- There is a minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches;
- In forest, woodland and heath areas, rural property roads have passing bays every 200 metres that are 20 metres long by 2 metres wide, making a minimum trafficable width of 6 metres at the passing bay;
- Roads provide suitable turning areas per Appendix 3 of PBP 2019;
- Curves in access roads have a minimum inner radius of 6 metres and are minimal in number to allow rapid access and egress. The minimum distance between the inner and outer curves is 6 metres;
- Crossfall is not more than 10 degrees; and
- The maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.

Although the proposed development will position a residential dwelling greater than 200 metres from High Plains Lane and roughly 1.2km from the nearest public through road (The Snowy River Way - north), the risk associated with access and egress from the site is considered low. Due to the surrounding landscape, road designs and nature of the bush fire hazard, there is limited potential for access and egress routes to be cut between the proposed development and the local public road network.

Additional bushfire protection measures have been incorporated into the proposed development to address the inherent site access constraints.

Excluding the provision of alternate access, property access roads within the site should comply with the relevant requirements detailed in Tables 5.3b and 7.4a of PBP 2019, as outlined above.

4.4 Services

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All development on BFPL must provide adequate water services to protect buildings during and after the passage of a bush fire. The subject site is not connected to reticulated water. All new services should be provided per the relevant provisions of Tables 6.8c and 7.4a of PBP 2019. Services should be designed and located to limit the possibility of ignition of surrounding bushland or the fabric of buildings.



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In recognition that reticulated water is not available and there are inherent site constraints, a minimum of 40,000l of static water supply (SWS) should be provided for the dwelling, 20,000l of SWS should be provided for the Refuge building, and 10,000l of SWS should be provided for each occupied building.

Above-ground tanks must be manufactured of concrete or metal, and raised tanks have protected stands. Above-ground water pipes external to the building must be metal, including taps, and pumps must be shielded. Underground tanks should have an access hole of 200 mm and a hardened ground surface within 4 metres of the access hole. A suitable connection for firefighting purposes, such as a 65mm Storz outlet and a gate or ball valve, should be provided where required.

Bottled gas should be installed and maintained per AS/NZS 1596:2014 *The storage and handling of LP Gas* and the relevant authority's requirements. If gas cylinders need to be kept close to the buildings, the release valves must be directed away from the structure and any combustible material. Polymer-sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.

All above-ground electrical transmission lines should be managed under specifications issued by the managing authority.

4.5 Landscaping

All landscaping within the required APZs should be designed and maintained per the principles detailed in Appendix 4 of PBP 2019.

4.6 Emergency Management

A Bush Fire Emergency Management and Evacuation Plan should be prepared to support the proposed ecotourism development. The Plan should be consistent with the NSW RFS document *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*.

As a minimum, the plan should:

- Identify permissible activities that may occur within the site on days of forecasted extreme or catastrophic fire weather;
- Identify trigger mechanisms for the implementation of the emergency evacuation plan; and
- Identify the procedure to contact the NSW RFS and inform them of proposed actions.

The Plan should acknowledge the isolated nature of the site, that firefighting assistance may be limited in the event of a bushfire, and that evacuation may not be possible as escape routes may be blocked. The Plan should be updated annually following an audit of bush fire protection measures, including maintaining APZs, water supplies and access roads.

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5 Conclusion and Bushfire Protection Recommendations

The proposed development involves an ecotourism development consisting of five self-contained cabins and detached carports, the construction of a residential dwelling, a detached garage and machinery shed, access roads and all associated landscaping and infrastructure, as illustrated in the plans attached.

This assessment confirms that the proposed development is consistent with the aims and objectives of PBP 2019 and can satisfy all relevant specifications and requirements for ecotourism development and residential infill development outlined in Chapters 6 and 7.

The following recommendations are considered an appropriate package of bushfire protection measures commensurate with the assessed level of risk and should be incorporated into the proposed development.

Asset Protection Zones

5.1 - From the commencement of building works and for the life of the development to ensure ongoing protection from the impact of bushfires, the APZs illustrated in Figures 3 and 4 and summarised in Table 2 should be maintained as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

When establishing and maintaining an IPA, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang buildings;
- lower limbs should be removed up to a height of 2 metres above the ground;
- tree canopies should be separated by 2 to 5 metres;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% of ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

Construction Standards

5.2 – The proposed dwelling and all associated buildings should comply with sections 3 and 7 (BAL 29) of Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant BAL 29 requirements of the NASH Standard (2021) *Steel Framed Construction in Bushfire Areas*, and Section 7.5 of *Planning for Bush Fire Protection 2019*.

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5.3 – The proposed refuge building and all associated buildings should comply with sections 3 and 5 (BAL 12.5) of Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant BAL 12.5 requirements of the NASH Standard (2021) *Steel Framed Construction in Bushfire Areas*, and Section 7.5 of *Planning for Bush Fire Protection 2019*.

5.4 - Where applicable, new fences and gates should comply with section 7.6 of *Planning for Bush Fire Protection 2019* and be made of either hardwood or non-combustible material. Where a fence or gate is constructed within 6 metres of a dwelling or in areas of BAL-29 or greater, they should be made of non-combustible material only.

Safe Operational Access

5.5 - Property access roads should comply with the following requirements of Tables 5.3b and 7.4a of *Planning for Bush Fire Protection 2019*:

- Property access roads are two-wheel drive, all-weather roads;
- Property access roads have a minimum 4-metre wide carriageway width;
- There is a minimum vertical clearance of 4 metres to overhanging obstructions, including tree branches;
- Passing bays are provided every 200 metres that are 20 metres long by 2 metres wide, making a minimum trafficable width of 6 metres at the passing bay;
- Property access roads provide a suitable turning area in accordance with Appendix 3;
- Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress;
- The minimum distance between the inner and outer curves is 6 metres;
- The cross fall of the road is not more than 10 degrees;
- The maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads;
- The capacity of road surfaces and any bridges or causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes);
- Bridges and causeways indicate load rating; and
- There is suitable access for a Category 1 fire appliance within 4 metres of the static water supply where no reticulated supply is available.

Services

5.6 - The provision of all new or modifications of existing water, electricity and gas services should comply with the relevant provisions detailed in Tables 6.8c and 7.4a of *Planning for Bush Fire Protection 2019*.

In particular:

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- A minimum of 40,000l of static water supply should be provided within the APZ around the dwelling;
- a minimum of 20,000l of static water supply should be provided within the APZ around the refuge building;
- 10,000l of static water supply should be provided for each occupied building within the ecotourism development;
- an outlet for firefighting purposes should be located on the non-hazard side and away from the structure (5-20 metres);
- 65mm Storz connection with a ball valve is fitted to the outlet;



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- the ball valve, pipes and tank penetration are adequate for the full 50mm inner diameter water flow through the Storz fitting and are constructed of a metal material;
- underground tanks have an access hole of 200mm to allow tankers to refill directly from the tank;
- a hardened ground surface for truck access is supplied within 4 metres of the water outlet or access hole;
- above-ground tanks are manufactured from concrete or metal;
- raised tanks have their stands constructed from non-combustible material or fire-resisting bush timber. The fire-resisting timbers are Silvertop Ash, Blackbutt, Red or River Gum, Spotted Gum, Red Ironbark, Kwila (Merbau) or Turpentine;
- unobstructed access to the static water supply is provided at all times;
- underground tanks are marked;
- tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;
- all exposed water pipes external to the building are metal, including any fittings;
- where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack;
- any hose and reel for firefighting connected to the pump shall have a 19mm internal diameter;
- where provided, all fire hose reels are constructed following AS/NZS 1221:1997 and installed per the relevant clauses of AS 2441:2005;
- a Static Water Supply (SWS) sign shall be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:
 - Markers must be fixed in a suitable, highly visible location; and
 - Markers should be positioned adjacent to the most appropriate access for the water supply.
- Where practicable, electrical transmission lines should be underground;
- where overhead electrical transmission lines are proposed:
 - Lines are installed with short pole spacing (30 metres) unless crossing gullies, gorges or riparian areas; and
 - No part of a tree is closer to a power line than the distance set out per the ISSC3 *Guideline for Managing Vegetation Near Power Lines specifications*.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side;
- connections to and from gas cylinders are metal;
- polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

Landscaping

5.7 - All landscaping within the required asset protection zones should comply with the following principles outlined in Appendix 4 of *Planning for Bush Fire Protection 2019*:

- A minimum 1 metre wide area, suitable for pedestrian traffic, should be provided around the immediate curtilage of buildings;
- Planting is limited near buildings;
- Planting does not provide a continuous canopy to buildings (i.e. trees or shrubs are isolated or located in small clusters);



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- Landscaping species are chosen to ensure tree canopy cover is less than 15% (IPA) and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark tree species, which generally do not carry fire up the bark into the crown;
- Avoid planting deciduous species that may increase fuel at surface and ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips, mulch and flammable fuel stores away from buildings;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from buildings; and
- Low-flammability vegetation species are used.

Emergency Management

5.8 - A Bush Fire Emergency Management and Evacuation Plan should be prepared to support the operation of the ecotourism development. The Plan should be consistent with the NSW RFS document *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*. As a minimum, the plan should:

- Identify permissible activities that may occur within the site on days of forecasted extreme or catastrophic fire weather;
- Identify trigger mechanisms for the implementation of the emergency evacuation plan; and
- Identify the procedure to contact the NSW RFS and inform them of proposed actions.

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Appendix i - Site Photos



Plate 1 – Looking south from The Snowy River Way – High Plains Lane



Plate 2 - Looking north along High Plains Lane towards The Snowy River Way from the property access point.



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Plate 3 - Looking southeast from High Plains Lane towards the proposed development.



Plate 4 – Classified hazard surrounding the proposed refuge building location – Tableland Clay Grassy Woodland.

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Plate 5 - Classified hazard east of Cabin 1 & southwest of the dwelling— Tableland Clay Grassy Woodland.

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Appendix ii – Results of the Method 2 assessment

Method 2 - APZs for the Refuge Building - South			
Fire Danger Index	100 (SFPP)		
Flame Temperature	1200 Kelvin (SFPP)		
Classified Vegetation	Tableland Clay Grassy Woodland		
Surface & Elevated Fuel Load	10.5 tph	Overall Fuel Load	18.61 tph
Effective Slope	9° Downslope		
Site Slope	6° Downslope		
Distance from Vegetation	60m		
Elevation of Receiver	Default		
Average Fuel Height	20m		
Method 2 Calculated Output			
Rate of fire spread	2.34 km/h		
Fire intensity	22544 kW/m		
Transmissivity	.767		
Flame Length	17.47m		
SFR Radiant Heat	9.36 kW/m²		
BAL rating per AS3959	BAL 12.5		

Method 2 - APZs for the Refuge Building - West			
Fire Danger Index	100 (SFPP)		
Flame Temperature	1200 Kelvin (SFPP)		
Classified Vegetation	Tableland Clay Grassy Woodland		
Surface & Elevated Fuel Load	10.5 tph	Overall Fuel Load	18.61 tph
Effective Slope	6° Downslope		
Site Slope	1° Downslope		
Distance from Vegetation	58m		
Elevation of Receiver	Default		
Average Fuel Height	20m		
Method 2 Calculated Output			
Rate of fire spread	1.91 km/h		
Fire intensity	18328 kW/m		
Transmissivity	.77		
Flame Length	14.62m		
SFR Radiant Heat	8.36 kW/m²		
BAL rating per AS3959	BAL 12.5		

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Bushfire Assessment Report: 79 High Plains Lane, Jindabyne NSW 2627

Method 2 APZs for the Dwelling – Worst case scenario (Southwest)			
FFDI	80 (South East NSW – Snowy Monaro)		
Flame Temperature	1090 Kelvin		
Classified Vegetation	Tableland Clay Grassy Woodland		
Surface & Elevated Fuel Load	10.5 tph	Overall Fuel Load	18.61 tph
Effective Slope	8° Downslope		
Site Slope	2° Downslope		
Distance from Vegetation	22m		
Elevation of Receiver	Default		
Average Fuel Height	20m		
Method 2 Calculated Output			
Rate of fire spread	1.75 km/h		
Fire intensity	16832 kW/m		
Transmissivity	.831		
Flame Length	13.61m		
SFR Radiant Heat	18.9 kW/m ²		
BAL rating per AS3959	BAL 19		

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Appendix iii – Site plans

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Annexure Six

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Lot 2 79 High Planes Lane JINDABYNE NSW 2627

Facility Management Plan (MP)

September 2023

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1.0. DOCUMENT CHANGE CONTROL

1.1. Management Plan Revision History

Date Modified	Description*
September 2023	Final – DA Submission

2.0. PROJECT DETAILS

2.1. General

Address: Lot 2 79 High Plains Lane Jindabyne NSW 2627

The site is legally described as Lot 2, DP 1184090 and known as No.79 High Plains Lane, Jindabyne NSW (the 'Site'). The site contains a land area of 40.75Ha described on DP1184090.

2.1.1. Site Description:

The site is located on the eastern side of the Right of Way (RoW) known as High Plains Lane and is bordered by Cobbin Beloka Road on the northern boundary. The site is boarded by agricultural land to the east and the south. The western side of the RoW is agricultural land with dwelling houses. The land on the northern side of Cobbin Beloka Road also consists of agricultural land with dwelling houses.

The site and surrounding locality are zoned RU1 Primary Production under the SLEP.

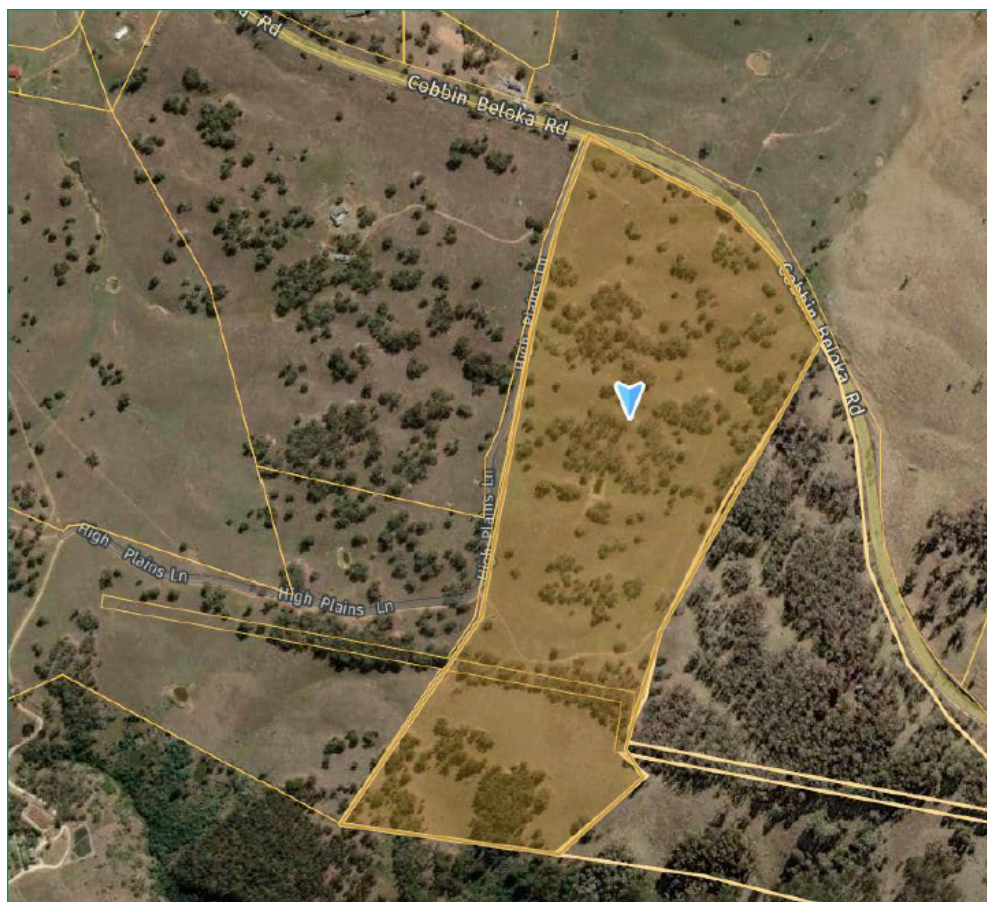


Figure 1: Locality Plan – _source – _Nearmaps

2.1.2. Project Description:

The development application seeks consent for Ecotourism Facilities (5 Cabins & 5 carports), Dwelling House, Garage and Machinery Shed.

Dwelling House

- 4 bedroom x 3 Bathroom with north facing verandah
- 11.4KW Solar system
- Detached garage 10m x 8.7m (87m2 GFA)
- Water tank

Cabins

- Five x One bedroom, one bathroom cabin with landing
- Five detached carports
- Five water tanks

Machinery Shed

- 11.5m x 12m (138m2 GFA)

Access

- Internal vehicle access roads and passing bays.

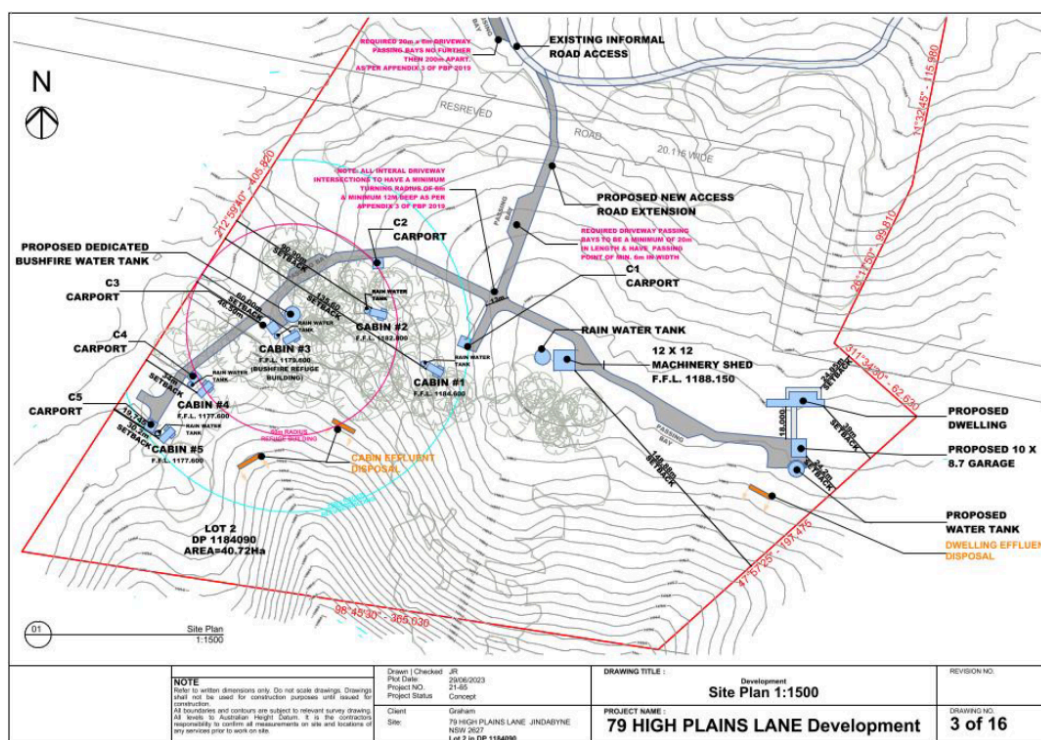


Figure 2: Site Plan

3.0. VEGETATION MANAGEMENT PLAN

The Vegetation Management Plan (VMP) dated June 2023 Authored by Prue Bartlett (Environmental Consultant) was engaged by Progressive Project Solutions (Urban Design/Planning) to undertake a vegetation management plan (VMP) for Lot 2 DP 1184090 (79 High Plains Lane JINDABYNE NSW) (hereafter referred to as the subject site or area). This report has been developed in response to the Flora and Fauna Assessment (April 2023) for the same subject land.

This VMP provides the findings of a review of an assessment of vegetation and biodiversity issues on the subject site. The subject land is currently forested in moderate condition and will be partly cleared for residential housing. This plan will recommend some specific actions for the next 5 years.

This plan specific objectives were:

1. To collate current information and broadly describe the flora species and vegetation communities present in the subject area;
2. To identify and describe the fauna species and habitats present in the subject area and their condition;
3. To broadly assess the current issues on the vegetation, fauna, habitats, and other environmental features on the subject site in regards to management; and
4. To make recommendations regarding any environmental management and impact mitigation measures, which can be implemented to limit the effects of current issues on vegetation, fauna, habitats, and other environmental features as necessary.

The VMP identified six (6) Flora Management Issues (native and exotic):

Management issue # 1: Ensure the native vegetation left on the Lot is managed for conservation as per the Biodiversity Conservation Act (2016) ie. it's illegal to clear extra native vegetation without approvals.

Management issue # 2: Maintain the condition of the native vegetation by removing the weeds using different techniques. High priority weeds should be eradicated asap. Blackberry is located on the edge of the second dam and the English Hawthorn (not high priority) is located at -36.51347 S, 148.68420 E.

Management issue # 3: The composition and quality of the native grasslands located north of the house site are unknown but contain Themeda sp. (Kangaroo Grass). These grasslands need to be confirmed during spring and summer when most species can be identified. Local knowledge sources include Department of Primary Industries, Snowy Monaro Council, Local Land Services and Landcare.

Management issue # 4: Improve the availability of hollows for threatened arboreal species by installing 10 nestboxes of various sizes across the property.

Management issue # 5: Ensure the retained fauna habitats on the Lot are managed for conservation as per the Biodiversity Conservation Act (2016) ie. it's illegal to clear native vegetation without approvals. This includes not 'cleaning up', slashing, removing rocks, removing timber or clearing of native grasslands.

Management issue # 6: Cull foxes and deer. Ensure new pest fauna species are eradicated as threats emerge.

Management issue # 7: Replant koala habitat to offset the direct and ongoing impacts to koalas. The area should be planted as a corridor along the eastern boundary and be at least 10 metres wide.

Management issue # 8: Light, sustainable grazing is the only allowable agricultural activity given the property is mostly mapped for biodiversity values. In conjunction with management issue # 3, the owner should apply sustainable grazing practices with input from the Department of Primary Industries, Snowy Monaro Council, Local Land Services and Landcare. Physical indicators of sustainable grazing will be

monitored by photo monitoring sites in terms of young regeneration of trees not eaten by cattle, 80% or higher ground cover maintained and no erosion or threats to the health of the creek and dams.

Management issue # 9: Light, sustainable grazing of stock along Sugarloaf Creek is recommended, however best practice management requires stock are fenced out of watercourses permanently. The NSW Government helps to fund projects such as stocking fencing to protect watercourses.

Management issue # 10: Sugarloaf Creek is very sensitive to erosion and requires protection. There is one active small erosion site (headcut) that is likely to worsen with the introduction of cattle – located at - 36.51822 S, 148.68399 E.

Management issue # 11: Any new fencing on the land should be wildlife friendly. Options include no wire-mesh netting and/or creating deliberate openings for wildlife.

Management issue # 12: Native plants are preferred for landscaping and certain perennial grasses should not be planted.

3.1.1. Management Zones

The VMP has divided the site into 3 vegetation management zones. (refer appendix 1)

Zone 1: Development footprint area including house, sheds, cabins, tracks and retaining views to the south.

Zone 2: Sustainable grazing area including Sugarloaf Creek riparian zone

Zone 3: Koala habitat corridor

3.1.2. Zone 1 Management actions within development footprint

The VMP notes the following actions are required within Zone 1.

NO.	Action	Outcome	Timeframe	Responsibility & estimated cost
1.	Install 4 nestboxes in woodland in this zone.	Provide extra hollows for parrots and gliders.	Complete by Feb 2024	<ul style="list-style-type: none"> • Owner • Tree loppers • \$500
2.	Appropriate sediment control measures should be implemented prior to any clearing and should be retained in place until exposed areas of soil are stabilised and/or revegetated.	All soil disturbance and erosion to be avoided.	Complete by Feb 2024	<ul style="list-style-type: none"> • Owner • \$500
3.	During clearing, trees should be felled away from other trees and vegetation. An ecologist or suitably experienced expert of wildlife carer	Minimise disturbance to native vegetation.	Complete by Feb 2024	<ul style="list-style-type: none"> • Owner • Contractor • SRMC to approve • \$1,500

Site Management Plan for EST3025PH2

	should be on site for fauna checking			
4.	Known weed or invasive species should not be planted for landscaping purposes. Remove any existing, threatening or emerging weeds.	Prevent any spread of unwanted flora species. Eradicate known high priority weeds.	Ongoing	<ul style="list-style-type: none"> • Owner • \$100
5.	Manage deer and fox numbers. Control deer and fox numbers.	Manage deer and fox numbers. Control deer and fox numbers.	Ongoing	<ul style="list-style-type: none"> • Owner • No cost if hunters are used
6.	Maintain views to the south	The cleared grasslands south of the house and cabins will eventually have thick wattle regeneration. These areas can be maintained by slashing the regenerating wattles.	Ongoing	<ul style="list-style-type: none"> • Owner • \$300
7.	Landowner to develop a small education booklet for visitors.	Educate visitors on the construction of the cabins, any rules associated with visiting the site and provide interpretation about flora and fauna found on the property.	Ongoing	<ul style="list-style-type: none"> • Owner • \$200

Actions noted as February 2024 (ie items 1 to 3) shall be subject to approval of the DA with verification of their implementation linked to the Occupation Certificate for the development.

All actions noted as 'ongoing' (ie items 4 to 7) shall be implemented by the owner as part of their overall and ongoing management of the property.

3.1.3. Zone 2: Sustainable grazing area including Sugarloaf Creek riparian zone

The VMP notes the following actions are required within Zone 2.

NO.	Action	Outcome	Timeframe	Responsibility & estimated cost
1.	Install 6 nest boxes in woodland in this zone.	Provide extra hollows for parrots and gliders.	Complete by Feb 2024	<ul style="list-style-type: none"> • Owner • Tree loppers • \$700

2.	Seek technical advice from DPI, Landcare, Snowy Monaro Council and Local Land Services on the native grasslands to the north of the house site.	This information will help determine the carrying capacity for stock numbers.	Complete before stock are returned to the property.	<ul style="list-style-type: none"> • Owner • No cost
3.	Additional fencing to manage grazing areas should be wildlife friendly.	The property is used by wallabies, kangaroos and wombats that need to cross fences to feed. Construct standard farm fencing.	Complete before stock are returned to the property.	<ul style="list-style-type: none"> • Owner • Fencing Contractors • Cost will depend on length
4.	Fix the small erosion site (headcut) that occurs along Sugarloaf Creek. This site can be treated with a small amount of geofabric large rock.	Headcut is stabilized. Ensure any new erosion sites are identified and treated early.	Complete by Feb 2024	<ul style="list-style-type: none"> • Owner • \$300
5.	Known weed or invasive species should not be planted for landscaping purposes. Remove any existing, threatening or emerging weeds. Known english hawthorn and blackberry in this zone.	Prevent any spread of unwanted flora species. Eradicate known high priority weeds	Ongoing	<ul style="list-style-type: none"> • Owner • \$200
6.	Manage deer and fox numbers.	Control deer and fox numbers.	Ongoing	<ul style="list-style-type: none"> • Owner • No cost if hunters are used

All actions shall be implemented by the owner as part of their overall and ongoing management of the property.

3.1.4. Zone 3: Koala habitat corridor

The VMP notes the following actions are required within Zone 3.

NO.	Action	Outcome	Timeframe	Responsibility & estimated cost
1.	Fence out the koala corridor and ensure the fencing is wildlife friendly.	Fence out the koala corridor and ensure the fencing is wildlife friendly. Create a planting and regeneration zone away from grazing stock.	Complete by March 2024	<ul style="list-style-type: none"> • Owner • \$3,000
2.	Deep rip some rows within the	Create ideal conditions for replanting.	Complete by May 2024	<ul style="list-style-type: none"> • Owner • \$300

	planting zone.			
3.	Plant eucalypt tubes within the corridor. This activity can be carried out with help and input from Landcare. Species should include Snow Gum (<i>E. pauciflora</i>), Apple Box (<i>E. bridesiana</i>), Red Stringybark (<i>E. macrorhyncha</i>), Broad-leaved Peppermint (<i>E. dives</i>) and Ribbon Gum (<i>E. rubida</i>). Plantings may need water crystals and waxed cardboard tree guards. Plant in autumn or winter.	70% of the tubes survive after 5 years.	Ongoing	<ul style="list-style-type: none"> • Owner • Tube prices vary but should be around \$2.50 each.
	Remove any emerging weeds.	Remove any emerging weeds. Prevent any spread of unwanted flora species. Eradicate known high priority weeds.	Ongoing	<ul style="list-style-type: none"> • Owner • \$200
	Manage deer and fox numbers.	Control deer and fox numbers.	Ongoing	<ul style="list-style-type: none"> • Owner • No cost if hunters are used

Actions noted as above linked to the establishment of the Koala corridor shall be subject to approval of the DA with verification of their implementation linked to the Occupation Certificate for the development.

4.0. ECO TOURISM – WHAT’S IT ALL ABOUT?

4.1. Why Eco-Tourism?

The objectives of RU1 Primary Production zoning includes (amongst other things)

- To provide for recreational and tourist activities that are compatible with the agricultural, environmental and conservation value of the land.

Further, the provision of Eco-Tourists facilities is permitted with consent. The Snow River Local Environmental Plan 2013 specifically aim (amongst other aims);

- to provide for small-scale tourism development in areas with access to appropriate tourist activities, services and amenity, such as adjacent to Kosciuszko National Park, Lake Jindabyne and Lake Eucumbene

The Eco Tourism development at this property aims to respond to these opportunities. It will provide an intimate and private getaway for guest seeking respite and to enjoy the services and amenities provided within the local area.

4.2. What is an Eco-Cabin?

An eco-cabin is a type of accommodation situated in remote locations like mountains, forests, or rural settings. The energy resources used in these housing options are renewable. Eco cabins employ methods of water preservation and energy-conservative lighting. These lodgings allow guests to explore nature while learning about conservation efforts and sustainability practices. Moreover, they benefit local communities with education, employment and infrastructure.

Here are common traits of eco-lodges:

- Recycling programs
- Reduction of waste
- Sustainable use of natural resources
- Green building materials
- Community development
- Cultural respect
- Clear environmental guidelines
- Use of non-permanent structures
- Alternative power sources
- Conservation efforts
- Educating guests and locals

These are all factors that make up sustainable accommodations.

4.3. Eco-Cabin Design

The 5 eco cabins proposed for the property have been designed and located to respond to Eco Tourism requirements. In response, the planning and design has been developed to include:

4.3.1. Privacy

- The cabins have been positioned in an ark and sighted to ensure that views take advantage of the distant vista towards the SE corridor and not overlook adjacent properties
- The vehicle arrival to each cabin is at the rear ensuring any approach/depart will have little impacting adjacent guests privacy
- The view from each cabin is curated by positioning the windows and balcony to ensure that there are now overlapping views.
- The cabins have been sighted up to 30-50m apart to mitigate potential impact on adjacent cabin from noise or lights

4.3.2. Sustainability

- The cabins have been designed to provide a ZERO carbon footprint in operation and achieve a NATHERS 7+ star rating
- Cabins will be 100% off grid and operate without fossil fuels
- Electricity will be provided by solar PV with battery backup
- Hot water will be provided by air source heat pump
- Electric appliances will be provided incl microwave ovens for cooking
- Temperature will be maintained via heat recovery ventilation system and air source heat pump
- Potable water will be provided via rainwater capture
- Water efficient fittings will be provided to conserve water use
- Sanitary waste will be managed via an septic system
- The cabins will not provide the following facilities as they are not suitable for the sustainability objects:
 - LPG (gas) heating
 - LPG (gas) cooking appliances or BBQ.
 - Wood fired heating is not necessary.
 - Dish washer
 - Clothes washer

4.3.3. Guest Amenity

The cabins will provide the following guest amenity:

- A single room with modest kitchenette and bathroom facilities
- Accommodate 2 adult guest only
- Bathroom that contains a shower, WC and vanity
- Kitchenette that provides, sink, microwave oven, electric cook top, coffee pod machine, toaster kettle, 50lt fridge, glassware, cutlery, crockery, pots & pans
- Biodegradable shampoo, conditioners, soap compatible with septic systems
- Sitting area including sofa, table and chairs
- Large windows to provide sweeping view of valley
- Balcony with outdoor seating

5.0. SITE MANAGEMENT PLAN

5.1. Purpose

The purpose of this Management Plan (MP) is to describe the strategy, methods, controls, and other requirements to effectively manage these Eco Tourism Facilities.

The purpose of this SMP is to:

- Provide a framework to manage all site activities for the facilities from commencement through to operation phase.
- Establish working systems, controls, responsibilities and protocols to ensure effective compliance with this plan.

5.2. Review of the Management Plan

The MP shall be reviewed annually or following any significant change to operation of the facilities to ensure potential impacts remain mitigated via these management procedures.

The Site Management Plan (SMP) must be flexible to enable management of the site to adapt to changing operational requirements. Accordingly, the MP is seen as a dynamic management tool that will have to quickly adapt to changing circumstances. In this context, the effectiveness of the plan is determined by its flexibility to respond to change, as much as being judged on compliance at a point in time.

Where required, amendments to this MP will be made by the operator and endorsed. The plan will be provided a new version number and implemented. Previous versions of the plan will become annulled.

6.0. MANAGEMENT ROLES & RESPONSIBILITY

6.1. Management Responsibility

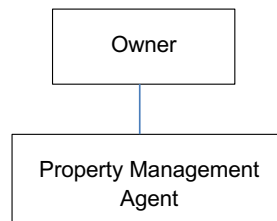
The owner is committed to providing a healthy, safe and efficient working environment for its employees, and guests that are to work, visit and/or may be affected by the activities on site.

The owners primary focus is to establish and manage a site that is:

- Safe
- Efficient
- Neat, tidy, and presentable
- Well organised
- Well-coordinated
- Conscious of impacts on neighbours and community at large.

6.2. Facilities Organisational Structure

The project organisational structure below outlines how the property will be managed and identifies the roles and responsibilities of relevant parties.



6.2.1. Owners Responsibilities

The owner is responsible for all aspects of the operation of the eco tourism facility. Specific responsibilities include:

- Always show visible leadership to develop a culture of commitment to delivering the project within the bounds of this Management Plans
- Ensure this MP, is finalised, reviewed, monitored and amended when necessary
- Ensuring implementation of the MP by site personnel, suppliers, and contractors
- Review performance to verify ongoing relevance of and compliance with the MP
- Ensure that contractors are appropriately qualified to undertake their roles and that their site personnel are provided with appropriate training, information, instruction and supervision in relation to all aspects of the facilities.
- Monitor performance on the project and ensure that non-compliant activities are addressed.

6.2.2. Property Management Agents Responsibilities

The Property Management Agent shall be responsible for:

- Establishing a website that will allow guests to book and pay for accommodation
- Maintain a calendar that shows availability of bookings
- Vet guest suitability prior to acceptance bookings
- Manage guest check in and checkout

- Communicate with guests pre and post stay
- Provide guests House Rules (in addition to bookings T&Cs) that clearly outline expectations and conditions guests must adhere to during their stay
- Coordinating cleaning services to ensure cabins are cleaned once guests depart
- Cleaning of cabins and make up of room following guest departure
- Removal of rubbish from cabins (if not done so by guests) and separation into waste streams for weekly collection
- Provision of linen and off-site laundering of linen
- Reporting of damage by guests or non-compliance with House Rules when evident
- Reporting to Owner of maintenance issues not related to guest damage

6.2.3. Stakeholder Management

Owner will take all care to ensure adjacent property owners, and any newly identified parties (after the completion of this document) are made aware of all operational activities which may affect their normal daily operations.

7.0. OPERATIONAL REQUIREMENTS

7.1. Guest House Rules

The Property Agent will be responsible for ensuring guests understand the House Rules and Guest compliance with these rules shall be linked the refund of the Guest deposits and general terms and conditions associated with the booking.

House Rules will require Guest to comply with the following:

- Recreational shooting is prohibited & no firearms shall be brought onto the property
- No pets are permitted on the property (exception assistance animals for persons with a disability)
- Guest shall be respectful of neighbouring guests and neighbouring properties and keep loud noises to a minimum
- Guest will comply with a 40km/h speed limit on the Right of Way leading to the property
- Speed limit within the property shall be 20km/h
- Parking area will be provided for a single vehicle per cabin
- No noise shall be made after 10pm
- No smoking
- No lighting of open fires
- Maximum density of each cabin shall be 2 adults. (2x children under 15 can be accommodated on sofa and must be advise at time of booking)
- Parties and functions will be prohibited
- Guest are required to walk along designated tracks when moving about their cabin and the property
- Guest stays shall be a minimum 2 nights and maximum of 10 days
- Guests will be required to remove their rubbish upon departure.

7.2. Guest information Guides

The booking web site for the facility will provide an accommodation guide for Guest access to the property and links to activities within the greater Jindabyne area. The property specific guest information will be printed and available within the cabin for guest to review during their stay.

The guest information provided within each cabin will include:

- An educational brochure and map to guide the guests through the proposed nature-based activities and walking paths along the revegetated koala corridor as proposed
- Emergency procedures and emergency contact numbers
- Bush Fire Emergency Plan including directions to the Refuge cabin
- House Rules as noted above

7.3. Driveway

The driveway within the property will be maintained to ensure all weather access for standard (ie 2wd) vehicles entering the property and in accordance with RFS requirements.

7.4. Parking and Access

Guests will be allowed access to the property only when they have a valid booking. Guest checking will be allowed from 4:00pm and checkout will be 10am on the corresponding day of arrival and departure. Guests will be required to confirm their vehicle registration with their booking.

Guest parking will be provided adjacent each cabin in a designated area.

Vehicles are to always remain on the driveway and park in designated locations to not disturb native flora.

An all-weather walking path will be provided between the adjacent guest parking bay and cabin entry.

When exploring the property, guest will be encouraged to walk along the driveway and follow the designated walking trails that will be maintained to limit localised damage to the environment.

7.5. Accessible Cabin

An accessible cabin (1 off) will be provided for guests with disabilities.

7.6. External Lighting

Low level lighting will illuminate the path from the car to the cabin entry. Cabin balconies will have a shielded down light positioned to limit impact on native fauna. External lighting will be set with localised movement sensors on short range and timed to ensure lighting is automatically switched off.

7.7. Walking Trails

An all-weather walking path will be provided between the adjacent guest parking bay and cabin entry. When exploring the property, guest will be encouraged to walk along the driveway and follow the designated walking trails that will be maintained to limit localised damage to the environment.

7.8. Water / Wastewater Management

To protect the environment, the guest accommodation will be provided with biodegradable soaps, shampoos and detergents for guest use. Signage will be included within each cabin highlighting the importance of using the biodegradable products provided and to minimise water usage. Sanitary products are to be disposed of the waste bin provided adjacent the toilet.

Guests are to remove their rubbish at departure. Any waste that remains upon departure will be sorted, recycled and included in weekly waste collections.

7.9. Cleaning and Laundering

Guest accommodation will be cleaned post guest departure. For stays greater than 5, guests can elect to have the accommodation cleaned and linen changed. To minimise water usage, all linen will be laundered off site

8.0. BUSHFIRE PROTECTION REQUIREMENTS

The Bushfire Assessment Report for the property dated 24 March 2023 makes the following recommendations that are considered an appropriate package of bushfire protection measures commensurate with the assessed level of risk for the property.

8.1. Emergency Management and Evacuation Plan

Bush Fire Emergency Management and Evacuation Plan will be prepared to support the proposed ecotourism development. The Plan will be consistent with the NSW RFS document A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan.

The plan will be consistent with the NSW RFS document A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. As a minimum, the plan will include:

- Identify permissible activities that may occur within the site on days of forecasted extreme or catastrophic fire weather;
- Identify trigger mechanisms for the implementation of the emergency evacuation plan; and
- Identify the procedure to contact the NSW RFS and inform them of proposed actions.

The Plan should acknowledge the isolated nature of the site, that firefighting assistance may be limited in the event of a bushfire, and that evacuation may not be possible as escape routes may be blocked.

The Plan should be updated annually following an audit of bush fire protection measures, including maintaining APZs, water supplies and access roads.

8.2. Asset Protection Zones

From the commencement of building works and for the life of the development to ensure ongoing protection from the impact of bushfires, the APZs illustrated in Figures 3 and 4 and summarised in Table 2 should be maintained as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.

When establishing and maintaining an IPA, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang buildings;
- lower limbs should be removed up to a height of 2 metres above the ground;
- tree canopies should be separated by 2 to 5 metres;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% of ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

8.3. Construction Standards

The proposed dwelling and all associated buildings should comply with sections 3 and 7 (BAL 29) of Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or the relevant BAL 29 requirements of the NASH Standard (2021) Steel Framed Construction in Bushfire Areas, and Section 7.5 of Planning for Bush Fire Protection 2019.

8.4. Refuge Building

The proposed refuge building and all associated buildings should comply with sections 3 and 5 (BAL 12.5) of Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or the relevant BAL 12.5 requirements of the NASH Standard (2021) Steel Framed Construction in Bushfire Areas, and Section 7.5 of Planning for Bush Fire Protection 2019.

8.5. New Fences and Gates

Where applicable, new fences and gates should comply with section 7.6 of Planning for Bush Fire Protection 2019 and be made of either hardwood or non-combustible material. Where a fence or gate is constructed within 6 metres of a dwelling or in areas of BAL-29 or greater, they should be made of non-combustible material only.

8.6. Safe Operational Access

Property access roads should comply with the following requirements of Tables 5.3b and 7.4a of Planning for Bush Fire Protection 2019:

- Property access roads are two-wheel drive, all-weather roads;
- Property access roads have a minimum 4-metre wide carriageway width;
- There is a minimum vertical clearance of 4 metres to overhanging obstructions, including tree branches;
- Passing bays are provided every 200 metres that are 20 metres long by 2 metres wide, making a minimum trafficable width of 6 metres at the passing bay;
- Property access roads provide a suitable turning area in accordance with Appendix 3;
- Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress;
- The minimum distance between the inner and outer curves is 6 metres;
- The cross fall of the road is not more than 10 degrees;
- The maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads;
- The capacity of road surfaces and any bridges or causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes);
- Bridges and causeways indicate load rating; and
- There is suitable access for a Category 1 fire appliance within 4 metres of the static water supply where no reticulated supply is available.

8.7. Services

The provision of all new or modifications of existing water, electricity and gas services should comply with the relevant provisions detailed in Tables 6.8c and 7.4a of Planning for Bush Fire Protection 2019.

In particular:

- A minimum of 40,000l of static water supply should be provided within the APZ around the dwelling;
- a minimum of 20,000l of static water supply should be provided within the APZ around the refuge building;
- 10,000l of static water supply should be provided for each occupied building within the ecotourism development;
- an outlet for firefighting purposes should be located on the non-hazard side and away from the structure (5-20 metres);
- 65mm Storz connection with a ball valve is fitted to the outlet;
- the ball valve, pipes and tank penetration are adequate for the full 50mm inner diameter water flow through the Storz fitting and are constructed of a metal material;
- underground tanks have an access hole of 200mm to allow tankers to refill directly from the tank;
- a hardened ground surface for truck access is supplied within 4 metres of the water outlet or access hole;
- above-ground tanks are manufactured from concrete or metal;
- raised tanks have their stands constructed from non-combustible material or fire-resisting bush timber. The fire-resisting timbers are Silvertop Ash, Blackbutt, Red or River Gum, Spotted Gum, Red Ironbark, Kwila (Merbau) or Turpentine;
- unobstructed access to the static water supply is provided at all times;
- underground tanks are marked;
- tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;
- all exposed water pipes external to the building are metal, including any fittings;
- where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack;
- any hose and reel for firefighting connected to the pump shall have a 19mm internal diameter;
- where provided, all fire hose reels are constructed following AS/NZS 1221:1997 and installed per the relevant clauses of AS 2441:2005;
- a Static Water Supply (SWS) sign shall be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:
 - Markers must be fixed in a suitable, highly visible location; and
 - Markers should be positioned adjacent to the most appropriate access for the water supply.
- Where practicable, electrical transmission lines should be underground;
- where overhead electrical transmission lines are proposed:
 - Lines are installed with short pole spacing (30 metres) unless crossing gullies, gorges or riparian areas; and
 - No part of a tree is closer to a power line than the distance set out per the ISSC3 Guideline for Managing Vegetation Near Power Lines specifications.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side;
- connections to and from gas cylinders are metal;
- polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

8.8. Landscaping

All landscaping within the required asset protection zones should comply with the following principles outlined in Appendix 4 of Planning for Bush Fire Protection 2019:

- A minimum 1 metre wide area, suitable for pedestrian traffic, should be provided around the immediate curtilage of buildings;

- Planting is limited near buildings;
- Planting does not provide a continuous canopy to buildings (i.e. trees or shrubs are isolated or located in small clusters);
- Landscaping species are chosen to ensure tree canopy cover is less than 15% (IPA) and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark tree species, which generally do not carry fire up the bark into the crown;
- Avoid planting deciduous species that may increase fuel at surface and ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips, mulch and flammable fuel stores away from buildings;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from buildings; and
- Low-flammability vegetation species are used.

APPENDIX 1 - MANAGEMENT ZONES ACROSS THE SUBJECT SITE





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04/07/2023

Vegetation
Management Plan
Lot 2 DP 1184090
79 High Plains Lane
JINDABYNE

Management actions relating to the
conservation of vegetation communities,
weeds, fencing, riparian areas, habitat
habitats and other environmental issues.

June 2023

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1. INTRODUCTION

1.1 Objectives

Prue Bartlett (Environmental Consultant) was engaged by Progressive Project Solutions (Urban Design/Planning) to undertake a vegetation management plan (VMP) for Lot 2 DP 1184090 (79 High Plains Lane JINDABYNE NSW) (hereafter referred to as the subject site or area). This report should be read in conjunction with the Flora and Fauna Assessment (April 2023) for the same subject land.

This VMP provides the findings of a review of an assessment of vegetation and biodiversity issues on the subject site. The methodology includes a review of the relevant literature, database interrogation, as well as field survey. The subject land is currently forested in moderate condition and will be partly cleared for residential housing. This plan will recommend some specific actions for the next 5 years.

The specific objectives of this investigation were:

1. To collate current information and broadly describe the flora species and vegetation communities present in the subject area;
2. To identify and describe the fauna species and habitats present in the subject area and their condition;
3. To broadly assess the current issues on the vegetation, fauna, habitats, and other environmental features on the subject site in regards to management; and
4. To make recommendations regarding any environmental management and impact mitigation measures, which can be implemented to limit the effects of current issues on vegetation, fauna, habitats, and other environmental features as necessary.

1.2 The proposal & need for a VMP

The proposal involves the construction of several buildings on a vacant block of land for a tourism business. The buildings will include a residential house, garage, machinery shed and five eco-cabins. The subject land is located on a 40.72 ha block zoned R1 (Primary Production) and the land is mapped as having extant native vegetation and an Endangered Ecological Community (EEC). There is one mapped water course on the property called Sugarloaf Creek which is a first order, intermittent creek with no requirement for a formal watercourse 'riparian buffer'.

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This VMP is required for two reasons. Firstly, the Flora & Fauna Assessment for the property included an assessment of significance under the *NSW Biodiversity Conservation Act (2016)* and the *Commonwealth Environmental Protection Biodiversity Conservation Act (1999)*. No threatened flora species were recorded (but may still exist), no endangered ecological community was recorded (but may occur on other areas of the property) but koala habitat with koala calls were recorded for the subject site. The koala (*Phascolarctos cinereus*) is listed as endangered under both Acts. This means certain forest types where koala feed trees exist are considered critical habitat for this species.

The Flora and Fauna Assessment concludes 'Following the application of the Section 5A of the EPA Act and in accordance with relevant assessment guidelines, it is concluded that the development proposal is unlikely to have a significant effect on threatened species, endangered populations, ecological communities, or their habitats. A biodiversity development assessment report is not required. The koala (endangered) was identified as the key species for protection for the site and this report recommends a number of strategies to balance the development and providing quality habitat.' This VMP recommends the strategies.

The second reason why this VMP is required is to address Clause 5.13 in the Snowy River Local Environmental Plan 2013 for Eco-tourist facilities which requires a management strategy for minimising any impact on the natural environment. The VMP needs to incorporate recommendations to assist in addressing the following:

1. Measures to remove any threat of serious or irreversible environmental damage,
2. The maintenance (or regeneration where necessary) of habitats,
3. Mechanisms for monitoring and reviewing the effect of the development on the natural environment,
4. Maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.

1.3 Potential direct and indirect impacts

The following direct impacts on flora and fauna are anticipated from the development proposal:

- a) Clearing or thinning of approximately 8490 m² of native vegetation (trees, shrubs and ground covers) for the proposed development and APZ;
- b) Excavation of material for the development;
- c) Compaction of soil within areas to be accessed by heavy machinery and vehicles;
- d) Covering of large areas with hard surfaces.

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The following indirect impacts on flora and fauna are anticipated from the proposal:

- a) Some noise and light disturbance from resident use which may alter behaviour of nocturnal fauna;
- b) Increased potential for soil erosion and hydrological changes;
- c) Microclimate changes to areas of retained vegetation arising from clearing of the native vegetation; and
- d) Possible weed invasion into areas of native vegetation adjoining the disturbed areas.

This VMP will also consider broader conservation issues such as other implications given the site is mapped for state-wide biodiversity values, vegetation types, managing the creek and dams, allowing for grazing and revegetating some areas for koala habitat.

1.4 Subject site location

The subject site is Lot 2 DP 1184080 and covers 40.72 ha of land. It is located between the town of Dalgety and Jindabyne in southern NSW along the Snowy River Way. Most of the site and adjoining lots to the north and west have historically been cleared of native vegetation to support agricultural activities. The site is split into two portions by an unformed road reserve. The property boundaries were surveyed and are used in the site plans as prepared by Rest Drafting & Design dated 20 March 2023.

The Lot is currently zoned R1 (Primary Production) under the *Snowy River Local Environment Plan 2013* (SRLEP 2013) and because of this zoning, it has a minimum Lot size of 40 ha allowing for the proposed development. Given that the proposed development includes eco-cabins, clause 5.13 (eco-tourist facilities) of the LEP applies. Under the *Biodiversity Conservation Act 2006*, the minimum Lot size must be utilised to calculate the threshold for vegetation clearing and hence, 10,000 m² ha can be legally cleared without triggering the NSW Biodiversity Offset Scheme (BOS). Some areas of the subject site are already mapped for state-wide biodiversity values but the proposed development is outside of this mapping.

Part of the subject site is mapped as an EEC. The site was not burnt in December 2019. The land is classed as bushfire prone. See Appendix A for property maps.

1.5 Topography, geology and soils

The subject land runs north to south in a rectangular shape and immediately adjoins the Snowy River Way. The elevation is approximately 1172 in Australian Height Datum (AHD) at the highest point on the subject land and slopes to the south as the topography drops into the upper slopes of Guises Creek (Beloka Valley). There is one creek on the subject site – Sugarloaf Creek which flows north into a larger catchment of Sugarloaf Creek, a tributary of the Snowy River.

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According to the NSW Simplified Geology Map, the subject land is underlain by ordovician sedimentary rocks, predominantly quartz-rich sandstone, siltstone and mudstone. At a nearby soil test pit site, the soils were Yellow Dermosols (ASC) and Yellow Podzolic Soil (GSG). The soil test showed four soil layers – minimal top soil, A1 horizon (0.00-0.05m) loam and pH of 5.5, A2 horizon (0.05-0.32m) fine sandy clay loam and pH of 6.0, B1 horizon (0.32-0.50m) light clay with pH 6.0 and B2 horizon (0.50-1.10m) medium clay and pH is 6.0 (Office of Environment & Heritage 1999).

1.6 Disturbances

The subject land of 40.72 ha supports a range of native and exotic plant species with a mix of disturbance extents from cleared native woodland resulting in derived native grasslands, areas of good condition grasslands and Snow Gum Woodland scattered across the property in various size patches. The vegetation clearing history for the subject site is unknown but the presence of old tree stumps and timber indicates that the woodland may have covered most areas of the site previously. The grazing history of the property is also unknown and there is no current sign of grazing across the subject site (no manure, evidence of grazing pressure and lots of regenerating Eucalypts).

Apart from boundary fencing and gates, there is no building or structure on the property currently.

See Appendix A for aerial map photos and Appendix B for site photos.

1.7 Planning and legislation

A development application for the proposed development will be submitted to Snowy Monaro Regional Council under the EP&A Act. The key Commonwealth and NSW legislation relevant to this ecological assessment is listed in Table 1.

Table 1. Commonwealth & NSW legislation and codes of practise relevant to Lot 2 DP 1184090

Legislation	Relevant objectives	Application to proposed development
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth)	To provide for protection of the environment, particularly Matters of National Environmental Significance (MNES) which include nationally listed threatened species and ecological communities and migratory species.	Impacts to MNES and migratory species listed under the EPBC Act with the potential to occur in the project area have been assessed, with one identified (koala). This VMP recommends planting a koala corridor to offset the clearing and impact of the cabins and to link up fragmented vegetation.

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VEGETATION MANAGEMENT PLAN LOT 2 DP 1184090 79 HIGH PLAINS LANE JINDABYNE		
<i>Environmental Planning and Assessment Act 1979 (State)</i>	To encourage the proper management, development and conservation of natural and artificial resources for the purpose of promoting the social and economic welfare of the community and a better environment.	This Act is the principal planning instrument in NSW and outlines the assessment including ecological impact assessment and consideration of other Acts and planning policies. The proposed development is permissible with consent and this VMP will be a condition of approval.
<i>Biodiversity Conservation Act 2016 (State)</i>	Provides for the conservation of threatened species, populations and ecological communities and sets out a number of specific objectives relating to the conservation of biological diversity and the promotion of ecologically sustainable development.	The BC Act establishes that a person must not, by an act or omission, do anything that causes damage to any threatened species, the habitat of a threatened species, an endangered population or an endangered ecological community. Should impact occur, the proposal must be assessed either by a Biodiversity Development Assessment Report (BDAR) or a Test of Significance (ToS). A BDAR is not required for the proposal. Another report implements a ToS on the proposal. Any future clearing of the land including within the area mapped for biodiversity values will trigger a BDAR.
<i>State Environmental Planning Policy (Koala Habitat Protection) 2021</i>	This Act works in conjunction with BC Act for conservation and management of natural vegetation in areas of koala habitat “to support a permanent free-living population over their present range and reverse the current trend of koala population decline.”	This proposal is within an area to which the Koala SEPP 2021 applies and requires development consent under Part 4 of the EP&A Act. The site does not contain core koala habitat and therefore the proposal is not inconsistent with the aims of this SEPP. However, koalas were recorded in the vicinity of the subject site. A VMP is recommended to restore koala habitat to mitigate the impacts of the proposed development.
Snowy River Local Environmental Plan 2012	Clause 7.2 Biodiversity (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider— (a) whether the development is likely to have—	Lot 2 DP 1184090 is mapped as extant native vegetation by the Snowy Monaro Shire Council and this mapping was confirmed on site. This VMP considers the broad vegetation types and recommends some management actions.

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	<p>(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land,</p> <p>(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna,</p> <p>(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land,</p> <p>(iv) any adverse impact on the habitat elements providing connectivity on the land,</p> <p>(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or</p> <p>(b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or</p> <p>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p>	
Snowy River Local Environmental Plan 2012	<p>Clause 5.13 for Eco-tourist facilities:</p> <ul style="list-style-type: none"> • measures to remove any threat of serious or irreversible environmental damage, • the maintenance (or regeneration where necessary) of habitats, • mechanisms for monitoring and reviewing the effect of the development on the natural environment, • maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control. 	This VMP addresses each of these clauses.

VEGETATION MANAGEMENT PLAN LOT 2 DP 1184090 79 HIGH PLAINS LANE JINDABYNE		
Biodiversity Offset Scheme	<p>The BC Act specifies the following thresholds for immediate entry into the Biodiversity Offsets Scheme (BOS) for part 4 developments:</p> <ul style="list-style-type: none"> • Whether the impacts occur on an area mapped on the Biodiversity Values map published by the Minister for the Environment; or • Whether the amount of native vegetation being cleared exceeds the threshold available to the relevant minimum lot size. 	<p>The subject site is partially mapped on the NSW Biodiversity Values map. The application minimum Lot size for Lot 2 DP 1184090 corresponds to a native vegetation clearing threshold of 1 ha or more. The proposed clearing does not require clearing greater than 1 ha and the development is outside of the mapping area. Therefore, a BDAR (Biodiversity Development Assessment Report) is not required for the proposal. However, the proposed clearing of up to 1 ha removes the natural forest ecosystem which may be used by threatened species. These impacts will be considered in this report.</p>

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2. SITE DETAILS & MANAGEMENT ISSUES

2.1 Flora management issues (native and exotic)

The total subject site is mapped as containing six plant community types (PCTs). Broadly, these consist of native forest woodlands, woodlands that were cleared of the trees and are now derived native grasslands and areas of higher conservation value native grasslands.

1. **No Formal PCT - exotic grassland: where >75% of species and cover are composed of introduced plants. Not associated with an EEC. Not associated with koala habitat.**
2. # 3341 'Monaro-Gourock Frost Hollow Grassy Woodland' which is a grassy woodland formation. Associated with an EEC. Not associated with koala habitat.
3. # 3381 'Kosciuszko Alpine Sally Woodland' which is grassy woodland formation. Not associated with an EEC. Associated with koala habitat.
4. **# 3413 'Monaro Kangaroo Grass Woodland-Grassland Complex' which is a grassland formation. Associated with an EEC. Not associated with koala habitat.**
5. # 3741 'Monaro Mountains Peppermint Shrub Forest' which is a dry sclerophyll forest (shrubby sub-formation). Not associated with an EEC. Associated with koala habitat.
6. **# 3742 'Monaro Mountains Snow Gum Shrub Forest' which is a dry sclerophyll forest (shrubby sub-formation). Not associated with an EEC. Associated with koala habitat.**

For this VMP, the PCT types and boundaries were not formally identified given the type of survey effort and timing required to adequately define the presence of grasses, shrubs, forbs, climbers and orchids. Spring and early summer are the ideal times to assess the composition and quality of native grasslands.

There is only one vegetation community on the subject site in the proposed development area:

3742 'Monaro Mountains Snow Gum Shrub Forest' which is a dry sclerophyll forest (shrubby sub-formation). This occurs in both a woodland state with grasses, forbs, shrubs and trees and also occurs as a cleared woodland with native grasses and forbs but not shrubs or trees. The derived native grassland doesn't have important grassland species and has a mix of both native and exotic species. See Appendix B for site photos.

A total of 78 flora species were recorded in flora surveys but this is limited to the development areas (Appendix C). The following table lists the weed species observed across the entire subject site. Species in grey are regional priority weeds that require eradication by landowners with Council enforcing this legal

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requirement. The subject land is small and easily accessible so the weeds can be removed by the owner or a contractor which can employ a range of different weed removal techniques depending on the weed species.

Weeds		Woodland	Grasslands
St Johns Wort	<i>Hypericum perforatum</i>	*	*
Serrated Tussock	<i>Nassella trichotoma</i>		*
Phalaris	<i>Phalaris sp.</i>	*	*
Plantain	<i>Plantago sp.</i>	*	*
Blackberry	<i>Rubus fruticosus</i>		*
Oxalis sp.	<i>Oxalis sp.</i>	*	*
Common Centaury	<i>Centaureum erythraea</i>	*	*
Great Mullein	<i>Verbascum thapsus</i>	*	*
Spear Thistle	<i>Cirsium vulgare</i>	*	*
Fireweed	<i>Senecio madagascariensis</i>	*	*
Dandelion	<i>Taraxacum officinale</i>	*	*
Fleabane	<i>Conyza bonariensis</i>	*	*
English Hawthorn	<i>Crataegus monogyna</i>	*	*
Flatweed	<i>Hypochaeris radicata</i>	*	*
Clover	<i>Trifolium resupinatum</i>	*	*
Common Sowthistle	<i>Sonchus oleraceus</i>	*	*

Management issue # 1: Ensure the native vegetation left on the Lot is managed for conservation as per the Biodiversity Conservation Act (2016) ie. it's illegal to clear extra native vegetation without approvals.

Management issue # 2: Maintain the condition of the native vegetation by removing the weeds using different techniques. High priority weeds should be eradicated asap. Blackberry is located on the edge of the second dam and the English Hawthorn (not high priority) is located at -36.51347 S, 148.68420 E.

Management issue # 3: The composition and quality of the native grasslands located north of the house site are unknown but contain *Themeda sp.* (Kangaroo Grass). These grasslands need to be confirmed during spring and summer when most species can be identified. Local knowledge sources include Department of Primary Industries, Snowy Monaro Council, Local Land Services and Landcare.

3.2 Fauna results

The fauna habitats present in the subject land are those generally associated with woodland and derived grasslands that occur in the locality. The study area contains nectar, blossom, some small fruits and other vegetative and invertebrate foraging resources for native fauna species provided by overstorey, shrubs and groundcovers. Canopy trees attract insects when flowering that in turn provide foraging resources for birds, possums and gliders. The study area provides some habitat for arboreal mammals such as brushtail possum (*Trichosurus vulpecula*) and the yellow-bellied glider (*Petaurus australis*). There are

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suitable foraging resources for the yellow-bellied glider on site but no evidence of sap feeding was observed on the subject land, nor were yellow-bellied gliders observed. The subject land and surrounds support small to medium sized mobs of eastern grey kangaroos (*Macropus giganteus*) and swamp wallaby (*Wallabia bicolor*), which forage on the regenerating grassy areas.

The woodland habitat is suitable for koalas with all trees present being suitable as koala feed trees. A koala was heard calling approximately 1 km to the south of the subject site and this koala called all night. Another koala was heard calling approximately 400 metres south of the subject site and although it wasn't found (on adjacent forested property), both koala scats and scratches were observed.

A number of both active and unused wombat burrows were located at the subject site.

A number of hollow-bearing trees occur across the subject site. Hollow-bearing trees provide potential denning, roosting and breeding habitat for hollow-dependent fauna including possums, gliders, parrots and frogs.

Shelter for terrestrial ground-dwelling fauna species across the subject site is good and mostly provided by a thick ground layer of mixed species including forbs, grasses and shrubs. There is a good amount of fallen timber and some minor rock habitats in the woodland areas that provide ecological niches for reptiles, insects, ground dwelling mammals and birds that need rocks or timber for perching. In the derived grassland, there is limited rocks or fallen timber for ground dwelling mammal species. The woodlands, derived grasslands and native grasslands provide habitat for reptiles.

There are three dams located on the subject site and these provide habitat for aquatic animals and frogs. The watercourse is mapped as Sugarloaf Creek.

The areas of woodland across the subject site are patchy and not well connected for koala movement.

Most of the property has been mapped for state-wide biodiversity values due to the presence of threatened species or communities (Appendix A). This means that land in the area mapped for biodiversity values has some restrictions on how it can be used ie. no vegetation clearing, sustainable grazing only and must be managed for conservation. Clearing, development or other impacts would mean a Biodiversity Development Assessment Report (BDAR) is required.

In regards to exotic fauna, nine exotic mammal species have been recorded in BioNet close to the property:

- *Canis lupus* (Wild dog)
- *Vulpes vulpes* (Fox)
- *Cervus sp.* (Deer)

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Wild dogs and foxes would be present at the site but were not observed directly. Deer however, were observed in small groups and their droppings were common across the entire property. There are a number of methods for culling deer.

Management issue # 4: Improve the availability of hollows for threatened arboreal species by installing 10 nestboxes of various sizes across the property.

Management issue # 5: Ensure the retained fauna habitats on the Lot are managed for conservation as per the Biodiversity Conservation Act (2016) ie. it's illegal to clear native vegetation without approvals. This includes not 'cleaning up', slashing, removing rocks, removing timber or clearing of native grasslands.

Management issue # 6: Cull foxes and deer. Ensure new pest fauna species are eradicated as threats emerge.

3.3 Koala habitat

Snow Gum (*E. pauciflora*), Apple Box (*E. bridesiana*) and Red Stringybark (*E. macrorhyncha*) occur on the study site and are listed as koala feed tree species on Schedule 2 of SEPP (Koala Habitat Assessment) 2021.

From 17 March 2021, the SEPP Koala Habitat Protection 2021 replaces SEPP 2020 (Koala Habitat Protection for certain local government areas. The aim of the SEPP is to increase protection of the species, through identification of increased feed tree species and habitat connectivity for this species. The SEPP applies within the Snowy River Local Government area.

The Flora & Fauna Assessment conducted for the site recorded one male koala calling approximately 1km to the south, plus another one calling approximately 400m away with evidence of their presence by scats and tree scratches. No koalas were observed on the property directly but koala habitat exists and could be improved by connecting areas of existing patches with new plantings. This VMP offsets the need to remove some koala habitat trees and to have an ongoing impact on koalas using the eastern area of the property due to human disturbance ie. visitors using the cabins, extra noise, light etc.

This VMP recommends creating a single koala corridor which will connect good quality koala habitat south of the property with areas of woodland on the property and with areas of woodland to the east that occurs on neighbouring land. This area will require fencing so stock and deer will be deterred from young trees.

Management issue # 7: Replant koala habitat to offset the direct and ongoing impacts to koalas. The area should be planted as a corridor along the eastern boundary and be at least 10 metres wide.

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3.4 Sustainable grazing

Given that most of the land that is available for grazing is mapped for biodiversity values, the allowable agriculture activity is light, sustainable grazing that requires no further clearing. Highly intensive agricultural practises such as cropping, pasture improvement or planting exotic pastures, feedlots or dairies are not allowable activities.

The subject site contains predominantly native pastures which contain native grasses, herbs and forbs. There are some annual weeds including Thistles, St Johns Wort and Fleabane. The composition, grazing value and conservation value of the subject site is unknown and should be determined so a sustainable grazing program is implemented to avoid:

- Year-long grazing of cattle or sheep resulting in overgrazing, exposure of soils and a change in the composition of the original pastures
- Using fertilisers which result in increased soil fertility which degrade native pastures

Sustainable grazing practices include:

- Dividing up large paddocks into smaller areas to allow for grazing rotation and resting paddocks for long periods of time
- Rest areas from grazing to coincide with the flowering and seeding of the desired grass species
- Cattle stocking rates to be light to allow for native trees and shrubs to be protected from grazing pressure, including young regenerating trees < 3m in height

The Department of Industry & Investment (2009) has developed a best practise sustainable land management manual for grazers and the key points are:

- Match paddock use to land capability ie. 30 hectares is a small area for grazing and will only support a small number of stock
- Maintain more than 80% groundcover at all times
- Increase perennial plants in permanent pastures
- Implement a rotational grazing system
- Feed your pastures – not your creeks
- Maintain groundcover in drainage lines and drainage depressions
- Develop a drought management plan
- Keep juveniles and sick animals away from streams
- Establish riparian buffer zones and provide water for stock off-stream
- Locate new infrastructure away from streams, drainage lines and drainage depressions

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Management issue # 8: Light, sustainable grazing is the only allowable agricultural activity given the property is mostly mapped for biodiversity values. In conjunction with management issue # 3, the owner should apply sustainable grazing practices with input from the Department of Primary Industries, Snowy Monaro Council, Local Land Services and Landcare. Physical indicators of sustainable grazing will be monitored by photo monitoring sites in terms of young regeneration of trees not eaten by cattle, 80% or higher ground cover maintained and no erosion or threats to the health of the creek and dams.

3.5 Creek health, geomorphology and management

Different types of creeks and rivers have a range of natural processes and sensitivity to change. In NSW, rivers and creeks are mapped for their River Style – an integrated river management classification system that is based on understanding the existing natural geomorphic condition on the river, its inherent fragility (sensitivity to change) and likelihood of recovery (Brierley & Fryirs 2005).

River Styles mapping is available for most waterways in NSW and then confirmed in the field by assessing the valley setting, presence or absence of floodplain and geomorphic features.

There is one watercourse on the subject site – Sugarloaf Creek which flows north into a larger catchment of Sugarloaf Creek, a tributary of the Snowy River. Sugarloaf Creek has not been mapped for its River Style but the author of this report confirms the River Style is a ‘valley fill’. A valley fill is essentially a flat valley with no distinct creek channel. During large rain events, the entire valley floor fills with water. This type of River Style is very sensitive to soil erosion and requires sensitive management during grazing. There are three dams on the subject site which artificially disrupt the flow of water down the valley but allows for capture and storage. Each dam contains some aquatic vegetation and macroinvertebrates.

Management issue # 9: Light, sustainable grazing of stock along Sugarloaf Creek is recommended, however best practise management requires stock are fenced out of watercourses permanently. The NSW Government helps to fund projects such as stocking fencing to protect watercourses.

Management issue # 10: Sugarloaf Creek is very sensitive to erosion and requires protection. There is one active small erosion site (headcut) that is likely to worsen with the introduction of cattle – located at -36.51822 S, 148.68399 E.

3.6 Fencing & tracks

The property is currently fenced with one continuous boundary fence consisting of hardwood posts, strained wire and netting. Gates are located at the entry and with an adjoining property to the east. Currently the fencing is not wildlife friendly because it doesn’t easily allow for the movement of kangaroos, wallabies and wombats. It is also not deer proof.

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Some additional fencing is required for the koala habitat corridor if stock are grazed on the subject site. Also, separating the northern section of the property into two smaller paddocks for rotational grazing and allowing areas to be rested is also recommended.

Any new fencing constructed on the land should be done with consideration of native wildlife. Currently the boundary fence is damaged by wildlife who, over time, have created formed access tracks to move across the landscape.

Management issue # 11: Any new fencing on the land should be wildlife friendly. Options include no wire-mesh netting and/or creating deliberate openings for wildlife.

3.7 Landscaping

The landscaping is recommended to be complimentary to the native vegetation which will be retained on the property and managed for conservation. Native species are the preferred plant choice and known weed or invasive species should not be planted for landscaping purposes or otherwise brought onto the subject land. Exotic perennial grasses listed on the Final Determination of the NSW Scientific Committee for the key threatening process Invasion of native plant communities by exotic perennial grasses, will not be sown on the subject site. Species include: *Cenchrus ciliaris* (Buffel Grass), *Hyparrhenia hirta* (Coolatai Grass), *Eragrostis curvula* (African Lovegrass) *Nassella neesiana* (Chilean Needlegrass), *Nassella trichotoma* (Serrated Tussock), *Agrostis capillaris* (Browntop Bent), *Andropogon virginicus* (Whisky Grass), *Chloris gayana* (Rhodes Grass) *Cortaderia spp.* (Pampas Grasses), *Ehrharta erecta* (Panic Veldgrass), *Melinis minutiflora* (Molasses Grass), *Panicum repens* (Torpedo Grass), *Paspalum urvillei* (Vasey Grass) *Pennisetum clandestinum* (Kikuyu), *Phalaris aquatica* (Phalaris), *Setaria sphacelata* (South African Pigeon Grass), *Sporobolus fertilis* (Giant Parramatta Grass), *Sporobolus natalensis* (Giant Rats Tail Grass) and *Urochloa mutica* (Para Grass).

Management issue # 12: Native plants are preferred for landscaping and certain perennial grasses should not be planted.

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4. MANAGEMENT ZONE & ACTIONS

4.1 Management zone names

The subject site can be divided into 3 vegetation management zones (Appendix 1):

Zone 1: Development footprint area including house, sheds, cabins, tracks and retaining views to the south.

Zone 2: Sustainable grazing area including Sugarloaf Creek riparian zone

Zone 3: Koala habitat corridor

4.3 Zone 1: Development footprint

Issue summary:

- Moderate native vegetation clearing required for the cabins. Some koala habitat will be removed.
- No clearing of derived grasslands for the house and associated infrastructure – grasslands will be slashed.
- The development areas won't encroach into the riparian zone of Sugarloaf Creek.
- Maintain low density including eradicating any blackberry, fireweed or serrated tussock when seen.
- Manage deer and fox numbers.
- Four nestboxes to be installed in the retained trees to accommodate parrots and gliders.
- Views to the south of the cabins and the house can be retained by slashing areas already cleared which have wattle regeneration.

Action	Outcome	Timeframe	Responsibility & estimated cost
Install 4 nestboxes in woodland in this zone.	Provide extra hollows for parrots and gliders.	Complete by Feb 2024	<ul style="list-style-type: none">• Owner• Tree loppers• \$500
Appropriate sediment control measures should be implemented prior to any clearing and should be retained in place until exposed areas of soil are stabilised and/or revegetated.	All soil disturbance and erosion to be avoided.	Complete by Feb 2024	<ul style="list-style-type: none">• Owner• \$500
During clearing, trees should be felled away from other trees and vegetation. An ecologist or suitably experienced expert of	Minimise disturbance to native vegetation.	Complete by Feb 2024	<ul style="list-style-type: none">• Owner• Contractors• SRMC to approve

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wildlife carer should be on site for fauna checking.			<ul style="list-style-type: none"> \$1500
Known weed or invasive species should not be planted for landscaping purposes. Remove any existing, threatening or emerging weeds.	Prevent any spread of unwanted flora species. Eradicate known high priority weeds.	Ongoing	<ul style="list-style-type: none"> Owner \$100
Manage deer and fox numbers.	Control deer and fox numbers.	Ongoing	<ul style="list-style-type: none"> Owner No cost if hunters are used
Maintain views to the south.	The cleared grasslands south of the house and cabins will eventually have thick wattle regeneration. These areas can be maintained by slashing the regenerating wattles.	Ongoing	<ul style="list-style-type: none"> Owner \$300
Landowner to develop a small education booklet for visitors.	Educate visitors on the construction of the cabins, any rules associated with visiting the site and provide interpretation about flora and fauna found on the property.	Ongoing	<ul style="list-style-type: none"> Owner \$200

4.4 Zone 2: Sustainable grazing area including Sugarloaf Creek riparian zone

Issue summary:

- Area is mapped for biodiversity values so only light, sustainable grazing is an allowable activity.
- Seek resources and input into the composition, quality and location of important native grasslands during spring and summer. This will help determine how many stock the area can support sustainably.
- Sugarloaf Creek is a fragile valley fill River Style which is sensitive to erosion and should be grazed very lightly but ideally fenced from stock permanently.
- Maintain low weed density including eradicating any blackberry, fireweed or serrated tussock when seen. Some english hawthorn was observed and should be removed.
- Manage deer and fox numbers.
- Six nestboxes to be installed in existing trees to accommodate parrots and gliders.
- Additional fencing should be wildlife friendly.

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Action	Outcome	Timeframe	Responsibility & estimated cost
Install 6 nestboxes in woodland in this zone.	Provide extra hollows for parrots and gliders.	Complete by Feb 2024	<ul style="list-style-type: none"> Owner \$700
Seek technical advice from DPI, Landcare, Snowy Monaro Council and Local Land Services on the native grasslands to the north of the house site.	This information will help determine the carrying capacity for stock numbers.	Complete before stock are returned to the property.	<ul style="list-style-type: none"> Owner No cost
Additional fencing to manage grazing areas should be wildlife friendly.	The property is used by wallabies, kangaroos and wombats that need to cross fences to feed. Construct standard farm fencing.	Complete before stock are returned to the property.	<ul style="list-style-type: none"> Owner Fencing contractors Cost will depend on length
Fix the small erosion site (headcut) that occurs along Sugarloaf Creek. This site can be treated with a small amount of geofabric large rock.	Headcut is stabilised. Ensure any new erosion sites are identified and treated early.	Complete by April 2024	<ul style="list-style-type: none"> Owner \$300
Known weed or invasive species should not be planted for landscaping purposes. Remove any existing, threatening or emerging weeds. Known english hawthorn and blackberry in this zone.	Prevent any spread of unwanted flora species. Eradicate known high priority weeds.	Ongoing	<ul style="list-style-type: none"> Owner \$200
Manage deer and fox numbers.	Control deer and fox numbers.	Ongoing	<ul style="list-style-type: none"> Owner No cost if hunters are used

4.5 Zone 3: Koala habitat corridor

Issue summary:

- The proposed development sites require the removal of some koala habitat. In addition, the cabins and increased human activity near the cabins will impact on koalas using the western woodland area of the property. To offset this impact, a planted koala corridor is recommended in this VMP.
- The koala corridor will connect existing areas of woodland patches with a continuous area of woodland within 10 years. Koalas living to the south of the property will be able to use the corridor to move into new habitat areas.

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- Having grazing animals on the land requires the koala habitat to be fenced so the plantings aren't browsed and damaged by cattle.
- Controlling deer numbers will also be important so they don't damage plantings.
- The recommended area for the koala corridor is along the full length of the eastern boundary which already contains some patches of woodland. The estimated distance is between 900m-1000m in length and is recommended to be at least 10m wide.

Action	Outcome	Timeframe	Responsibility & estimated cost
Fence out the koala corridor and ensure the fencing is wildlife friendly.	Create a planting and regeneration zone away from grazing stock.	Complete by March 2024	<ul style="list-style-type: none"> • Owner • \$3000
Deep rip some rows within the planting zone.	Create ideal conditions for replanting.	Complete by May 2024	<ul style="list-style-type: none"> • Owner • 300
Plant eucalypt tubes within the corridor. This activity can be carried out with help and input from Landcare. Species should include Snow Gum (<i>E. pauciflora</i>), Apple Box (<i>E. bridesiana</i>), Red Stringybark (<i>E. macrorhyncha</i>), Broad-leaved Peppermint (<i>E. dives</i>) and Ribbon Gum (<i>E. rubida</i>). Plantings may need water crystals and waxed cardboard tree guards. Plant in autumn or winter.	70% of the tubes survive after 5 years.	Ongoing	<ul style="list-style-type: none"> • Owner • Tube prices vary but should be around \$2.50 each.
Remove any emerging weeds.	Prevent any spread of unwanted flora species. Eradicate known high priority weeds.	Ongoing	<ul style="list-style-type: none"> • Owner • \$200
Manage deer and fox numbers.	Control deer and fox numbers.	Ongoing	<ul style="list-style-type: none"> • Owner • No cost if hunters are used

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5. MONITORING & REPORTING

This plan is to be implemented over a period of 5 years commencing when an occupation certification has been issued. The owners should document and keep records of the decisions, progress and outcomes of the actions undertaken from this plan. SRMC will use this information to gauge the success of the VMP over time. Records and general photos shall be kept of:

- The work that has been done annually
- Techniques used
- Location of works

This VMP recommends that the landowner can self-manage and self-audit the monitoring and reporting of the management actions. Records can be presented to council as required. The landowner is encouraged to capture photos of the works undertaken including photos taken before any work commences, photos taken at 2.5 years and photos taken at 5 years.

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6. ECO-TOURIST IMPACTS ON THE NATURAL ENVIRONMENT

This VMP must also address Clause 5.13 in the Snowy River Local Environmental Plan 2013 for Eco-tourist facilities that require a management strategy for minimising any impact on the natural environment. This VMP is the management strategy. The following clauses are addressed specifically:

Measures to remove any threat of serious or irreversible environmental damage.

There are no existing threats of serious or irreversible environmental damage on the subject site currently. The site currently has no infrastructure, has been rested from grazing for many years and has an abundance of native flora and fauna including some areas of native grasslands. The proposed eco-cabins are clearing the minimum amount of vegetation required.

This VMP recommends light, sustainable grazing, removing the priority weeds and fixing an erosion site to minimise any threats.

The maintenance (or regeneration where necessary) of habitats.

Apart from the small areas identified for clearing for the house, sheds and cabins, the rest of the property is largely mapped for biodiversity values and this limits any agriculture to very low impact and light sustainable grazing.

Currently the site is in good condition due to years of not being grazed – this is demonstrated by the amount, height (up to 3 metres) and condition of Eucalypt regeneration across the site. One Eucalypt tree has on average 20 – 50 regenerating seedlings growing within 10 metres of the base of the tree. This natural regeneration is the most important habitat feature on the property currently as the older trees are losing limbs and branches as they age and the natural regeneration provides the next generation of trees across the site from provenance (local) seed.

Mechanisms for monitoring and reviewing the effect of the development on the natural environment.

This VMP includes a section on monitoring and reviewing the effect of the development on the natural environment. Six photo monitoring sites have been established across the property and four photos in each direction are provided in this report as the first set of reference pictures.

This plan is to be implemented over a period of 5 years commencing when a occupation certificate has been issued.

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Maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.

ISO 14000 is defined as a series of international environmental management standards, guides, and technical reports. The standards specify requirements for establishing an environmental management policy, determining environmental impacts of products or services, planning environmental objectives, implementing programs to meet objectives, and conducting corrective action and management review.

The relevant standard for this project is ISO 14001. ISO certification is not necessary for this project but managing quality improvements of the eco-cabins could be measured against these specific clauses that relate to continual improvement and environmental quality control (as a small Environmental Management System). The EMS will implement processes covering these clauses from ISO 14001:

Leadership and commitment (7 5.1)

Environmental policy (7 5.2)

Organizational roles, responsibilities and authorities (7.5.3)

Compliance obligations (6.1.3)

Operational planning and control (8.1)

Improvement (10)

Nonconformity and corrective action (10.2)

Continual improvement (10.3)

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VEGETATION MANAGEMENT PLAN

LOT 2 DP 1184090

79 HIGH PLAINS LANE JINDABYNE

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APPENDIX A – PROPERTY MAPS

Map 1. Topographic Map showing Lot 2 DP 1184090



Map 2. Aerial Map showing Lot 2 DP 1184090



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79 HIGH PLAINS LANE JINDABYNE

Map of the PCT Map - 79 High Plains Lane area. The map displays various PCT IDs (e.g., PCT ID: 3741, PCT ID: 3341, PCT ID: 3742) and a scale bar (0 to 0.6 Kilometers). The map is generated from SEED web map data, created on 7:43 PM 25/4/2016.

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Map 5. Management Zones across the subject site.



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APPENDIX B – SITE PHOTOS

Photo 1. Looking north over the proposed house site. Derived native grasses from Snow Gum Woodland PCT.



Photo 2. Looking south towards the proposed garage site. Derived native grasses from Snow Gum Woodland PCT. VMP recommends a koala habitat corridor along the eastern boundary and wattle regeneration areas in front of the house and cabins slashed to maintain views.



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Photo 3. Photo of a small erosion site (headcut) which requires treatment to avoid erosion. Location is - 36.51822 S, 148.68399 E



Photo 4. All fallen timber across the subject site is valuable for native fauna and should be retained (not cleaned up).



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Photo 5. The subject site hasn't been grazed for many years and this is demonstrated by the extent, age and health condition of Eucalypt regeneration underneath mature trees. These young trees are very valuable as the older trees are slowly dying. Light, sustainable grazing with a small amount of cattle won't impact on these seedlings which are protected due to the area being mapped for biodiversity.



Photo 6. Snow Gum Woodland PCT – trees are suitable for koala feeding. Cabins 2 and 3 in this vicinity.



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Photo 7. Snow Gum Woodland vegetation as a scattered remnant.



Photo 8. Koalas were recorded via call recognition, scats and tree claw marks (pictured) within 400m of the subject site as part of the Flora & Fauna assessment. This VMP recommends that a koala habitat corridor is created to offset impacts.



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Photo 9. Numerous wombat burrows were observed across the subject site.



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APPENDIX C – LIST OF FLORA

Common name	Scientific name	Woodland	Grasslands
Trees			
Snow Gum	<i>Eucalyptus pauciflora</i>	*	
Apple Box	<i>Eucalyptus bridgesiana</i>	*	
Red Stringybark	<i>Eucalyptus macrorhyncha</i>	*	
Shrubs			
Toothed Tree Violet	<i>Melicetyus dentatus</i>	*	
Silver Wattle	<i>Acacia dealbata</i>	*	
Blackthorn	<i>Bursaria spinosa</i>	*	
Dogwood	<i>Cassinia aculeata</i>	*	
Vines/climbers			
Twining Glycine	<i>Glycine clandestine</i>	*	
Groundcovers/grasses			
Poa Tussock	<i>Poa sieberiana</i>	*	*
Spear Grass	<i>Austrostipa scabra</i>	*	*
Wild Geranium	<i>Pelagonium inodorum</i>	*	*
Weeping Grass	<i>Microlaena stipoides</i>	*	*
Rytidosperma	<i>Rytidosperma sp.</i>	*	
Australian Buttercup	<i>Ranunculus perforatum</i>	*	*
Kidney Weed	<i>Dichondra repens</i>	*	*
Common Wheat Grass	<i>Elymus scaber</i>	*	*
Penny Wort	<i>Centella asiatica</i>	*	*
Common Cotula	<i>Cotula australis</i>	*	*
Tufted Hedgehog Grass	<i>Echinopogon caespitosus</i>	*	*
Hairy Panic	<i>Panicum effusum</i>	*	*
Rock Fern	<i>Cheilanthes austrotenuifolia</i>	*	
Variable Swordsedge	<i>Lepidosperma laterale</i>	*	*
Blue Storksbill	<i>Erodium crinitum</i>	*	
Common Storksbill	<i>Erodium cicutarium</i>	*	
Slender Tick Trefoil	<i>Desmodium varians</i>	*	
Native Geranium	<i>Geranium solanderi</i>	*	*
Bidgee-widgee	<i>Acaena novae-zelandiae</i>	*	*
Australian Carrot	<i>Daucus glochidiatus</i>	*	*
Common Everlasting	<i>Chrysocephalum apiculatum</i>	*	
Cudweed	<i>Euchiton sp.</i>	*	
Caustic Weed	<i>Euphorbia drummondii</i>	*	
Knob Sedge	<i>Carex inversa</i>	*	*
Gunn's Flat Herb	<i>Solenogyne gunnii</i>	*	*
Narrow-leaved New Holland Daisy	<i>Vittadinia muelleri</i>	*	*

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Weeds			
St Johns Wort	<i>Hypericum perforatum</i>	*	*
Phalaris	<i>Phalaris sp.</i>	*	*
Plantain	<i>Plantago sp.</i>	*	*
Oxalis sp.	<i>Oxalis sp.</i>	*	*
Common Centaury	<i>Centaureum erythraea</i>	*	*
Great Mullein	<i>Verbascum thapsus</i>	*	*
Spear Thistle	<i>Cirsium vulgare</i>	*	*
Fireweed	<i>Senecio madagascariensis</i>	*	*
Dandelion	<i>Taraxacum officinale</i>	*	*
Fleabane	<i>Conyza bonariensis</i>	*	*
Flatweed	<i>Hypochaeris radicata</i>	*	*
Clover	<i>Trifolium resupinatum</i>	*	*
Common Sowthistle	<i>Sonchus oleraceus</i>	*	*

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Flora & Fauna
Assessment
Lot 2 DP 1184090
79 High Plains Lane
JINDABYNE

5 Part Test of Significance (Biodiversity Conservation Act 2016), Assessment of Matters of National Environmental Significance (Environmental Protection and Biodiversity Conservation Act 1999) and other relevant environmental planning laws.

June 2023

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1. INTRODUCTION

1.1 Objectives

Prue Bartlett (Environmental Consultant) was engaged by Progressive Project Solutions (Urban Design/Planning) to undertake a flora and fauna assessment of a proposed subdivision at Lot 2 DP 1184090 (79 High Plains Lane JINDABYNE NSW) (hereafter referred to as the subject site or area).

This flora and fauna assessment provides the findings of a review of the relevant literature, database interrogation, as well as field survey. It also addresses relevant legislative and planning considerations associated with the proposal.

The objectives of this investigation were:

1. To identify and describe the flora species and vegetation communities present in the subject area and their conservation significance;
2. To identify and describe the fauna habitats present in the subject area and their condition;
3. To identify the fauna species which are present or likely to occur in the subject area and their conservation significance;
4. To assess the impacts of the proposal on vegetation, fauna, habitats and other environmental features as necessary;
5. To determine that the project was in alignment with the requirements of the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act) for a flora and fauna assessment and assess any requirements under the NSW Biodiversity Offset Scheme;
6. To determine whether there is likely to be a significant impact on threatened species, endangered populations or Endangered Ecological Communities (EEC), or their habitats, listed under Schedules 1 and 2 of the *NSW Biodiversity Conservation Act 2016* (BC Act);
7. To determine whether the proposal involves an action that has, will have, or is likely to have, a significant impact on a matter of national environmental significance under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*; and
8. To make recommendations regarding any environmental management and impact mitigation measures, which can be implemented to limit the effects of the proposal on vegetation, fauna, habitats and other environmental features as necessary.

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1.2 The proposal

The proposal involves the construction of several buildings on a vacant block of land for a tourism business. The buildings will include a residential house, garage, machinery shed and five eco cabins. The subject land is located on a 40.72 ha block zoned R1 (Primary Production) and the land is mapped as having extant native vegetation and an Endangered Ecological Community (EEC). There is one mapped water course on the property called Sugar Loaf Creek which is a first order, intermittent creek with no formal watercourse 'riparian buffer'.

For each building, the associated vegetation clearing is approximately:

- House and APZ 2100 m² (grassland)
- Garage and water tank 800 m² (grassland)
- Dwelling effluent and water tank 200 m² (grassland)
- Machinery shed and water tank 400 m² (grassland)
- Cabin 1 with carport 60 m² (grassland and woodland)
- Cabin 2 with carport 60 m² (woodland)
- Cabin 3 with carport and APZ (cabin 3 is a bushfire refuge building) 3600 m² (woodland)
- Cabin 4 with carport 60 m² (woodland)
- Cabin 5 with carport 60 m² (woodland)
- Cabin effluent disposal areas x 2 400 m² (grassland)
- New access track to cabins 750 m² (grassland and woodland)
- **Total proposed clearing 8490 m² (approximately 4590 m² is woodland)**

This report complements a Vegetation Management Plan (VMP) also written by this author and prepared for the subject site. The VMP outlines management strategies for improving koala habitat, the condition of the EEC and other land management issues such as weeds and feral animals.

1.3 Potential direct and indirect impacts

The following direct impacts on flora and fauna are anticipated from the proposal:

- a) Clearing or thinning of approximately 8490 m² of native vegetation (trees, shrubs and ground covers) for the proposed development and APZ;
- b) Excavation of material for the development;
- c) Compaction of soil within areas to be accessed by heavy machinery and vehicles;
- d) Covering of large areas with hard surfaces.

The following indirect impacts on flora and fauna are anticipated from the proposal:

- a) Some noise and light disturbance from resident use which may alter behaviour of nocturnal fauna;

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- b) Increased potential for soil erosion and hydrological changes;
- c) Microclimate changes to areas of retained vegetation arising from clearing of the native vegetation; and
- d) Possible weed invasion into areas of native vegetation adjoining the disturbed areas.

1.4 Subject site location

The subject site is Lot 2 DP 1184080 and covers 40.72 ha of land. It is located between the town of Dalgety and Jindabyne in southern NSW along the Snowy River Way. Most of the site and adjoining lots to the north and west have historically been cleared of native vegetation to support agricultural activities. The site is split into two portions by an unformed road reserve. The property boundaries were surveyed and are used in the site plans as prepared by Rest Drafting & Design dated 20 March 2023.

The Lot is currently zoned R1 (Primary Production) under the *Snowy River Local Environment Plan 2013* (SRLEP 2013) and because of this zoning, it has a minimum Lot size of 40 ha allowing for the proposed development. Given that the proposed development includes eco cabins, clause 5.13 (eco-tourist facilities) of the LEP applies. Under the *Biodiversity Conservation Act 2006*, the minimum Lot size must be utilised to calculate the threshold for vegetation clearing and hence, 10000 m² ha can be legally cleared without triggering the NSW Biodiversity Offset Scheme (BOS). Some areas of the subject site are already mapped for State-wide Biodiversity Values but the proposed development is outside of this mapping.

Part of the subject site is mapped as an EEC. The site was not burnt in December 2019. The land is classed as bushfire prone and APZs are required for bushfire protection. See Appendix A for Property Location Map.

1.5 Topography, geology and soils

The subject land runs north to south in a rectangular shape and immediately adjoins the Snowy River Way. The elevation is approximately 1172 in Australian Height Datum (AHD) at the highest point on the subject land and slopes to the south as the topography drops into the upper slopes of Guises Creek (Beloka Valley). There is one creek on the subject site – Sugar Loaf Creek which flows north into a larger catchment of Sugar Loaf Creek, a tributary of the Snowy River.

According to the NSW Simplified Geology Map, the subject land is underlain by ordovician sedimentary rocks, predominantly quartz-rich sandstone, siltstone and mudstone. At a nearby soil test pit site, the soils were Yellow Dermosols (ASC) and Yellow Podzolic Soil (GSG). The soil test showed four soil layers – minimal top soil, A1 horizon (0.00-0.05m) loam and pH of 5.5, A2 horizon (0.05-0.32m) fine sandy clay loam and pH of 6.0, B1 horizon (0.32-0.50m) light clay with pH 6.0 and B2 horizon (0.50-1.10m) medium clay and pH is 6.0 (Office of Environment & Heritage 1999).

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1.6 Disturbances

The subject land of 40.72 ha supports a range of native and exotic plant species with a mix of disturbance extents from cleared native grasslands which are now derived areas of native grasses with exotic species, and Snow Gum Woodland scattered across the property in various size patches. The vegetation clearing history for the subject site is unknown but the presence of old tree stumps and timber indicates that the woodland may have covered most areas of the site previously. The grazing history of the property is also unknown and there is no current sign of grazing across the subject site (no manure, evidence of grazing pressure and lots of regenerating Eucalypts).

Apart from boundary fencing and gates, there is no building or structure on the property currently.

See Appendix A for aerial map photos and Appendix B for site photos including photos of trees with hollows.

1.7 Planning and legislation

A development application for the proposed development will be submitted to Snowy Monaro Regional Council under the EP&A Act. The key Commonwealth and NSW legislation relevant to this ecological assessment is listed in Table 1.

Table 1. Commonwealth & NSW legislation and codes of practise relevant to Lot 2 DP 1184090

Legislation	Relevant objectives	Application to proposed development
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth)	To provide for protection of the environment, particularly Matters of National Environmental Significance (MNES) which include nationally listed threatened species and ecological communities and migratory species.	Impacts to MNES and migratory species listed under the EPBC Act with the potential to occur in the project area have been assessed in this report, with one identified (koala).
<i>Environmental Planning and Assessment Act 1979</i> (State)	To encourage the proper management, development and conservation of natural and artificial resources for the purpose of promoting the social and economic welfare of the community and a better environment.	This Act is the principal planning instrument in NSW and outlines the assessment including ecological impact assessment and consideration of other Acts and planning policies. The proposed development is permissible with consent and this report considers the impact on ecological values.

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<i>Biodiversity Conservation Act 2016 (State)</i>	Provides for the conservation of threatened species, populations and ecological communities and sets out a number of specific objectives relating to the conservation of biological diversity and the promotion of ecologically sustainable development.	The BC Act establishes that a person must not, by an act or omission, do anything that causes damage to any threatened species, the habitat of a threatened species, an endangered population or an endangered ecological community. Should impact occur, the proposal must be assessed either by a Biodiversity Development Assessment Report (BDAR) or a Test of Significance (ToS). A BDAR is not required for the proposal. This report implements a ToS on the proposal.
<i>State Environmental Planning Policy (Koala Habitat Protection) 2021</i>	This Act works in conjunction with BC Act for conservation and management of natural vegetation in areas of koala habitat “to support a permanent free-living population over their present range and reverse the current trend of koala population decline.”	This proposal is within an area to which the Koala SEPP 2021 applies and requires development consent under Part 4 of the EP&A Act. The site does not contain core koala habitat and therefore the proposal is not inconsistent with the aims of this SEPP. However, koalas were recorded in the vicinity of the subject site. A VMP is recommended to restore koala habitat to mitigate the impacts of the proposed development.
Snowy River Local Environmental Plan 2012	<p>Clause 7.2 Biodiversity</p> <p>(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—</p> <p>(a) whether the development is likely to have—</p> <p>(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land,</p> <p>(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna,</p> <p>(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land,</p> <p>(iv) any adverse impact on the habitat elements providing connectivity on the land,</p>	Lot 2 DP 1184090 is mapped as extant native vegetation by the Snowy Monaro Shire Council and this mapping was confirmed on site.

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	<p>(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or</p> <p>(b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or</p> <p>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p>	
Biodiversity Offset Scheme	<p>The BC Act specifies the following thresholds for immediate entry into the Biodiversity Offsets Scheme (BOS) for part 4 developments:</p> <ul style="list-style-type: none"> • Whether the impacts occur on an area mapped on the Biodiversity Values map published by the Minister for the Environment; or • Whether the amount of native vegetation being cleared exceeds the threshold available to the relevant minimum lot size. 	<p>The subject site is partially mapped on the NSW Biodiversity Values map. The application minimum Lot size for Lot 2 DP 1184090 corresponds to a native vegetation clearing threshold of 1 ha or more. The proposed clearing does not require clearing greater than 1 ha and the development is outside of the mapping area. Therefore, a BDAR (Biodiversity Development Assessment Report) is not required for the proposal. However, the proposed clearing of up to 1 ha removes the natural forest ecosystem which may be used by threatened species. These impacts will be considered in this report.</p>

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2. METHODS

2.1 Database and literature review

A literature review was carried out to identify species records of conservation significance. This background information informed the field survey and impact assessment. The following databases and reports were relied upon regarding local conservation and planning issues for this study:

1. Snowy River Local Environment Plan 2013.
2. A search of the EPBC Act (1999) database using the Protected Matters Search Tool on the Department of the Environment, Water, Heritage and the Arts (DEWHA) website for identified species and ecological communities of conservation significance under the *EPBC Act (1999)* that may require habitat assessment or targeted survey within a 10 km radius.
3. BioNet, the online database of collections held by the Australian Museum, OEH/National Parks and Wildlife Service and State Forests was analysed for rare or threatened species within a 10 km radius.
4. The NSW Office of Environment, Energy and Science (formerly OEH) Threatened Species and Ecological Communities Profiles were utilized for listed ecological communities of the Jindabyne region and threatened flora and fauna information.
5. The NSW Government Sharing and Enabling Environmental Data in NSW (SEED) Map was used to verify vegetation types, geology mapping, soil profiles and bushfire mapping extent.
6. E-Spade for local soil profiles and soil test pit results.
7. Snowy Monaro Biodiversity Study 2019.
8. Cooma-Monaro Comprehensive Koala Plan of Management 2014.

2.2 Field survey limitations

Survey results for flora and fauna are not definitive as more species would be recorded during a longer survey over various seasons and weather conditions. Many species can only be identified when they are flowering or fruiting. Not all fauna species that use a site will be recorded during ecological survey work due to their mobility, cryptic nature and unpredictable movement throughout their habitat. Migratory species may be present on the site sometimes through the year and absent at others.

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Surveys are subject to constraints that determine the amount of time allocated, the methods used and the timing of the work. For example, several survey techniques were not undertaken given the limited opportunity for fieldwork, the nature of the proposal and the habitats within the subject land. A single bird survey, stag watch and nocturnal survey was undertaken. Thus, the results should be viewed in the light of these limitations.

To address these issues, habitat was used as a tool to measure if threatened species were likely to utilize the site or not. Any threatened species (flora or fauna) considered to have potential habitat within the site was considered in this assessment of environmental significance. This process ensured that all threatened species with potential to use the site were considered in the impact assessment, rather than only those that were recorded during survey, as per the Office of the Environment and Heritage draft Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities (OEH, 2004) and in line with the NSW Government's Threatened Species Test of Significance Guidelines (OEH 2019).

2.3 Flora survey methodology

A field survey was conducted on the subject site on 10th and 11th of April 2023. A random meander technique documented by Cropper (1993) was used across the subject site to document the flora species present at upper, mid and lower strata and habitat quality of the site. All flora species encountered along the length of the random meander traverse were identified to the genus and species level where practicable. Some species were sampled in the field and identified later using various references. This assessment methodology was used to gather the data necessary to describe the vegetation communities and to compare with existing mapping and community descriptions of Plant Community Types (PCT) and state-wide mapping. Flora surveys including looking for threatened flora species took a total of 4 person-hours.

2.4 Fauna survey methodology

Field investigations for fauna were conducted on the subject land on the 10th and 11th of April 2023 and included checking for physical evidence of animals including birds, reptiles, amphibians, surveying for hollow bearing trees, a stag watch and a nocturnal survey. A survey of frogs was not conducted as there are no bodies of water on the subject site which will be impacted by the proposed development.

Indirect evidence of fauna was recorded and included searching for scats, tracks, burrows, diggings, scratchings, feed trees, high nectar producing plants and hollow bearing trees. A search for a calling koala was conducted including a few hundred metres onto the adjacent property to the south. Hollow bearing trees are important habitat features for a wide range of birds, mammals, amphibians and reptiles including a number of threatened species which are known to occur in the locality.

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A survey of hollow-bearing trees was undertaken by visually checking each tree with eyesight and binoculars. Four trees on the subject site which will be cleared for the development contained hollows. A stag-watching survey was used to assess breeding or sheltering use of the tree hollows. Stag-watching commenced at dusk and continued for one hour. During this period the hollows were observed with the aid of binoculars and a spotlight where necessary. Any audible vocalisations of nocturnal species were recorded throughout the stag-watching period. A nocturnal spotlighting survey was conducted over the subject site following the stag watch survey to illuminate nocturnal mammals and birds. During dawn, a bird survey was conducted across the area where the proposed clearing will take place. In addition, any incidental fauna observations were recorded. The fauna habitat surveys took a total of 6 person-hours to complete.

3. RESULTS

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3.1 Flora results

The total subject site is mapped as containing four plant community types (PCTs) and three of these are mapped as occurring in the proposed development area (indicated in bold):

1. **No Formal PCT - exotic grassland: where >75% of species and cover are composed of introduced plants. Not associated with an EEC. Not associated with koala habitat.**
2. # 3341 'Monaro-Gourock Frost Hollow Grassy Woodland' which is a grassy woodland formation. Associated with an EEC. Not associated with koala habitat.
3. # 3381 'Kosciuszko Alpine Sally Woodland' which is grassy woodland formation. Not associated with an EEC. Associated with koala habitat.
4. **# 3413 'Monaro Kangaroo Grass Woodland-Grassland Complex' which is a grassland formation. Associated with an EEC. Not associated with koala habitat.**
5. # 3741 'Monaro Mountains Peppermint Shrub Forest' which is a dry sclerophyll forest (shrubby sub-formation). Not associated with an EEC. Associated with koala habitat.
6. **# 3742 'Monaro Mountains Snow Gum Shrub Forest' which is a dry sclerophyll forest (shrubby sub-formation). Not associated with an EEC. Associated with koala habitat.**

Field surveys have confirmed that the modelled mapping is partially correct for the proposed development site. The rest of the property was not surveyed. There is only one vegetation community on the subject site in the proposed development area:

3742 'Monaro Mountains Snow Gum Shrub Forest' which is a dry sclerophyll forest (shrubby sub-formation). This occurs in both a woodland state with grasses, forbs, shrubs and trees and also occurs as a cleared woodland with native grasses and forbs but not shrubs or trees. The derived native grassland doesn't have important grassland species and has a mix of both native and exotic species.

A BioNet Wildlife Atlas search and a Protected Matters Search Tool identified fifteen threatened plant species that have previously been recorded within 10 km of the site (Appendix D).

A total of 78 flora species were recorded in these flora surveys. This included:

Woodland: 3 native overstorey species, 4 native shrub species, 1 native vine/climber species, 26 native grass/groundcover species and 13 weed species.

Derived grassland: 0 native overstorey species, 0 shrubs, 0 vines, 18 native grass/groundcover species and 13 weed species.

See Appendix C for the total list of flora species identified including their broad vegetation type.

3.2 Fauna results

The fauna habitats present in the subject land are those generally associated with woodland and derived grasslands that occur in the locality. The study area contains nectar, blossom, some small fruits and other vegetative and invertebrate foraging resources for native fauna species provided by overstorey, shrubs and groundcovers. Canopy trees attract insects when flowering that in turn provide foraging resources for birds, possums and gliders. The study area provides some habitat for arboreal mammals such as Brushtail Possum (*Trichosurus vulpecula*) and the Yellow-bellied Glider (*Petaurus australis*). There are suitable foraging resources for the Yellow-bellied Glider on site but no evidence of sap feeding was observed on the subject land, nor were Yellow-bellied Gliders observed. The subject land and surrounds support small mobs of Eastern Grey Kangaroos (*Macropus giganteus*) and Swamp Wallaby (*Wallabia bicolor*), which forage on the regenerating grassy areas.

The woodland habitat is suitable for koalas with all trees present being suitable as koala feed trees. A koala was heard calling approximately 1 km to the south of the subject site and this koala called all night. Another koala was heard calling approximately 400 metres south of the subject site and although it wasn't found (on adjacent forested property), both koala scats and scratches were observed.

A number of both active and unused wombat burrows were located at the subject site and this was followed by observing a wombat during the nocturnal survey. The proposed development will impact on a number of wombat burrows which wasn't clearly ascertained for this report.

Four hollow-bearing trees occur on the specific subject site and are required to be cleared for the proposed development. There may be others as some hollows are difficult to detect from just ground observation alone. Hollow-bearing trees provide potential denning, roosting and breeding habitat for hollow-dependent fauna including possums, gliders, parrots and frogs.

Shelter for terrestrial ground-dwelling fauna species within the study area is good and mostly provided by a thick ground layer of mixed species including forbs, grasses and shrubs. There is a good amount of fallen timber and some minor rock habitats in the woodland that would provide ecological niches for reptiles, insects, ground dwelling mammals and birds that need rocks or timber for perching. In the derived grassland, there is limited rocks or fallen timber for ground dwelling mammal species. Both the woodland and derived grassland has minor habitat for reptiles.

There is no standing water body or small ephemeral drainage line specifically on the subject site where the proposed development will occur so there is very limited habitat for some common amphibians.

Habitat connectivity to adjacent areas of native vegetation is connected to the south and to the east through existing woodland areas. Most of the property has been mapped for State-wide Biodiversity Values due to the presence of threatened species or communities and this mapping is considered in the VMP.

A BioNet Wildlife Atlas search and Protected Matters Search Tool identified five threatened fauna species that could occur at the subject site within 10 km (Appendix D).

Observations during the survey period resulted in the detection of 22 native fauna species within the study area or immediate surrounds (Appendix F). A total of five mammals, eight birds, no amphibians and no reptiles were observed to occur in the study area.

4. IMPACT ASSESSMENT

4.1 Vegetation Communities

The proposal will result in the removal of approximately 8490 m² of native vegetation that is “Monaro Mountains Snow Gum Shrub Forest” as a woodland and as a cleared, derived grassland. The owner can legally clear up to 1 ha under the BC Act without triggering a BDAR.

4.2 Endangered Ecological Communities

The subject site has an EEC mapped (# 3413 ‘Monaro Kangaroo Grass Woodland’ but this vegetation community wasn’t found on site within the proposed development area.

4.3 Flora of conservation significance

No threatened flora species were recorded on the subject land. Additional surveys for threatened species should be carried out as part of the pre-clearing surveys.

4.4 Fauna habitats

The study area has moderate fauna habitats. There are four known hollow-bearing trees that may provide habitat and these should be inspected for wildlife as part of the pre-clearing surveys. There are some niches for ground mammal and reptile species but limited habitat for amphibians. Some wombat burrows exist where the development is proposed. The site is relatively small so conducting some pre-clearing surveys for wombats (relocate to another site so they aren't crushed in their burrows), reptiles (rock rolling of timber and rocks to remove any snakes or lizards) and being on site to remove any native rats, echidnas etc. will reduce impacts from clearing.

No koalas were observed in the area of the proposed development but this will be confirmed again as part of the pre-clearing surveys by a suitably experienced ecologist or wildlife carer. Depending on the time of year, the site should also be checked for nests, possum dreys and other possible breeding substrates.

4.5 SEPP (Koala Habitat Assessment) 2021

Snow Gum (*E. pauciflora*), Apple Box (*E. bridesiana*) and Red Stringybark (*E. macrorhyncha*) occur on the study site and are listed as koala feed tree species on Schedule 2 of SEPP (Koala Habitat Assessment) 2021.

From 17 March 2021, the SEPP Koala Habitat Protection 2021 replaces SEPP 2020 (Koala Habitat Protection for certain local government areas). The aim of the SEPP is to increase protection of the species, through identification of increased feed tree species and habitat connectivity for this species. The SEPP applies within the Eurobodalla Local Government area.

Under the new SEPP the definition of Koala Core Habitat is: (a) an area of land where koalas are present, or (b) an area of land—(i) which has been assessed by a suitably qualified and experienced person in accordance with the Guideline as being highly suitable koala habitat, and (ii) where koalas have been recorded as being present in the previous 18 years.

NSW Bionet did not identify the koala in a 10 km radius of the study site, however the area is known to have a koala population and koalas were recorded just south of the subject site. The study area would be considered an area of core koala habitat under the definitions of SEPP Koala Habitat Protection 2021 based on the new records of koalas heard within close proximity.

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4.6 Conclusion of 5-part Test of Significance

Under Section 1.7 of the EP&A Act, Section 7.3 of the BC Act which includes a test for determining if a proposed development or activity 'is likely to have a significant effect on the threatened species, populations or ecological communities, or their habitats', must be taken into account by consent or determining authorities when considering a development proposal or development application. This enables a decision to be made as to whether there is likely to be a significant effect on the species and hence if a biodiversity development assessment report must be prepared by an accredited assessor (the biodiversity offsets scheme will apply).

Based on a database review, 36 BC Act listed threatened entities are deemed to have the potential to be impacted by the proposed activity at Lot 2 DP 1184090 (Appendix D). Out of 36 entities, only one threatened species matches the habitat, was recorded close to the site and may be impacted - the koala (*Phascolarctos cinereus*) (Appendix E). The outcome of this assessment was that it is unlikely that the development would significantly impact on the koala as an endangered species (Appendix G) if the recommendations of this report are followed.

4.8 Conclusion of EPBC Assessment

An assessment of significance under the EPBC Act was undertaken with one species that may occur within the study area or immediate surrounds or with potential to be indirectly affected by the proposal - the koala (*Phascolarctos cinereus*) (Appendix D & E). The outcome of this assessment was that it is unlikely that the development would significantly impact on the koalas as an endangered species assessed (Appendix H).

There are no World Heritage Properties, Commonwealth Marine Areas, or Commonwealth Land to be affected by the proposal. No Ramsar Wetlands of National Importance occur within a 10 km radius of the proposal and none are expected to be affected by the proposal. Referral to the Commonwealth under the EPBC Act is not recommended for the koala.

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5. RECOMMENDATIONS

To further ameliorate the potential impacts of the proposal and to improve environmental outcomes, the following recommendations for impact mitigation and amelioration are suggested:

1. All tree, shrub and ground cover clearing should be kept to the minimum required to achieve the proposal. Up to 8490 m² will be mechanically disturbed for the construction. Additional clearing in these areas would trigger NSW vegetation clearing laws.
2. Trees to be removed from the construction areas should be felled so as to fall away from other trees and vegetation.
3. Trees identified to be retained near the eco cabins will need to have temporary protection fencing erected prior to the site being cleared. This fencing needs to be around 3 metres surrounding each tree as this ensures the tree roots aren't damaged by machinery.
4. A suitably qualified experienced environmental expert of wildlife carer should be on site to approve the tree protection fencing and checking and removing any ground animals like lizards, frogs and small mammals. The wombat burrows appear active and the wombats should be trapped or forced out of their burrows so they aren't buried alive. They will also supervise the pre-clearing of the four trees with hollows so all wildlife can be rescued before the trees are felled. Additional trees with hollows may be on site and will also be checked as the clearing takes place.
5. The remaining land across the property should be managed for conservation ie. manage weeds, feral animals, manage any grazing animals, dumping of rubbish, firewood collection etc as per the VMP. This report should be read in conjunction with the Vegetation Management Plan (VMP) for the site.
6. Appropriate sediment control measures should be implemented prior to any construction for the proposal and retained in place until exposed areas of soil are stabilised and/or revegetated.
7. Landscape plant selection is important – native species should be chosen to attract birds, lizards and small mammals. If there is an opportunity to replant trees for shade and climate control, local plant species should be chosen.

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6. CONCLUSION

This report assesses the potential impacts on threatened and migratory species, endangered populations and ecological communities of the proposal to develop Lot 2 DP 1184090 for a residential house, garage, machinery shed and five eco cabins.

Following the application of the Section 5A of the EPA Act and in accordance with relevant assessment guidelines, it is concluded that the proposal is unlikely to have a significant effect on threatened species, endangered populations, ecological communities, or their habitats. A biodiversity development assessment report is not required. The koala (endangered) was identified as the key species for protection for the site and this report recommends a number of strategies to balance the development and providing quality habitat.

Following consideration of the administrative guidelines for determining significance under the EPBC Act, it is concluded that the proposal is unlikely to have a significant impact on matters of National Environmental Significance or Commonwealth land and a referral to the Commonwealth Environment Minister is not necessary.

A number of impact strategies have been recommended for the proposal and these are set out in the previous section. These strategies mitigate the effects of the proposal on threatened species, endangered populations, ecological communities, or their habitats – particularly for the koala and they minimise the impacts of the proposal on the flora and fauna values of the study area in general.

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APPENDIX A – PROPERTY LOCATION MAPS

Map 1. Topographic Map showing Lot 2 DP 1184090



Map 2. Aerial Map showing Lot 2 DP 1184090



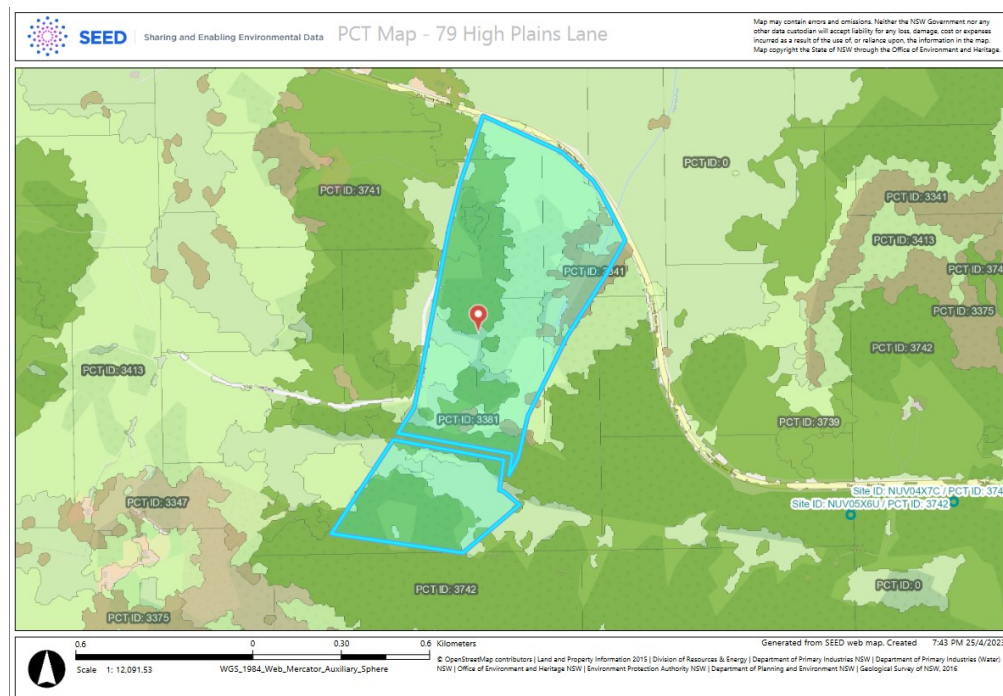
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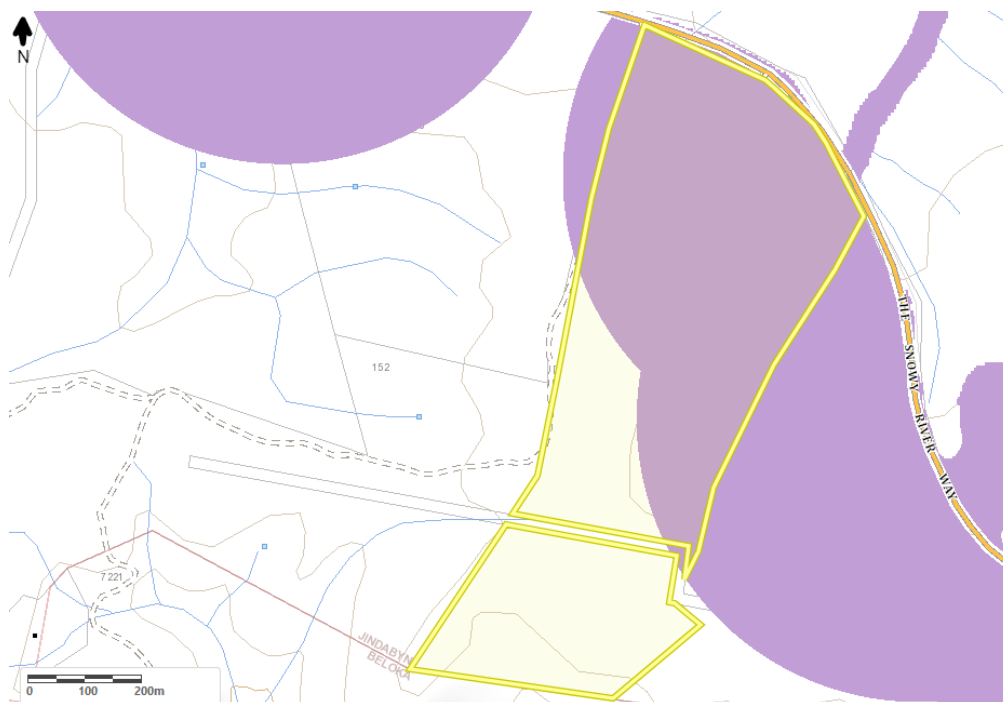
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Map 3. Modelled plant community types for the subject site.



Map 4. Biodiversity Values Mapping for the subject site.



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APPENDIX B – SITE PHOTOS

Photo 1. Looking north over the proposed house site. Derived native grasses from Snow Gum Woodland PCT.



Photo 2. Looking south towards the proposed garage site. Derived native grasses from Snow Gum Woodland PCT.



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Photo 3. Hollow-bearing tree # 1 to be cleared. Check for native fauna as part of pre-clearing surveys.



Photo 4. Hollow-bearing tree # 2 to be cleared. Check for native fauna as part of pre-clearing surveys.



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Photo 5. Hollow-bearing tree # 3 to be cleared. Check for native fauna as part of pre-clearing surveys.



Photo 6. Hollow-bearing tree # 4 to be cleared. Check for native fauna as part of pre-clearing surveys.



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Photo 7. Snow Gum Woodland PCT – trees are suitable for koala feeding. Cabins 2 and 3 in this vicinity.



Photo 8. Snow Gum Woodland vegetation as a scattered remnant.



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Photo 9. Koalas were recorded via call recognition, scats and tree claw marks (pictured) within 400m of the subject site.



Photo 10. This report recommends that an ecologist is on site to remove as many animals as possible before clearing including wombats (burrows pictured).



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APPENDIX C – LIST OF FLORA

Common name	Scientific name	Woodland	Grasslands
Trees			
Snow Gum	<i>Eucalyptus pauciflora</i>	*	
Apple Box	<i>Eucalyptus bridgesiana</i>	*	
Red Stringybark	<i>Eucalyptus macrorhyncha</i>	*	
Shrubs			
Toothed Tree Violet	<i>Melicytus dentatus</i>	*	
Silver Wattle	<i>Acacia dealbata</i>	*	
Blackthorn	<i>Bursaria spinosa</i>	*	
Dogwood	<i>Cassinia aculeata</i>	*	
Vines/climbers			
Twining Glycine	<i>Glycine clandestine</i>	*	
Groundcovers/grasses			
Poa Tussock	<i>Poa sieberiana</i>	*	*
Spear Grass	<i>Austrostipa scabra</i>	*	*
Wild Geranium	<i>Pelagonium inodorum</i>	*	*
Weeping Grass	<i>Microlaena stipoides</i>	*	*
Rytidosperma	<i>Rytidosperma sp.</i>	*	
Australian Buttercup	<i>Ranunculus perforatum</i>	*	*
Kidney Weed	<i>Dichondra repens</i>	*	*
Common Wheat Grass	<i>Elymus scaber</i>	*	*
Penny Wort	<i>Centella asiatica</i>	*	*
Common Cotula	<i>Cotula australis</i>	*	*
Tufted Hedgehog Grass	<i>Echinopogon caespitosus</i>	*	*
Hairy Panic	<i>Panicum effusum</i>	*	*
Rock Fern	<i>Cheilanthes austrotenuifolia</i>	*	
Variable Swordsedge	<i>Lepidosperma laterale</i>	*	*
Blue Storksbill	<i>Erodium crinitum</i>	*	
Common Storksbill	<i>Erodium cicutarium</i>	*	
Slender Tick Trefoil	<i>Desmodium varians</i>	*	
Native Geranium	<i>Geranium solanderi</i>	*	*
Bidgee-widgee	<i>Acaena novae-zelandiae</i>	*	*
Australian Carrot	<i>Daucus glochidiatus</i>	*	*
Common Everlasting	<i>Chrysocephalum apiculatum</i>	*	
Cudweed	<i>Euchiton sp.</i>	*	
Caustic Weed	<i>Euphorbia drummondii</i>	*	
Knob Sedge	<i>Carex inversa</i>	*	*
Gunn's Flat Herb	<i>Solenogyne gunnii</i>	*	*
Narrow-leaved New Holland Daisy	<i>Vittadinia muelleri</i>	*	*

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Weeds			
St Johns Wort	<i>Hypericum perforatum</i>	*	*
Phalaris	<i>Phalaris sp.</i>	*	*
Plantain	<i>Plantago sp.</i>	*	*
Oxalis sp.	<i>Oxalis sp.</i>	*	*
Common Centaury	<i>Centaureum erythraea</i>	*	*
Great Mullein	<i>Verbascum thapsus</i>	*	*
Spear Thistle	<i>Cirsium vulgare</i>	*	*
Fireweed	<i>Senecio madagascariensis</i>	*	*
Dandelion	<i>Taraxacum officinale</i>	*	*
Fleabane	<i>Conyza bonariensis</i>	*	*
Flatweed	<i>Hypochaeris radicata</i>	*	*
Clover	<i>Trifolium resupinatum</i>	*	*
Common Sowthistle	<i>Sonchus oleraceus</i>	*	*

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APPENDIX D – LIST OF POTENTIAL THREATENED SPECIES

Common name	Scientific name	NSW status	National status
Birds			
<i>Anthochaera phrygia</i>	Regent Honeyeater	Critically Endangered	Critically Endangered
<i>Aphelocephala leucopsis</i>	Southern Whiteface	n/a	Vulnerable
<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	Vulnerable	n/a
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Vulnerable	Endangered
<i>Calyptrorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo	Vulnerable	Vulnerable
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)	Vulnerable	Vulnerable
<i>Falco hypoleucos</i>	Grey Falcon	Vulnerable	Vulnerable
<i>Grantiella picta</i>	Painted Honeyeater	Vulnerable	Vulnerable
<i>Hirundapus caudacutus</i>	White-throated Needletail	n/a	Vulnerable
<i>Lathamus discolor</i>	Swift Parrot	Endangered	Critically Endangered
<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin	Vulnerable	Endangered
<i>Neophema chrysostoma</i>	Blue-winged Parrot	n/a	Vulnerable
<i>Petroica phoenicea</i>	Flame Robin	Vulnerable	n/a
<i>Polytelis swainsonii</i>	Superb Parrot	Vulnerable	Vulnerable
<i>Pycnoptilus floccosus</i>	Pilotbird	n/a	Vulnerable
<i>Stagonopleura guttata</i>	Diamond Firetail	Vulnerable	n/a
Flora			
<i>Calotis glandulosa</i>	Mauve Burr-daisy	Vulnerable	Vulnerable
<i>Dodonaea procumbens</i>	Trailing Hop-bush	Vulnerable	Vulnerable
<i>Eucalyptus pulverulenta</i>	Silver-leaved Mountain Gum	Vulnerable	Vulnerable
<i>Glycine latrobeana</i>	Clover Glycine	Vulnerable	Vulnerable
<i>Leucochrysum albicans subsp. tricolor</i>	Hoary Sunray	Endangered	Endangered
<i>Lepidium aschersonii</i>	Spiny Peppergrass	Vulnerable	Vulnerable
<i>Lepidium hyssopifolium</i>	Basalt Pepper-grass	Endangered	Endangered
<i>Pomaderris pallida</i>	Pale Pomaderris	Vulnerable	Vulnerable
<i>Prasophyllum petilum</i>	Tarengo Leek Orchid	Endangered	Endangered
<i>Pterostylis oreophila</i>	Blue-tongued Orchid	Critically Endangered	Critically Endangered
<i>Rutidosis leptorhynchoides</i>	Button Wrinklewort	Endangered	Endangered
<i>Senecio macrocarpus</i>	Large-fruit Fireweed	n/a	Vulnerable
<i>Swainsona sericea</i>	Silky Swainson-pea	Vulnerable	n/a
<i>Thesium australe</i>	Austral Toadflax	Vulnerable	Vulnerable
<i>Xerochrysum palustre</i>	Swamp Everlasting	n/a	Vulnerable
Mammals			
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Vulnerable	Endangered
<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)	Vulnerable	Vulnerable

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<i>Phascolarctos cinereus</i>	Koala	Endangered	Endangered
<i>Pseudomys fumeus</i>	Smoky Mouse	Critically Endangered	Endangered
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable	Vulnerable
Fish			
<i>Galaxias terenassus</i>	Roundsnout Galaxias	n/a	Endangered
<i>Prototroctes maraena</i>	Australian Grayling	n/a	Vulnerable
Amphibians			
<i>Litoria castanea</i>	Yellow-spotted Tree Frog	Critically Endangered	Critically Endangered
Insects			
<i>Keyacris scurra</i>	Key's Matchstick Grasshopper	Endangered	Endangered
Reptiles			
<i>Aprasia parapulchella</i>	Pink-tailed Worm-lizard	Vulnerable	Vulnerable
<i>Delma impar</i>	Striped Legless Lizard	Vulnerable	Vulnerable
<i>Tympanocryptis pinguicollis</i>	Canberra Grassland Earless Dragon	Critically Endangered	Endangered

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APPENDIX E – THREATENED SPECIES & EEC ASSESSMENT

Summary of initial desktop assessment to determine impact on any threatened species, populations and ecological communities in the proposal site.

An assessment of likelihood of occurrence was made for threatened and migratory species identified from database searches, any other records, presence or absence of suitable habitat, features of the proposal site, results of the field survey and professional judgement. The terms for impact evaluation are defined below:

- “Likely” = A definitive or high probability that the species will be directly or substantially indirectly impacted by the proposal
- “Potentially” = suitable habitat for a species occurs on the site that will be impacted by the proposal
- “Unlikely” = a very low to low probability that a species will be impacted
- “None” = habitat on site and in the vicinity is unsuitable for the species.

Species potentially or likely to be impacted are considered in the 5-part test (highlighted in colour).

Common name	Scientific name	Habitat Associations	Likelihood of occurrence
Vegetation communities			
Alpine Sphagnum Bogs and Associated Fens (EPBC Act)		The Alpine Sphagnum Bogs and Associated Fens ecological community is usually defined by the presence or absence of Sphagnum spp. on a peat substratum. The Alpine Sphagnum Bogs and Associated Fens ecological community is found in small pockets across alpine, subalpine and some montane areas of TAS, VIC, NSW and the ACT. This ecological community is not present at the site.	None
Natural Temperate Grassland of the South Eastern Highlands (EPBC Act)		Natural temperate grassland is dominated by moderately tall (25–50 cm) to tall (50–100 cm), dense to open tussock grasses in the genera <i>Austrodanthonia</i> , <i>Austrostipa</i> , <i>Bothriochloa</i> , <i>Poa</i> and <i>Themeda</i> . A tree and shrub stratum may be present, but with only up to 10% projective foliage	None

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		cover of each being present. It occurs on ridges, crests, hillsides, undulating plains, valleys and lower slopes, creeks, drainage lines and river flats. It generally corresponds with the Monaro, Murrumbateman, Bungonia and Crookwell subregions of the South Eastern Highlands bioregion. This ecological community is not present due to the presence of old trees stumps and the presence of a number of exotic flora. The vegetation doesn't meet the condition thresholds for this community. The proposed house, garage and machinery shed are all on land that has been mapped as cleared and this is confirmed on site.	
Upland Wetlands of the New England Tablelands (New England Tableland Bioregion) and the Monaro Plateau (South Eastern Highlands Bioregion) (EPBC Act)		The Upland Wetlands of New England Tablelands and Monaro Plateau ecological community occurs in closed, high altitude topographic depressions that are not connected to rivers or streams. These wetlands occur on undulating, mostly basalt plateau with organic soils, forming in the lagoons, over dark chocolate loam. This ecological community can be distinguished from other wetlands in similar bioregions (and similar ecological gradients) by the absence or near absence of peat underlying the vegetation, and the absence of heath through the wetland floor. This ecological community is not present at the site.	None
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (EPBC Act)		This TEC is characterised by the presence or prior occurrence of <i>Eucalyptus albens</i> (White Box), <i>E. melliodora</i> (Yellow Box) and/or <i>E. blakelyi</i> (Blakely's Red Gum). Trees may occur as pure stands, mixtures of the three species, or in mixtures with other trees, including Wattles. The understorey in intact sites is characterised by native grasses and a high diversity of herbs; the most commonly encountered include <i>Themeda triandra</i> , <i>Poa sieberiana</i> ,	None

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		<i>Rytidosperma</i> spp., <i>Austrostipa</i> spp., <i>Chrysocephalum apiculatum</i> , <i>Goodenia pinnatifida</i> , <i>Hypericum gramineum</i> , <i>Vittadinia muelleri</i> and <i>Wahlenbergia</i> spp. Shrubs are generally sparse or absent, although they may be locally common. Remnants generally occur on fertile lower parts of the landscape where resources such as water and nutrients are abundant. This ecological community is not present at the site.	
Monaro Tableland Cool Temperate Grassy Woodland in the South Eastern Highlands Bioregion (BC Act)		Monaro Tablelands Cool Temperate Grassy Woodland is a woodland to low open woodland community. It is characterised by a sparse to very sparse tree (woodland to open woodland) layer dominated by <i>Eucalyptus pauciflora</i> (snow gum) either as a single species or with any of <i>Acacia melanoxylon</i> (blackwood), <i>E. rubida</i> (candlebark), <i>E. stellulata</i> (black sallee) and/or <i>E. viminalis</i> (ribbon gum) as co-dominants. Other tree species may occur within the community, although very infrequently and always as canopy sub-dominants. The site does have <i>E. pauciflora</i> but no other Eucalypt associated with the ecological community. This ecological community is not present at the site.	None
Birds			
<i>Anthochaera phrygia</i>	Regent Honeyeater	The Regent Honeyeater mainly inhabits temperate woodlands and open forests of the inland slopes of south-east Australia. Birds are also found in drier coastal woodlands and forests in some years. There are only three known key breeding regions remaining: north-east Victoria (Chiltern-Albury), and in NSW at Capertee Valley and the Bundarra-Barraba region. In NSW the distribution is very patchy and mainly confined to the two main breeding areas and surrounding fragmented woodlands. Not observed during surveys. No local records.	Unlikely

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<i>Aphelocephala leucopsis</i>	Southern Whiteface	Inhabits drier open woodlands and shrublands in southern Australia, where often forages on the ground in small flocks. Not observed during surveys. No local records.	Unlikely
<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	Prefers open woodlands or forested areas with fallen timbers and some shrub cover. Very limited suitable habitat on site. Not observed during surveys. 1 local record.	Unlikely
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	In summer, occupies in tall montane forests and woodlands, particularly in heavily timbered and mature wet sclerophyll forests. Also occur in subalpine snow gum woodland and occasionally in temperate or regenerating forest. In winter, occurs at lower altitudes in drier, more open eucalypt forests and woodlands, particularly in box-ironbark assemblages, or in dry forest in coastal areas. It requires tree hollows in which to breed and limited hollows are on the site. Not observed during surveys. 2 local records within 10 km of the subject site.	Potentially but impact considered low.
<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo	Inhabits forest with low nutrients, characteristically with key Allocasuarina spp. Tends to prefer drier forest types with a middle stratum of Allocasuarina below Eucalyptus or Angophora. Often confined to remnant patches in hills and gullies. Breed in hollows stumps or limbs, either living or dead. Endangered population in the Riverina. Not observed in surveys. No local records.	Potentially but impact considered low.
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)	Found in eucalypt woodlands (including Box-Gum Woodland) and dry open forest of the inland slopes and plains inland of the Great Dividing Range; mainly inhabits woodlands dominated by stringybarks or other rough-barked eucalypts, usually with an open grassy understorey, sometimes with one or more shrub species; also found in mallee and River	Unlikely

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		Red Gum (<i>Eucalyptus camaldulensis</i>) Forest bordering wetlands with an open understorey of acacias, saltbush, lignum, cumbungi and grasses; usually not found in woodlands with a dense shrub layer; fallen timber is an important habitat component for foraging; also recorded, though less commonly, in similar woodland habitats on the coastal ranges and plains. No suitable habitat. None observed in surveys. No local records.	
<i>Falco hypoleucos</i>	Grey Falcon	The species occurs in arid and semi-arid Australia, including the Murray-Darling Basin, Eyre Basin, central Australia and Western Australia. The species frequents timbered lowland plains, particularly acacia shrublands that are crossed by tree-lined water courses. Not observed in surveys. No local records.	Unlikely
<i>Grantiella picta</i>	Painted Honeyeater	Inhabits Boree/ Weeping Myall (<i>Acacia pendula</i>), Brigalow (<i>Acacia. harpophylla</i>) and Box-Gum Woodlands and Box-Ironbark Forests. A specialist feeder on the fruits of mistletoes growing on woodland eucalypts and acacias. Prefers mistletoes of the genus <i>Amyema</i> . Not observed in surveys. No local records.	Unlikely
<i>Hirundapus caudacutus</i>	White-throated Needle-tail	Non-breeding habitat only: Found across a range of habitats, more often over wooded areas, where it is almost exclusively aerial. Large tracts of native vegetation, particularly forest, may be a key habitat requirement for species. Found to roost in tree hollows in tall trees on ridge-tops, on bark or rock faces. Appears to have traditional roost sites. Not observed in surveys. No local records.	Unlikely
<i>Lathamus discolor</i>	Swift Parrot	Migratory species, moving north in autumn/winter via areas with large flowering events. Known to utilise Spotted Gum and Bloodwood flowerings on the coast. Would utilise canopy species on site if flowering when on migration. Breeds in Tasmania therefore,	Unlikely

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		no impact on breeding. Not observed in surveys. No local records.	
<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin	Found across a range of habitats across Australia. Requires structurally diverse habitats featuring mature eucalypts, saplings, some small shrubs and a ground layer of moderately tall native grasses. Not observed in surveys. No local records.	Unlikely
<i>Neophema chrysostoma</i>	Blue-winged Parrot	There are currently an estimated 10,000 (range 7,500–15,000) mature blue-winged parrots in the wild with a declining trend. Blue-winged parrots breed in Tasmania, coastal south-eastern South Australia and southern Victoria. They tend to favour grasslands and grassy woodlands and are often found near wetlands both near the coast and in semi-arid zones. Not observed in surveys. No local records.	Unlikely
<i>Petroica phoenicea</i>	Flame Robin	In NSW, the Flame Robin breeds in upland areas, and in winter many birds move to the inland slopes and plains, or occasionally to coastal areas. It breeds in upland tall moist Eucalypt forests and woodlands. In winter it uses dry forests, open woodlands, heathlands, pastures and native grasslands. It can occasionally be found in temperate rainforest, herbfields, heathlands, shrublands and sedgeland. Not observed in surveys. No local records.	Unlikely
<i>Polytelis swainsonii</i>	Superb Parrot	In NSW, the Superb Parrot is found on inland slopes of the Great Divide and on adjacent plains, especially along the major river-systems. The species breeds between September and January and nests in the hollows of large trees (dead or alive), mainly in tall riparian River Red Gum Forest or Woodland. They may forage up to 10 km from nesting sites, primarily in grassy box woodland. It feeds in trees and understorey shrubs and on the ground, and their diet consists mainly of grass seeds and	Unlikely

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		herbaceous plants. Not observed in surveys. No local records.	
<i>Pycnoptilus floccosus</i>	Pilotbird	The total population of Pilotbirds is estimated at 88,000 (range 10,000–143,000) mature individuals in the wild with a declining trend. Upland Pilotbirds occur above 600 m in the Brindabella Ranges in the Australian Capital Territory, and in the Snowy Mountains in New South Wales and north-east Victoria. Lowland Pilotbirds occur in forests from the Blue Mountains west of Newcastle, around the wetter forests of eastern Australia, to Dandenong near Melbourne. Habitat critical to the survival of the Pilotbird includes wet sclerophyll forests in temperate zones in moist gullies with dense undergrowth, and dry sclerophyll forests and woodlands occupying dry slopes and ridges. Not observed in surveys. No local records.	Unlikely
<i>Stagonopleura guttata</i>	Diamond Firetail	Within NSW, the Diamond Firetail has mainly been recorded in the Northern, Central and Southern Tablelands, the Northern, Central and South Western Slopes and the North West Plains and Riverina, and less commonly in coastal areas and further inland. It prefers gassy Eucalypt woodlands, open forest, mallee, Natural Temperate Grassland, secondary derived grassland, riparian areas, and lightly wooded farmland. The species roosts in dense shrubs or in smaller nests built especially for roosting.	Unlikely
Flora			
<i>Calotis glandulosa</i>	Mauve Burr-daisy	<i>Calotis glandulosa</i> occurs in the Monaro and Kosciuszko regions, upper Shoalhaven catchment and near Oberon. It is found in montane, subalpine and natural temperate grasslands. 16 local records. None observed in surveys.	None
<i>Dodonaea procumbens</i>	Trailing Hop-bush	This species is found in dry areas of the Monaro, between Michelago and Dalgety; there is one population at Lake Bathurst. It occurs in Natural Temperate	None

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		Grassland or fringing Eucalypt woodland of <i>Eucalyptus pauciflora</i> (Snow Gum), on sandy-clay soils, usually near vertically-tilted shale outcrops. No local records. None observed in surveys.	
<i>Eucalyptus pulverulenta</i>	Silver-leaved Mountain Gum	The Silver-leaved Gum is a distinctive, straggly mallee or small tree that grows to about 10 m tall. The bark is smooth and grey or bronze, shedding in long strips. Grows in shallow soils as an understorey plant in open forest, typically dominated by Brittle Gum (<i>Eucalyptus mannifera</i>), Red Stringybark (<i>E. macrorhynca</i>), Broad-leaved Peppermint (<i>E. dives</i>), Silvertop Ash (<i>E. sieberi</i>) and Apple Box (<i>E. bridgesiana</i>). None observed in surveys. No local records.	None
<i>Glycine latrobeana</i>	Clover Glycine	The Clover Glycine (<i>Glycine latrobeana</i>) is small perennial herb endemic to south-eastern Australia, where it is occurs in Tasmania, Victoria and South Australia, growing mostly in grasslands and grassy woodlands. Soils generally have a sandy component being either sand or loamy sand but Clover Glycine has also been found on clay soils. None observed in surveys. No local records.	None
<i>Leucochrysum albicans</i> subsp. <i>tricolor</i>	Hoary Sunray	<i>Leucochrysum albicans</i> var. <i>tricolor</i> occurs on the Southern Tablelands and adjacent areas in an area roughly bounded by Albury, Bega and Goulburn. It is usually found in grassland, woodland and forest, generally on relatively heavy soils. It is highly dependent on the presence of bare ground for germination. In some areas, disturbance is required for successful establishment. 3 local records. None observed in surveys.	None
<i>Lepidium aschersonii</i>	Spiny Peppergrass	Erect perennial herb to 30 cm high, hairy and intricately branched, with the smaller branches spinescent. Plants become woody and more spinose in dry conditions. Found on ridges of gilgai clays dominated by Brigalow (<i>Acacia</i>	None

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		<i>harpophylla</i>), Belah (<i>Casuarina cristata</i>), Buloke (<i>Allocasuarina luehmannii</i>) and Grey Box (<i>Eucalyptus microcarpa</i>). In the south has been recorded growing in Bull Mallee (<i>Eucalyptus behriana</i>). Often the understorey is dominated by introduced plants. The species grows as a component of the ground flora, in grey loamy clays. Vegetation structure varies from open to dense, with sparse grassy understorey and occasional heavy litter. No suitable habitat. No local records.	
<i>Lepidium hyssopifolium</i>	Basalt Pepper-cress	In NSW, this species occurs near Bathurst, Bungendore and Crookwell, and may also be extant near Armidale. It grows in woodland with a grassy understorey and in grassland. No local records. None found in surveys.	None
<i>Pomaderris pallida</i>	Pale Pomaderris	<i>Pomaderris pallida</i> has been recorded from near Kydra Trig (north-west of Nimmitabel), Tinderry Nature Reserve, the Queanbeyan River, the Shoalhaven River (between Bungonia and Warri), the Murrumbidgee River west of the ACT and the Byadbo area in Kosciuszko National Park. It grows in shrub communities surrounded by <i>Eucalyptus mannifera</i> (Brittle Gum) and <i>E. macrorhyncha</i> (Red Stringybark) or <i>Callitris</i> spp. woodland. No local records. None found in surveys.	None
<i>Prasophyllum petilum</i>	Tarengo Leek Orchid	<i>Prasophyllum petilum</i> is known from four sites in NSW: Boorowa, Captains Flat, Ilford and Delegate. It grows in Natural Temperate Grassland, grassy woodland, and Box-Gum Woodland. No local records. None found in surveys but species flowers in Oct/Nov.	Unlikely
<i>Pterostylis oreophila</i>	Blue-tongued Orchid	A species with a fidelity to sub-alpine watercourses under thickets of Mountain Tea-tree. An unlikely candidate in the survey area. No local records. None observed in the survey but could have been missed.	Unlikely
<i>Rutidosia leptorhynchoidea</i>	Button Wrinklewort	In NSW, populations of <i>Rutidosia leptorhynchoidea</i> occur at Goulburn, the	None

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		Canberra – Queanbeyan area and Michelago. It grows in Box-Gum Woodland, secondary derived grassland, or in Natural Temperate Grassland, and is usually found on shallow, stony red-brown clay loams. Suitable habitat exists. No local records. None observed in surveys.	
<i>Senecio macrocarpus</i>	Large-fruit Fireweed	Known to be associated with grassy woodlands. One population has been discovered near Gundaroo in NSW with about 20-50 plants. In NSW, Large-fruit Fireweed occurs in partly cleared dry forests and box-gum woodlands which transition to Brittle Gum Forest with a relatively undisturbed understorey of native grasses, forbs and subshrubs. No suitable habitat on site. No local records. None observed in surveys.	
<i>Swainsona sericea</i>	Silky Swainson-pea	In NSW, this species has been recorded from the Northern Tablelands to the Southern Tablelands and further inland on the slopes and plains. It is found in Natural Temperate Grassland and Eucalyptus pauciflora (Snow Gum) Woodland on the Monaro, and Box-Gum Woodland in the Southern Tablelands and South West Slopes. Sometimes found in association with Callitris spp. (Cypress Pines). It regenerates from seed after fire. Suitable habitat but site hasn't burnt recently. 4 local records. None observed in surveys.	
<i>Thesium australe</i>	Austral Toadflax	Prefers grassy woodland forests or coastal headlands, preferentially with Kangaroo Grass with which it has a parasitic relationship. The vegetation within this area is unsuitable for the species. None observed in surveys. No local records.	None
<i>Xerochrysum palustre</i>	Swamp Everlasting	<i>Xerochrysum palustre</i> (swamp everlasting) is a perennial paper daisy that grows in swampy habitats such as sedgy-heathy wetlands, heathlands and woodlands. Swamp Everlasting is known from 35 populations and the total	None

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		abundance is estimated to be over 10,000 plants. In NSW, there are 5 known populations of this species, all occurring in National Park or State Forest. None observed in surveys. No local records.	
Mammals			
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Species with large home range. Forages extensively in many forest types but requires fallen timber, caves or large hollows for denning over these areas. The site does not provide suitable denning habitat for the species. Not observed during surveys.	Unlikely
<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)	Highly mobile species with large home range (up to 85ha) but reliant on hollows, often medium sized in larger forest trees, for denning also. Prefers areas with high rainfall and nutrient rich soils. No signs of feed trees and not detected during surveys. Site doesn't have a density of trees with suitable hollows. No local records.	Potentially but impact considered low.
<i>Phascolarctos cinereus</i>	Koala	Koalas are known to occur across the Snowy Monaro Shire and are protected under State Environmental Planning Policy (Koala Habitat Protection) 2021. The Snowy Monaro Shire has conducted koala surveys across the region and developed a specific Koala Plan of Management for managing the local population. The site contains koala habitat, koalas were heard calling approximately 1km and 400 meters away from the proposed development site. Scats and koala scratches were found on trees on the adjacent property. Koalas are likely to move through the Eucalypt trees located on the property. No koala records within 10 km of the site on Bionet.	Known. Assessed for significant impact.
<i>Pseudomys fumeus</i>	Smoky Mouse	The Smoky Mouse requires a mix of ground plants, shrubs, rocks and logs for their habitat. They prefer heath habitat on ridge tops and slopes in sclerophyll	Unlikely

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		forest, heathland and open-forest from the coast to sub-alpine regions of up to 1800 metres, but sometimes occurs in ferny gullies. Minimal habitat exists. No local records.	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Highly movable species that follows flowering and fruiting of native plants such as Eucalypts and Lilly Pilly. Returns to set "camps" that are areas often close to water in denser vegetation. 99 local records. There are known 'camps' of this species when they relocate into an area – can be camps of hundreds or thousands of bats. No camps appear on this site. No local records.	Unlikely
Fish			
<i>Galaxias terenasus</i>	Roundsnout Galaxias	This fish species is endemic to freshwater rivers in the mid-catchment of the Snowy River and East Gippsland catchments of south-eastern Australia in NSW and VIC. In NSW, the species occurs in the Snowy, MacLaughlin, Delegate/Bombala rivers and the upper Genoa River. The site has one first order creek which is not close to the proposed development site. No suitable habitat exists for this species.	None
<i>Prototroctes maraena</i>	Australian Grayling	Currently, the Australian Grayling occurs in streams and rivers on the eastern and southern flanks of the Great Dividing Range, from Sydney, southwards to the Otway Ranges of Victoria and in Tasmania. The species is found in fresh and brackish waters of coastal lagoons, from Shoalhaven River in NSW to Ewan Ponds in South Australia. The Australian Grayling is diadromous, spending part of its lifecycle in freshwater and at least part of the larval and/or juvenile stages in coastal seas. The site has one first order creek which is not close to the proposed development site. No suitable habitat exists for this species.	None
Amphibians			
<i>Litoria castanea</i>	Yellow-spotted Tree Frog	A single known population of this species occurs on the Southern Tablelands of	Unlikely

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		NSW. It inhabits large permanent ponds or slow-flowing streams with plenty of emergent vegetation such as Bulrushes. No habitat on the site. No local records.	
Insects			
<i>Keyacris scurra</i>	Key's Matchstick Grasshopper	Key's Matchstick Grasshopper is usually found in native grasslands but it has also been recorded in other vegetation associations containing a native grass understory (especially kangaroo grass <i>Themeda triandra</i>) and known food plants (particularly Asteraceae). Although it does not appear to feed on kangaroo grass, it may be important for providing protection from predators. More recently, however, opportunistic sightings of Key's Matchstick Grasshopper have been reported in a wide range of vegetation types in south-east NSW including wet sclerophyll forest, montane low forest, dry woodlands, heathland and montane grasslands. No local records. None observed in surveys but could have been missed. Some habitat exists.	Unlikely
Reptiles			
<i>Aprasia parapulchella</i>	Pink-tailed Worm-lizard	This species inhabits sloping, open woodland areas with predominantly native grassy groundcover, particularly those dominated by Kangaroo Grass (<i>Themeda triandra</i>). This species is commonly found beneath small, partially-embedded rocks and appears to spend considerable time in burrows below these rocks. No local records. Minor habitat suitability.	Potentially but impact considered low.
<i>Delma impar</i>	Striped Legless Lizard	This species occurs throughout temperate lowland grasslands in the ACT, the south-western slopes and southern tablelands of NSW, central and southern Victoria, and the south-eastern corner of SA. This species is found in habitat where grassland is dominated by perennial, tussock-forming grasses such as <i>Themeda australis</i> (Kangaroo Grass), spear-grasses such as <i>Austrostipa</i> spp.	Potentially but impact considered low.

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		and <i>Poa spp.</i> (<i>Poa</i> tussocks) and occasionally <i>Rytidosperma spp.</i> (Wallaby grasses). No local records. Suitable habitat exists as a derived grassland with exotic grass species. This species was not detected during rock rolling surveys. No known population nearby.	
<i>Tympanocryptis pinguicolla</i>	Canberra Grassland Earless Dragon	The only populations of this species now known are in the ACT and adjacent NSW at Queanbeyan, and on the Monaro Basalt Plains between Cooma and south-west of Nimmitabel. It is restricted to a small number of Natural Temperate Grassland sites dominated by <i>Notodanthonia spp.</i> (Wallaby grasses), <i>Austrostipa spp.</i> (spear grasses), <i>Poa sieberiana</i> (Tussock Grass), <i>Bothriochloa macra</i> (Red Grass), and occasionally <i>Themeda australis</i> (Kangaroo Grass). In addition to tussocks, it is also found under partially embedded surface rocks; spider and insect holes are used for shelter. No local records. No NTG on the site.	Unlikely

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APPENDIX F – LIST OF FAUNA DETECTED

* Threatened species (blue)

Category	Common name	Scientific name	Detection method
Mammals	Eastern Grey Kangaroo	<i>Macropus giganteus</i>	Observed and scats
	Bare-nosed wombat	<i>Vombatus ursinus</i>	Observed, burrows and scats
	Brush-tail possum	<i>Trichosurus sp.</i>	Observed
	Koala	<i>Phascolarctos cinereus</i>	Call recognition, scats and scratches
	Swamp Wallaby	<i>Wallabia bicolor</i>	Observed
Birds	Laughing Kookaburra	<i>Dacelo novaeguineae</i>	Observed
	Galah	<i>Eolophus roseicapilla</i>	Observed
	Nankeen Kestrel	<i>Falco cenchroides cenchroides</i>	Observed
	Rufous Songlark	<i>Cincloramphus mathewsi</i>	Call recognition
	Pied Currawong	<i>Strepera graculina</i>	Observed
	Australian Magpie	<i>Gymnorhina tibicen</i>	Observed
	Magpie Lark	<i>Grallina cyanoleuca</i>	Observed
	Pied Butcher Bird	<i>Cracticus nigrogularis</i>	Observed
Reptiles	None		
Amphibians	None		

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APPENDIX G – TEST OF SIGNIFICANCE (5 PART TEST) FOR BC LISTED SPECIES

Matters pursuant to Section 7.3 of the Biodiversity Conservation Act 2016 (significant effect on threatened species, populations or ecological communities, or their habitats).

The Assessment of Significance (5-part test) is applied to species, populations and ecological communities. The assessment sets out 5 factors, which when considered, allow proponents to undertake a qualitative analysis of the likely impacts of an action and to determine whether further assessment is required via a biodiversity development assessment report (the biodiversity offsets scheme will apply).

One threatened species was identified as potentially occurring on the site. Threatened species, populations and ecological communities which may be directly or indirectly affected by the current proposal include:

Koala (*Phascolarctos cinereus*)

Part a)

in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,

The subject site is located within the Central and Southern Tablelands Koala Management Area which has known mapped populations of koalas. This region is located between the Sydney metro area and the central western slopes and plains, from the Mudgee and Bathurst districts west of Sydney to through Goulburn and Yass to the foothills of the Victorian alps. Sparse and patchy koala populations live at high elevations, mostly to the east and north-east of Cooma and in the Bathurst–Cowra–Mudgee–Lithgow area. Koalas are mostly found in rugged, infertile woodlands and forests in this area, probably a consequence of land clearing and agricultural development in the fertile flats. Koalas in some areas chew the bark of *Eucalyptus mannifera* trees to access sodium in an otherwise sodium-poor environment.

This species was detected by calls from approximately 1 km from the subject site. Another koala call was detected 400 metres from the subject site and this resulted in the direct observation of koala scats and koala tree scratches on smooth barked trees. No koalas were detected directly on the subject site however, the tree species located on the subject site are koala feed trees and there is a continuous area of connected forest where koalas can disperse. Without further targeted koala surveys across the subject site, it is assumed that koalas have used the subject site for foraging habitat.

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The trees on the subject site used as koala feed trees include *E. dives*, *E. bridgesiana*, *E. macrorhyncha* and *E. pauciflora*. These tree species are listed on Schedule 2 of the Koala Habitat Protection SEPP (2021) for the Central and Southern Tablelands koala management area.

At the local level, the subject site contains scattered areas of koala habitat and land immediately to the east and south has much greater density of woodland in good condition with a number of remnant trees and forms a large, continuous patch of woodland (approximately 5.7 km²).

The proposal will result in the total proposed clearing of 8490 m² of which approximately 4590 m² is woodland and koala habitat. There will be limited scope to retain koala food trees within the direct development footprint due to the nature of the development.

Once the 5 eco cabins are constructed, there will be a reduced likelihood of koalas moving through the woodland area due to human disturbance (noise, lights and reduced habitat). To accommodate and offset the clearing of the woodland, this report recommends a Vegetation Management Plan is developed for the property with one objective being to restore koala habitat as per the NSW Government 'Koala habitat restoration guidelines'.

The clearing for this development is not considered to be a significant impact on a potential local population of the koala but the clearing will remove some koala habitat and mitigation actions are necessary. The proposal would not have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction.

Part b)

in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:

is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or

is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction

n/a

Part c)

in relation to the habitat of a threatened species or ecological community:

the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity,

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The proposal will result in the total proposed clearing of 8490 m² of which approximately 4590 m² is woodland and koala habitat. There will be limited scope to retain koala food trees within the direct development footprint due to the nature of the development.

The clearing for this development is not considered to be a significant impact on a potential local population of the koala given that the subject site has scattered areas of woodland only. However, this proposal does remove critical koala habitat at the local level as a small scale. To accommodate and offset the clearing of the woodland, this report recommends a Vegetation Management Plan is developed for the property with one objective being to restore koala habitat as per the NSW Government 'Koala habitat restoration guidelines'.

whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and

This area of koala habitat will become more fragmented and isolated from the existing patch of woodland because the eco cabins are located through a linear patch of remnant woodland that is cleared on both sides. To accommodate and offset the clearing of the woodland, this report recommends a Vegetation Management Plan is developed for the property with one objective being to restore koala habitat as per the NSW Government 'Koala habitat restoration guidelines'

the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,

The subject site contains koala habitat which is located on the northern edge of a much larger unfragmented patch of woodland with denser koala numbers. The habitat to be cleared is more scattered woodland and isn't important for the long-term survival of koalas in the locality. However, all koala habitat is regarded as critical to the survival of the species overall and to accommodate and offset the clearing of the woodland, this report recommends a Vegetation Management Plan is developed for the property with one objective being to restore koala habitat as per the NSW Government 'Koala habitat restoration guidelines'. This report recommends that for every koala feed tree cleared, 10 trees are replanted with the goal of creating more habitat for this species on the subject site.

Part d)

whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),

There are no areas of outstanding biodiversity value on the proposed development site or in the greater study area. Therefore, this proposal will not have an impact, either directly or indirectly, on any area of outstanding biodiversity value.

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Part e)

whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.

The Key Threatening Process (KTP) Clearing of native vegetation encompasses effects of the loss of native habitat for flora and fauna species. This site is zoned for residential development. The loss of this small section of vegetation would not increase the impact of this KTP. Whilst the construction of new buildings would increase the KTP Anthropogenic Climate Change, no critical preventative actions or responses have been identified. Therefore, the proposal is not inconsistent with the current KTP strategy.

The KTP Removal of Dead Wood and Dead Trees includes the removal of fallen branches and litter as general tidying up and the removal of standing dead trees. Dead wood and dead trees provide essential habitat for a wide variety of native animals. Some dead wood would be removed in the proposed area of direct impact. The removal of any dead wood and dead trees should be managed in accordance with recommendations made in this report.

While the proposal will result in the operation of the abovementioned key threatening processes, it is unlikely to increase the impact of them due to the small-scale nature of the proposal and the amount of alternative habitat in the vicinity and wider locality. This conclusion assumes the implementation of the recommended safeguards listed in this report.

Conclusion of 5-part test

This report describes the flora and fauna of Lot 2 DP 1184090, 79 High Plains Lane, JINDABYNE. This report assesses the potential effects on threatened species, endangered populations and ecological communities of the proposal to clear native grasses and woodland to build a number of buildings, associated APZs, effluent disposal areas and traffic/car access. It is concluded that this development will not have a significant impact on any listed threatened flora, fauna or EEC if careful management of the site and recommendations are implemented as conditions of consent. An ecologist must supervise the clearing which will include re-surveying for threatened species.

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APPENDIX H – TEST OF SIGNIFICANCE FOR EPBC LISTED SPECIES

EPBC Significant impact criteria and assessment

The EPBC Act Administrative Guidelines on Significance set out ‘Significant Impact Criteria’ that are to be used to assist in determining whether a proposed action is likely to have a significant impact on Matters of National Environmental Significance (MNES). A ‘significant impact’ is an impact which is important, notable, or of consequence, having regard to its context or intensity. Whether or not an action is likely to have a significant impact depends upon the sensitivity, value and quality of the environment which is impacted, and upon the intensity, duration, magnitude and geographic extent of the impacts. MNES listed under the EPBC Act include:

- Listed threatened species and ecological communities
- Listed migratory species
- Wetlands of International Importance
- The Commonwealth marine environment
- World Heritage properties
- National Heritage places
- Nuclear actions
- Great Barrier Reef
- A water resource, in relation to coal seam gas development and large coal mining development.

An action will require federal approval if the action has, will have, or is likely to have a significant impact on a species or community listed in any of the following categories:

- extinct in the wild
- critically endangered
- endangered
- vulnerable.

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Matters to be addressed	Impact
(a) any environmental impact on a World Heritage Property;	NA: the proposed action will not impact any Commonwealth Listed World Heritage Property.
(b) any environmental impact on Wetlands of International Importance;	NA: the proposed action will not impact any Commonwealth Listed Wetland of International Importance.
(c) any impact on Commonwealth Listed Endangered Species or Communities	NA: Yes. Potential impact on the critical habitat resources for the koala (<i>Phascolarctos cinereus</i>) which is Endangered.
(d) any impact on Commonwealth Listed Vulnerable Species;	NA: the proposed action will not impact any Commonwealth Listed Vulnerable Species.
(e) any environmental impact on Commonwealth Listed Migratory Species;	NA: the proposed action will not impact any Commonwealth Listed Migratory Species.
(f) does any part of the Proposal involve a Nuclear Action;	NA: the proposal does not involve a Nuclear Action.
(g) any environmental impact on a Commonwealth Marine Area;	NA: the proposal does not impact on a Commonwealth Marine Area.
(h) In addition, any direct or indirect impact on Commonwealth lands.	NA: the proposed action will not directly or indirectly impact on Commonwealth land.

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APPENDIX I - KOALA – SIGNIFICANT IMPACT CRITERIA (ENDANGERED) EPBC ACT

An action is likely to have a significant impact under the EPBC Act on an endangered species if there is a real chance or possibility that it will:

CRITERIA	IMPACT
Lead to a long-term decrease in the size of an important population of a species.	The subject site doesn't have a known important population of koalas as the property is on the edge of a large patch of koala habitat which extends to the east and south. Koalas were heard calling from the larger patch and on the fully forested adjacent property. Approximately 4590 m ² of woodland koala habitat will be cleared for 5 eco cabins and this report recommends a number of koala feed trees are planted for providing replacement habitat. The proposed development is not expected to lead to the long-term decrease of a population of koalas.
Reduce the area of occupancy of an important population. An 'important population' is a population that is necessary for a species' long-term survival and recovery. This may include populations identified as such in recovery plans, and/or that are: <ul style="list-style-type: none"> • key source populations either for breeding or dispersal • populations that are necessary for maintaining genetic diversity, and/or • populations that are near the limit of the species range. 	The subject site is on the edge of a larger patch of koala habitat. Koalas are known in the locality with koala crossing road signs and koalas heard in the vicinity but no records in Bionet and no formal 'Area of Regional Koala Significance (ARKS)'. The property contains koala feed trees which will be cleared for the proposed development and replanting of koala habitat will mitigate this impact. The proposed development is not expected to lead to the long-term reduction of koala occupancy of an important population.
Fragment an existing important population into two or more populations.	This area of koala habitat is not recognised as 'important'. However, it will become more fragmented and isolated from the existing patch of woodland because the eco cabins are located through a linear patch of remnant woodland that is cleared on both sides. To accommodate and offset the clearing of the woodland, this report recommends a Vegetation Management Plan is developed for the property with one objective being to restore koala habitat as per the NSW Government 'Koala habitat restoration guidelines'.

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Adversely affect habitat critical to the survival of a species.	The subject site contains koala habitat which is located on the northern edge of a much larger unfragmented patch of woodland with denser koala numbers. The habitat to be cleared is more scattered woodland and isn't important for the long-term survival of koalas in the locality. However, all koala habitat is regarded as critical to the survival of the species overall and to accommodate and offset the clearing of the woodland, this report recommends a Vegetation Management Plan is developed for the property with one objective being to restore koala habitat as per the NSW Government 'Koala habitat restoration guidelines'.
Disrupt the breeding cycle of an important population.	It is unknown if the koalas heard near the subject site are part of a breeding population, nor how important the population is. This report recommends a conservative approach to managing koala habitat with mitigation in the form of koala habitat replacement across the property.
Modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline.	The proposal will result in the total proposed clearing of 8490 m ² of which approximately 4590 m ² is woodland and koala habitat. There will be limited scope to retain koala food trees within the direct development footprint due to the nature of the development. The clearing for this development is not considered to modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline. Rather, it is expected that there will be a minor and temporary reduction in the availability of critical habitat. To accommodate and offset the clearing of the woodland, this report recommends a Vegetation Management Plan is developed for the property with one objective being to restore koala habitat as per the NSW Government 'Koala habitat restoration guidelines'.
Result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat.	Invasive species aren't listed as a threat to this species.
Introduce disease that may cause the species to decline.	Infection by koala retrovirus (KoRV) and Chlamydia (<i>Chlamydia pecorum</i>) are listed as a threatening process relevant to the koala. There is limited risk that this project will introduce either

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	of these diseases as wild populations of koalas already carry the disease pathogens.
Interfere substantially with the recovery of the species.	The data from this report will be provided to the NSW State Government because Bionet doesn't have up to date koala records for the locality. This will assist with the recovery of the species. The VMP will recommend a koala feed tree replanting program for the subject site so the clearing can be offset at the property scale. This development won't interfere substantially with the recovery of the species.

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Annexure Four

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04/07/2023



Construction Management Plan

Objective of Plan

The objective of a Construction Management Plan (CMP) is to plan works so as to minimise the impacts of construction activities on:

- Neighbours
- Nearby residents
- Users of public footpaths and roads
- Parking in the vicinity of the site
- Surrounding streets used to access the site

Considerations

Protection of Council Assets

The Developer/Builder is responsible for ensuring there is no damage to Council assets such as roadways, footpaths, gutters, street lights or any other Council owned asset. Any damage to Council owned or managed assets will result in the Developer/Builder being responsible for the cost of repairing the damage.

Work in Council controlled Land

Prior to any works being carried out in 'Council Controlled Land' such as road reserves requires permission from council prior to commencement of any such works.

Public Areas

The Developer/Builder must ensure the following:

- No construction materials are left or stored on public streets, footpaths, public reserves or any other Council owned and controlled land.
- No waste materials are left or stored on public streets, footpaths, public reserves or any other Council owned and controlled land.
- No machinery is left or stored on public streets, footpaths, public reserves or any other Council owned and controlled land.

Sediment Control Measures

Prior, during and at the completion of any work the Developer/Builder must ensure that the approved site 'Sediment Control Measures' are:

- Installed correctly
- Checked and regularly
- Removed at the completion of job following the completion of hardstand areas, drainage and landscaping

Other Considerations

The following considerations will be observed and carried out by the Developer/Builder:

- The construction site shall be securely fenced and only accessible by authorized people during the prescribed construction hours.
- Suitable arrangements will be made for workers amenities including but not limited to toilet(s), site office and first aid.
- All materials will be securely and safely stored within the construction site.

Outline of Proposal

Ecotourism (5 Cabins), Dwelling Home & Machinery Shed

Site Address

Street No: 79 Street Name: High Plains Lane

Suburb or Town: JINDABYNE NSW 2627

Lot: 2 Section: _____ DP/SP No: 1184090

Estimated Project Duration

Start Date: January 2024 Completion Date: December 2024

Applicants Details

Applicants Name: Progressive Project Solutions

Applicants Postal Address: PO Box 491 NAROOMA NSW 2546

Phone: 0412 860 488 Email: neil@instepmanagement.com.au

Signature of Applicant: _____



Date: //23

Contact details of Person responsible for CMP

Name:	TBA
Contact Telephone:	
Email:	

Workers Amenities

Workers amenities including site toilets and lunch room to be provided by builder

Proposed Construction Times

Monday to Friday - 7:30am to 4:30pm

Sediment Control Measures

Refer DA Plans Set

Construction Materials Storage

All materials stored within the property boundary

Construction Works

Demolition

Not Applicable

Hazardous Materials – Removal and Disposal

Not Applicable

Excavations, Shoring & Machinery

Not Applicable

Pier Holes only for building piers

Building Construction

Applicable

All with the property boundary

Cranes/Pumps

Applicable

Cranes may be used in this project

Dust Management

Water down as necessary

Waste Management

See attached WMP

Other

TRAFFIC MANAGEMENT

Does the proposal effect

Pedestrians	No
Cyclists	No
General Traffic	No
Deliveries	No
Workers Parking	No
Require Road Closures	No

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Waste Management Plan

Proposed: Ecotourism (5 Cabins), Dwelling Home & Machinery Shed

Development Type	Development Control Plan	Details Required	Section to be Completed
Exempt Development	Exempt & Complying Development Codes 2008 SEPP	No Waste Management Plan Required	No
Demolition Only	DCP	Site Preparation Stage On-site reuse and recycling or off-site removal of demolition materials.	No
Subdivision	DCP	Site Preparation Stage On-site reuse and recycling or off-site removal of any relevant materials.	No
Major renovations of a Single Dwelling (more than 50% increase in floor area)	DCP	Construction Stage On-site reuse and recycling or off-site removal of excess construction materials.	No
Any dwellings (Including dual occupancy, villas, townhouses, terrace housing and residential flat buildings) & Commercial or Industrial Projects	DCP	Site Preparation Stage On-site reuse and recycling or off-site removal of demolition materials. Construction Stage On-site reuse and recycling or offsite removal of excess construction materials. Use of Premises Type of waste to be generated, proposed storage and treatment facilities and method of recycling and disposal. Ongoing Management Of waste on site.	Yes to all

Project Details

Proposal: Ecotourism (5 Cabins), Dwelling Home & Machinery Shed
Client/Owner: Daniel Graham
Site Address: 79 High Plains Lane Jindabyne NSW 2627
Property ID: Lot 2 / DP 1184090

Applicants Details

Applicants Name: Progressive Project Solutions
Applicants Postal Address: PO Box 491 NAROOMA NSW 2546
Phone: 0412 860 488
Email: neil@instepmanagement.com.au
Signature of Applicant: 
Date: 20/6/23

Details of Site

Provide a description of buildings and other structures currently on the site:

The site is in the rural area to the south of the Jindabyne Village

Details of Proposal

Provide a brief description of the proposal

The Proposal is for an Ecotourism facility, dwelling home, machinery shed and carports

SECTION 1 - Site Preparation Stage (including subdivision and demolition)

Type of Materials on Site	Estimated Weight	Reuse and Recycling on-site or off-site Specify proposed method	Destination of Disposal Specify Contractor and Landfill Site
Excavation Material	N/A		
Garden Organics	3 Tonnes	Mulched for use in gardens	Remain on Site
Bricks/pavers	N/A		
Concrete	N/A		
Timber (specify)	N/A		
Plasterboard	N/A		
Metals (specify)	N/A		
Glass	N/A		
Furniture	N/A		
Floor Coverings	N/A		
Packaging (used pallets, pallet wrap ect)	N/A		
Containers (cans, plastic, glass)	N/A		
Paper/ cardboard	N/A		
Residual waste	N/A		
Hazardous waste E.g. Asbestos (specify)	N/A		
Other (specify)	N/A		

- (i) The NSW Environmental Protection Authority document, "Environmental Guidelines: Assessment, Classification & Management of liquid and Non-Liquid Wastes" available at www.environment.nsw.gov.au/epa/ provides classification for landfills which can and cannot accept asbestos waste, and also reproduces the minimum requirements for the handling and transport of asbestos waste.
- (ii) Waste Services NSW places restrictions on the acceptance and disposal of asbestos for its facilities in the Sydney Metropolitan area. These can be found at the Waste Services NSW website www.wasteservices.nsw.gov.au "quick links: what to do"

SECTION 2 – Construction Stage

<i>Type of Materials on Site</i>	<i>Reuse and Recycling on-site or off-site Specify proposed method</i>	<i>Destination of Disposal Specify Contractor and Landfill Site</i>
Excavation Material	3 Tonnes – Reuse on Site	N/A
Garden Organics	5 Tonnes – Mulched Reuse	N/A
Bricks/pavers	N/A	N/A
Concrete	Excess returned to concrete plant	N/A
Timber (specify)	300Kgs - Waste	Landfill
Plasterboard	300Kgs - Waste	Landfill
Metals (specify)	100Kgs - Recycle	Recycle
Glass	N/A	N/A
Furniture	N/A	N/A
Floor Coverings	N/A	N/A
Packaging (used pallets, pallet wrap ect)	8 Pallets – returned to owners	Returned to Transport Company
Containers (cans, plastic, glass)	50Kgs - Waste	Landfill
Paper/ cardboard	50Kgs - Recycle	Recycle
Residual waste	50Kgs - Waste	Landfill
Hazardous waste E.g. Asbestos (specify)	N/A	N/A
Other (specify)	N/A	N/A

- (iii) The NSW Environmental Protection Authority document, “Environmental Guidelines: Assessment, Classification & Management of liquid and Non-Liquid Wastes” available at www.environment.nsw.gov.au/epa/ provides classification for landfills which can and cannot accept asbestos waste, and also reproduces the minimum requirements for the handling and transport of asbestos waste.
- (iv) Waste Services NSW places restrictions on the acceptance and disposal of asbestos for its facilities in the Sydney Metropolitan area. These can be found at the Waste Services NSW website www.wasteservices.nsw.gov.au “quick links: what to do

SECTION 3 – Use of Premises

Type of Waste to be Generated <i>Please specify – for example: glass, paper, food waste, off cuts ect.</i>	Proposed Storage and Treatment Facilities <i>Please specify – for example: domestic waste bins, waste storage and recycling area, garbage chutes, on-site composting ect.</i>	Destination <i>Please specify – for example: Recycling, Disposal</i>
Dwelling – Owner Occupied	Waste Collection Bins	Landfill & Recycling
Cabins – Managed by Owner	Waste Collection Bins	Landfill & Recycling

SECTION 4 – On-going Management

*Describe how you intend to ensure on-going management of waste on site:
(eg. Lease conditions, caretaker/ manager on site, owner occupied)*

The ecotourism cabins are on the same property as the owner will be living. As such the owner will have direct control of the management of waste in every aspect.



AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : 10.2023.200.1

Client Service ID : 830296

Snowy Monaro Regional Council - Cooma

Date: 18 October 2023

PO 714

Cooma New South Wales 2630

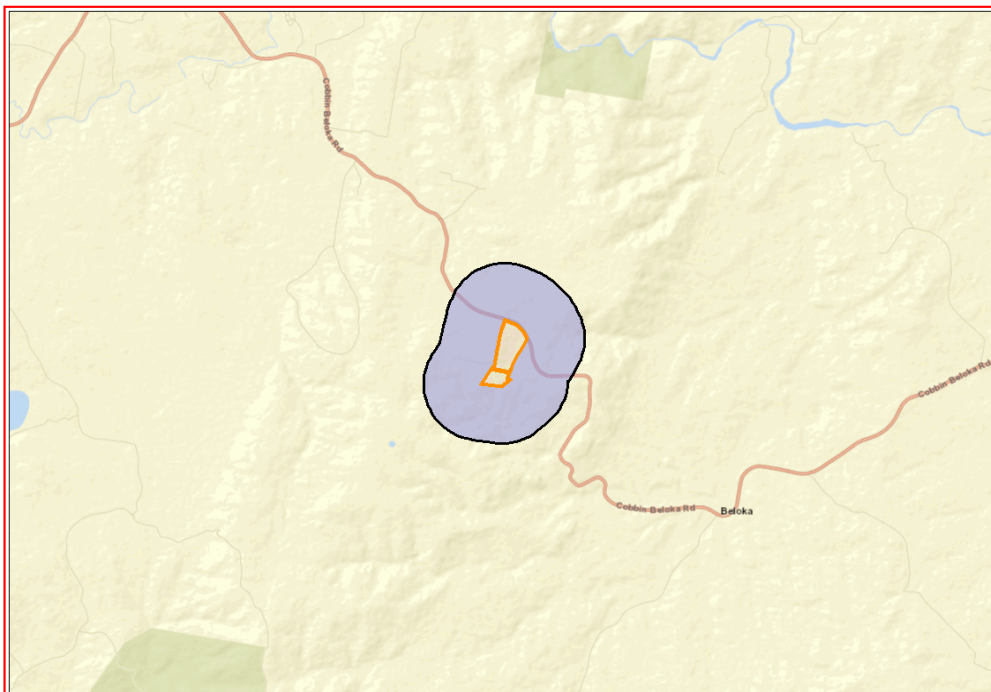
Attention: Sarah Brown

Email: sarah.brown@snowymonaro.nsw.gov.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 2, DP:DP1184090, Section : - with a Buffer of 1000 meters, conducted by Sarah Brown on 18 October 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](https://www.legislation.nsw.gov.au/gazette) (<https://www.legislation.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



NSW RURAL FIRE SERVICE

Snowy Monaro Regional Council
PO Box 714
COOMA NSW 2630

Your reference: (CNR-57702) 10.2023.200.1
Our reference: DA20230717003131-Original-1

ATTENTION: Sarah Brown

Date: Monday 14 August 2023

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – Eco-Tourism Facility
79 HIGH PLAINS LANE JINDABYNE 2627, 2//DP1184090

I refer to your correspondence dated 25/07/2023 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

General Conditions

1. The development proposal is to generally comply with the following plans/documents except where amended by the conditions of this Bush Fire Safety Authority.
 - The plan titled 79 HIGH PLAINS LANE Development, dated 29 June 2023. Project no 21-65.
 - The bush fire assessment prepared Bushfire Planning & Environmental Solutions Pty Ltd, dated 25 Jan 2023. Ref BPES2023004.

Asset Protection Zones

The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

2. From the commencement of building works and for the life of the development, the property around the designated refuge cabin (cabin #3) must be maintained as an inner protection area as shown in Figure 3 of the above referenced Bush Fire Assessment Report. The APZ is to be established and maintained in accordance with Appendix 4.1.1 of *Planning for Bush Fire Protection 2019*.

3. To provide a defensible space, from the commencement of building works and in perpetuity, the property around all other occupiable cabins must be maintained as an inner protection area for a minimum of 10m in all directions in accordance with Appendix 4.1.1 of *Planning for Bush Fire Protection 2019*.

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

4. From the commencement of building works and for the life of the development the property around the proposed residential dwelling must be maintained as an inner protection area, as shown in Figure 4 of the above referenced Bush Fire Assessment Report. The APZ is to be established and maintained in accordance with Appendix 4.1.1 of *Planning for Bush Fire Protection 2019*.

Construction Standards

The intent of measure is to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

5. Construction of the proposed refuge cabin (#3) must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas* (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

Note - This application relies upon the provisions in place for eco-tourist development that recognizes that the survivability of the cabin structures (other than those designated as refuges) in a bush fire event has been forsaken to meet the minimum environmental footprints and other constraints. In this regard the cabins are not afforded, nor required to meet, the commensurate Bushfire Attack Level and are unlikely to withstand the design fire. It is noted that all cabins appear to be constructed to the same standard and should therefore be able to comply achieve BAL 12.5. Whilst this is a preferred outcome it should be noted that this does not confer compliance with Table A1.12.6.

6. Construction of the proposed residential dwelling must comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas* (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

7. Where applicable, new fences and gates should comply with section 7.6 of *Planning for Bush Fire Protection 2019* and be made of either hardwood or non-combustible material. Where a fence or gate is constructed within 6 metres of a dwelling or in areas of BAL-29 or greater, they should be made of non-combustible material only.

Access - Internal Roads

The intent of measure is to provide safe operational access for emergency services personnel in suppressing a bush fire while residents are accessing or egressing an area.

8. Access for ecotourism developments must comply with the following requirements of Table 5.3b and Table 6.8b of *Planning for Bush Fire Protection 2019*.

- accommodation is within 100m of the refuge building;
- pedestrian paths from accommodation to the refuge building are provided and clearly signposted; and,
- the designated refuge cabin is clearly signposted as such.

9. Vehicular access is provided to the refuge building/s from a public road in accordance with the following requirements:

- property access roads are two-wheel drive, all-weather roads;
- the capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes), bridges and causeways are to clearly indicate load rating;
- there is suitable access for a Category 1 fire appliance to within 4m of the static water supply or static water supply connection;
- a minimum 4m carriageway width;

- in a forest, woodland and heath situations, rural property roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m, at the passing bay;
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
- property access must provide a suitable turning area in accordance with Appendix 3 of *Planning for Bush Fire Protection 2019*;
- curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
- the minimum distance between inner and outer curves is 6m;
- the cross fall is not more than 10 degrees; and,
- maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.

Water and Utility Services

The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

10. The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of *Planning for Bush Fire Protection 2019*:

- a 40,000 litre static water supply must be provided within the APZ of the proposed residential dwelling,
- a 20,000 litre static water supply must be provided within the APZ of the proposed refuge cabin (#3),
- a 10,000 litre static water supply must be provided within the APZ of all other occupiable buildings, as recommended in the above referenced Bush Fire Assessment Report,
- an outlet for firefighting purposes is located within the IPA or non-hazard side and away from the structure,
- 65mm Storz connection with a ball valve is fitted to the outlet,
- the ball valve, pipes and tank penetration are adequate for the full 50mm inner diameter water flow through the Storz fitting and are constructed of a metal material,
- underground tanks have an access hole of 200mm to allow tankers to refill, direct from the tank,
- a hardened ground surface for truck access is supplied within 4m of the water outlet or access hole,
- above-ground tanks are manufactured from concrete or metal,
- raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber. The bush fire-resisting timbers are Silvertop Ash, Blackbutt, Red or River Gum, Spotted Gum, Red Ironbark, Kwila (Merbau) or Turpentine,
- unobstructed access can be provided at all times,
- underground tanks are clearly marked,
- tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters,
- all exposed water pipes external to the building are metal, including any fittings,
- where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack,
- any hose and reel for firefighting connected to the pump must be 19mm internal diameter,
- fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005,
- A Static Water Supply (SWS) sign must be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:
 - Markers must be fixed in a suitable location to be highly visible, and
 - Markers should be positioned adjacent to the most appropriate access for the water supply.
- all exposed water pipes external to the building are metal, including any fittings;
- where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump must be 19mm internal diameter;
- fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005;

- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal;
- polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

Landscaping Assessment

The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

11. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

Emergency and Evacuation Planning Assessment

The intent of measure is to provide suitable emergency and evacuation arrangements for occupants.

12. A Bush Fire Emergency Management and Evacuation Plan must be prepared in accordance with Table 6.8d of *Planning for Bush Fire Protection 2019* and be consistent with the following:

- The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan and include planning for the early relocation of occupants and;
- detailed plans of all emergency assembly areas, including on-site and off-site arrangements as stated in AS 3745 'Planning for emergencies in facilities', are clearly displayed.

General Advice – Consent Authority to Note

The NSW Rural Fire Service recognises that the application adopts the eco-tourism provisions of *Planning for Bush Fire Protection 2019*. As such, construction standards and asset protection zones may be insufficient to protect life and property in the event of a bush fire impacting the eco-tourism camping tents. Emergency and evacuation procedures are relied upon for the safety of occupants.

For any queries regarding this correspondence, please contact David Webster on 1300 NSW RFS.

Yours sincerely,

Michael Gray
Manager Planning & Environment Services
Built & Natural Environment



BUSH FIRE SAFETY AUTHORITY

SFPP – Eco-Tourism Facility
79 HIGH PLAINS LANE JINDABYNE 2627, 2//DP1184090
RFS Reference: DA20230717003131-Original-1
Your Reference: (CNR-57702) 10.2023.200.1

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

Michael Gray
Manager Planning & Environment Services
Built & Natural Environment

Monday 14 August 2023



Department of Planning and Environment

CM9 Ref: 23/00005#72

Attn: Sarah Brown
The Chief Executive Officer
Snowy Monaro Regional Council
PO Box 714
COOMA NSW 2630

Email: council@snowymonaro.nsw.gov.au

Dear Sarah

Proposed Development: Adjoining DA10.2023.200.1 - Ecotourism Facilities (5 Cabins & 5 carports), Dwelling House, Garage and Machinery Shed

Applicant: Candor Town Planning & Development

Location: 79 High Plains Lane Jindabyne - Lot 2 DP 1184090

I refer to Council's email dated 19 October 2023 providing the Department of Planning and Environment – Crown Lands (the department) the opportunity to comment on the subject development proposal.

The department as adjoining landowner has reviewed the development application in accordance with the principles of Crown land management (s.1.4 *Crown Lands Management Act 2016*) and offers no objections to the development proposal providing that no works occur on the Crown road without approval of the Crown Lands. Applications for works on a Crown Road can be found at: <https://www.crownland.nsw.gov.au/licences-leases-and-permits/information-about-crown-roads/road-works-on-crown-roads>

It is noted in the email that Council has advised it is not intending to condition the creation of this road – but are looking to condition that no works are to be carried out within the road reserve. However, Council is advised that should the DA be determined in a manner that impacts the Crown Road the road will be transferred to Council under our current roads policy.

It is recommended that the applicant be advised to lodge an application to close and purchase the unformed Crown road. The application can be found at: <https://www.crownland.nsw.gov.au/licences-leases-and-permits/information-about-crown-roads/purchase-crown-road>

Should the development be modified in any manner that impacts the adjoining Crown land, e.g. by amendment to the development proposal or draft conditions of consent, the department requests an opportunity to further review the application prior to determination.

Should you require any further information, please do not hesitate to contact me at the Goulburn Crown Lands Office by phone on 4824 3761 or email sue.shallis@crownland.nsw.gov.au

Yours sincerely

Sue Shallis
Senior Property Management Officer
Department of Planning & Environment - Crown Lands

Date: 26 October 2023



Submission 1



9TH August 2023
Ms Sarah Brown
Town Planner
Snowy Monaro Regional Council
PO Box 714
Cooma NSW 2630


Sent via email to council@snowymonaro.nsw.gov.au
sarah.brown@snowymonaro.nsw.gov.au

Proposed DA for 79 Highplains Lane Jindabyne NSW 2627.
Proposed Main Dwelling with a garage and machinery shed and 5 additional Dwellings/cabins and 5 carports.
Applicants name: Instep Management Group P/L
Application number: 10.2023.200.1

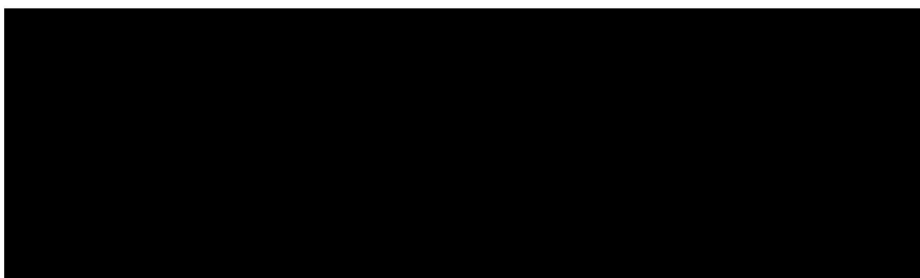
Dear Sarah,

We have been advised of the proposed DA application to 79 Highplains Lane Jindabyne.

We understand that works have commenced without approval including internal road works, excavation and levelling of dwelling sites and some concrete works.

 Each Lot was to have one dwelling and possibly an additional dwelling.

We submit to council the following items of concern as attached.



Attached:
Attachment A
Attachment B
Copy of original stamped DA approval Aug 2012
Map of existing dwellings in the direct proximity to 79 HPL
2 x Non- Political donation statements

Attachment A

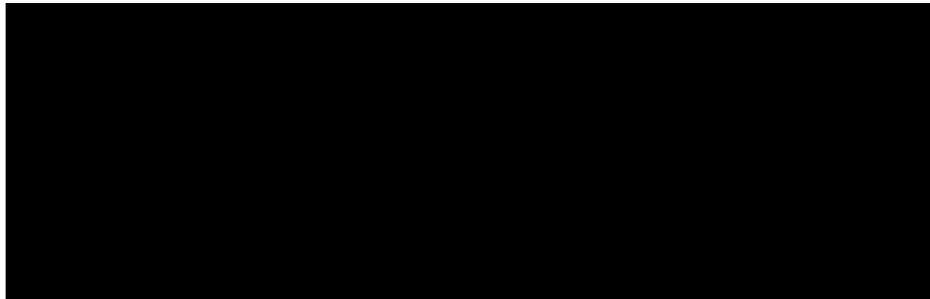
79 Highplains Lane Proposed DA Application number 10.2023.200.1

(The Snowy River Way is referenced as TSRWay)

(High Plains Lane is referenced as HPL)

1. [REDACTED] This was for 6 Lots in the Jindabyne LEP.
Each Lot contained a proposed main dwelling site and a permissible second dwelling site if preferred.
Lot 1 does not abut HPL.
Lots 2 – 6 abut HPL.
The Proposed DA for 79 HPL includes 1 main dwelling, various sheds and 5 CABINS/dwellings.
2. This proposal effectively increases the size of our original subdivision by a further 100% in terms of numbers of dwellings, people, vehicle movements and waste control. A management plan for on site waste disposal is recommended.
3. It is strongly recommended that a separate entrance to 79 HPL off TSRW is introduced so that any extra vehicle movements are contained within 79HPL. BIO Security is also an issue for lot 6 that owns the HPL and adjoining commercial cattle business.
4. We trust council will impose similar conditions to our original subdivision DA with regard to increase of vehicle movements. Council should consider that the applicant for 79 HPL has input to the BAR/BAL to TSRWay and HPL intersection .Further council should consider that the applicant has input into the upgrade of HPL to 79 HPL (with bitumen) with consultation with the owner of lot 6.
5. We question the proposed proximity of buildings to adjoining properties and to minimise any impact on neighbouring Lots a minimum setback of 100m is suggested.
6. We note that the applicant for proposed DA 79 HPL has already commenced excavation works and levelling sites prior to DA submission.
7. For such a large number of proposed dwellings on a single 100acre Lot a Waste Management Plan is requested that hopefully does not involve an extra 12 bins potentially being placed on TSRW for collection.

8. It is strongly suggested that the speed limit along TSRW be reduced to 80km/hr from Chongs road until just beyond Top of The Range given the number of new properties and proposed new dwellings on 79 HPL DA. (As per from the Station Resort TSRW to just east of High Country Estate).
9. The Candor SEE report states the Pedestrian and Cycle access is not applicable. This is incorrect. HPL (a private road), is used by people walking their pets, people on bikes, motorbikes, or farm quad bikes, horse-riders and also livestock.
10. A pet management program for transient guest is strongly encouraged.
11. The Build Estimate of \$1,342,391.00 seems unrealistic and would be more in excess of \$3,000,000.00. It is assumed that council would require a Quantity Surveyor to prepare a projected cost of works



Attachment B

79 Highplains Lane (HPL) Jindabyne NSW 2627
DA application 10.2023.200.01
CANDOR SEE June 2023 Document

We have some concerns and comments with respect to the prepared SEE for 79 HPL that at least include the following items:

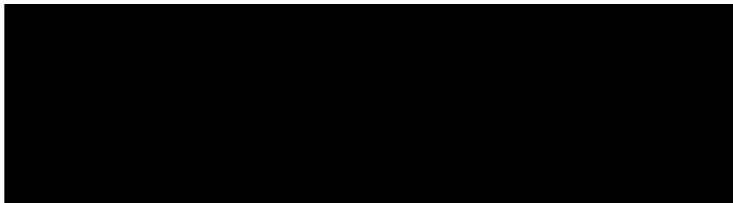
(The numbers below reference back to the clauses in the CANDOR SEE Document submitted with DA 10.2023.200.01)

- 2.6, What subdivision and zones are referenced here?
- 4.1, The minimum lot sizes for Zone RU1 Primary Production according to the Jindabyne LEP is 40ha (100acres) and this applies to 79 HPL. The referenced Zone R2 Low Density Residential is not applicable to 79 HPL.
- 4.2D, 1 Dwelling and a 2nd occupancy is permissible, see approved plan attached, DA approval 135/2012 dated 3 August 2012 DWG 1/2 Rev a.
- 5.13(1)(b), It is mentioned to be a small footprint of each dwelling, however what is stopping more than 2 people staying in each dwelling and/or more than 2 cars per dwelling? Waste and Effluent Management are major concerns.
- 5.13(h), There will be significant earthworks for sewage, roads, water tanks, 5 Dwellings plus five carports and a main Dwelling with 2 sheds, (including their own sewage, water tanks). All these proposed structures will need to comply with BCA Zone 4 Wind Classification.
- 5.13(j), The proposed 5 additional Dwellings will be clearly visible from 113 HPL, 152HPL, 189HPL, 7221HPL(TSRW), 150HPL.
- 5.13 (3)(a) The proposed Dwellings appear to be situated on site to maximise Main Range views and there is zero Koala activity in the area or immediate surrounds, with the closest activity recorded from the LLS to be situated nearest to Berridale, NSW.
- 5.13 (3)(ki) ,It is clearly evident/visible that substantial earthworks and excavations at 79 HPL are well underway. We consider that the Applicant for proposed DA 79 HPL has proceeded with their plans without due consideration for the DA process.
- 5.16 (a -d), This land has always been used for agricultural grazing hence needing 3 dams for just lot 2 (79HPL). In fact the protected flora species *Microlaena stipoides* exists on Lot 2 and all surrounding Lots.
- 6.4, There has already been substantial earthworks on site without approval.
- 6.7, Riparian water courses (springs) exist to the west and south of the proposed dwellings.
- 5.8 (a-g) In general the lots surrounding and including Lot 79HPL are to be a minimum of 40ha(100acres) as per the SMRC LEP.
- C3.1.1, There are no references to contributions to or solutions for the upgrade of HPL. With such a proposed increase in vehicle movement relating to occupancy of up to 6 dwellings in 79HPL **there is no consideration of impact to traffic flow on TSRW right hand turn to HPL.**

There is no consideration to the traffic safety aspect of turning out of the HPL to TSRway.

It is recommended to **reduce the speed limit to 80 km/hr** from Chongs Road to just beyond Top of the Range.

- C3.1-2, ROC over HPL needs to be addressed as per comments under C3.1.1.
- C3.1-3, It is strongly recommended that access to 79 HPL for their transient occupants is afforded directly off TSRW, a public road, and not accessed via the private road (lane) HPL. This would also greatly reduce any BIOSECURITY risk to neighbouring farming properties.
- C3.1-4, Proposed DA 79 HPL has a boundary of some 200m fronting TSRWay, and it is recommended to use the existing gate fronting TSRWay or another suitable entrance so the increase in traffic is contained within 79 HPL.
- C3.1-5, As per our recommendations to C3.1.1
- C3.1-6, Why is this proposed DA considered minimal impact? The proposal on one 100acre lot will have 6 dwellings plus 2 sheds, 5 carports, 3 sewage systems, 6 water tanks, and roadways. This is potentially an 100% increase on the size of the original 6 Lot subdivision in terms of occupancy.
- C3.1-6(4), As raised earlier, HPL is used by various neighbours for walking, for riding mountain bikes, motorbikes, quad bikes and horses, for rubbish bin transport to TSRWay and back.
- C9-3, Sewage effluent will be close to water courses to the south and west and to springs to the North, South and West.
- C10, Waste and Recycling, how is this going to be managed as it would be impractical to have a possible further 12 bins on collection day and the night prior. A waste management program contained within 79HPL is strongly recommended.
- 5.10 (b), This area of TSRW and HPL are part of Guises Range and Abington area, and should not be referred to "Mogo village".



Submission 2

16th August 2016

Attention: Ms Sarah Brown
Town Planner
Snowy Monaro Regional Council
PO Box 714
Cooma NSW 2630

Sent by email - council@snowymonaro.nsw.gov.au; sarah.brown@snowymonaro.nsw.gov.au

Dear Sarah,

Notice of Objection

Proposed Development - Ecotourism Facilities (5 Cabins & 5 Carports), Dwelling House, Garage & Machinery Shed.

Property Description - 79 High Plains Lane, Jindabyne, NSW, 2627 | Lot: 2 DP: 1184090

Applicant's Name - Instep Management Group Pty Limited.

Application Number - 10.2023.200.1

We also acknowledge and state that No Political Donation or Gift within the last 2 years have been made or received. (Signed Declarations attached)

We refer to the above DA submitted to council and send this objection as [REDACTED] neighbours [REDACTED] of the proposed development.

We wish to question the credibility of the Statement of Environmental Effects (SoEE) prepared by Candor Town Planning & Development Professionals and the Flora & Fauna Assessment (FFA) and the Vegetation Management Plan (VMP) prepared by Prue Bartlett of South Coast Environmental Consulting.

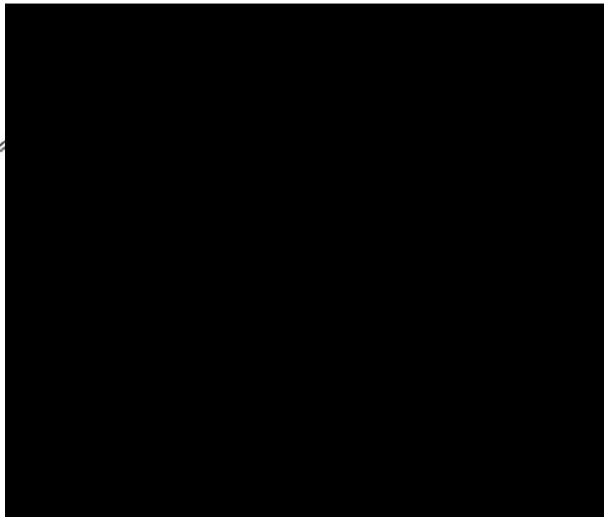
We submit to council the following main points of concern from the above stated reports.

- Within the SoEE page 41 clause 2.6 & 4.1 refers to a sub-division permitted, and the property is zoned as R2 Low Density Residential this identifies that the SoEE was not written for the subject site and proposed development.
- The SoEE pages 4 & 58 the location of the property appears to be located on the Princes Highway Mogo, and Mogo Village. On the same page it refers several times again to a proposed subdivision. This identifies that this report is not site specific and should not be considered by council.
- The FFA page 3 the introduction has referenced a proposed subdivision; under the current zoning the lot size is not permissible to be subdivided any further.
- The FFA page 6 indicates no known grazing history or evidence, in fact the block had been used quite extensively with cattle up until a couple of years ago, and has now been replaced with feral fauna living, or regularly travelling through the property.
- The FFA page 12 indicates koala's were recorded in the vicinity of the subject site. We question the accuracy of such findings as the consultant admits to only being onsite for two

days with a total of 6 hours though states a koala called all night. The Local Land Services (LLS) released a report in November 2022 with the results from their extensive research study called the "Koala karaoke project" where no results were found of koalas anywhere near the proposed development or surrounding properties. Can the consultant provide evidence of this audio recording along with any photo proof of scats found.

- The FFA page 10 indicates in search of the calling koala she entered an adjacent property to the south for a few hundred metres. We feel that this should be investigated further as it potentially is a breach of the Biosecurity Act as well as trespassing if done without the knowledge of the landholder.
- We wish to question the existence of Koala's within the area of the proposed development and surrounding properties. We have had discussions with local experts who know the area well with knowledge about the non-existence of Koalas, as they state the eucalyptus in the area is not suitable for koala's and they would have no chance of surviving.
- The VMP has recommended a koala habitat corridor that is to be 10 metre wide running the length of our eastern boundary fence to the proposed development. This poses an increased threat of bushfire attack as well as the risk of future trees falling on our fence line allowing our livestock to venture into neighbouring properties. The corridor would also be located within the asset protection zone of the main dwelling (Bal 29) which is only located 24m from the boundary.
- The development proposal appears to be missing an adequate Management Plan for the running of the onsite operations for example how do they proposed to store waste onsite and manage guests with pets if allowed or not.

In conclusion the proposed development has not taken into consideration the impact on the surrounding working farms and rural lifestyle properties therefore we object to the above stated development proposal at 79 High Plain Lane, Jindabyne NSW 2627.



Submission 3

15 August 2023

Attention: Ms Sarah Brown
Town Planner
Snowy Monaro Regional Council
PO Box 714
Cooma NSW 2630

Sent by email - council@snowymonaro.nsw.gov.au

Dear Council,

Notice of Objection

Proposed Development - Ecotourism Facilities (5 cabins & 5 carports), dwelling house, garage & machinery shed.

Property Description - 79 High Plains Lane, Jindabyne, NSW, 2627

Applicant's Name - Instep Management Group Pty Limited.

Application Number - 10.2023.200.1

We refer to the above DA submitted to council and confirm that we are [REDACTED] neighbours to the proposed development, [REDACTED]

We also acknowledge and state that we have no financial interest in this development application, nor have we made a political donation or gift within the last 2 years.

There are a number of matters set out below that form the basis of our objections to aspects of this development. We confirm we have also sought expert advice in relation to a number of our concerns and have endeavoured to address this within our objections below.

Key Issues/Objections:

The Applicant:

- Councils DA Tracker nominates the Applicant as "Instep Management Group Pty Ltd", whilst the DA reports refer to "Progressive Project Solutions" as the Applicant, with the DA plans nominating the client as "Graham" and Watercheck report nominating "Daniel Graham". This suggests there are multiple companies and people involved with no consistent Applicant nominated. As there is no single entity responsible for the DA and the development, we query its legibility and accuracy.
- The adjoining landowners share a concern that the owner of the land will not be responsible for the operation of the development.

Statement of Environmental Effects (SoEE):

- The SoEE prepared by Candor Town Planning & Environmental Professionals does not include any details or signature from the author, their qualifications or experience. There is no evidence that the SoEE was prepared by an appropriately qualified person.

- The SoEE includes over 5 references to a proposed subdivision (pages 41, 58, 59) yet Council's DA tracker makes no reference to a proposed subdivision and there is no Subdivision Plan.
- The SoEE advises the minimum lot size applicable to R2 zone is 1500m² and area of Lot 3 is 1889.4m² (Page 41). This statement has no relevance to the subject site or proposed development.
- The Fauna and Flora Assessment (FFA) makes reference to a proposed subdivision (Page 3).
- The SoEE makes reference to the site being located on the Princes Highway, Mogo (Page 4) and also Mogo Village (Page 58). This suggests that the SoEE was not purposefully written for the subject site and proposed development.
- In accordance with clause 39 of the *Environmental Planning & Assessment Regulation 2021*, it is not clear or legible what development consent has been sought. The DA should therefore be rejected.

BASIX Certificate – Dwelling:

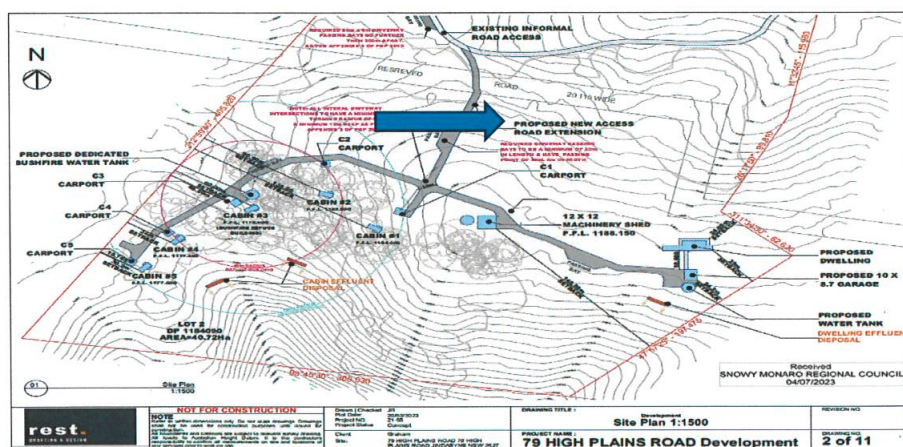
- The BASIX Certificate submitted with the DA is dated 15 February 2023 and is only valid for 3 months (15 May 2023). The BASIX Certificate is outdated, and the DA cannot be lawfully assessed or determined.

BASIX Certificate – Multi Dwelling:

- The BASIX Certificate submitted with the DA is dated 31 January 2023 and is only valid for 3 months (30 April 2023). The BASIX Certificate is outdated, and the DA cannot be lawfully assessed or determined.

Owners Consent – Coinciding Practical and Legal Access

- The proposal includes a new road accessing the development that traverses a Crown Road reserve, see below.



- As the development proposed is within Crown Land, owner's consent from Crown Lands would be required prior to DA determination.
- This access does not achieve coinciding legal and practical access, as an easement over the Crown Road reserve (or its closure) would be required, and there is no evidence this has been obtained. Such an easement would be required to be secured prior to DA determination in accordance with C3.1-1 of the SRDCP, 2013.
- Alternatively, the construction of a Crown public road requires Councils concurrence to the ownership of the road being transferred to Council under C3.1-1 of the SRDCP, 2013.

Site Layout & Biodiversity:

- The setbacks from our adjoining land, lot 106, are extremely minimal (only 30m in parts) and given the size of the property on which the development is proposed to be built and the potential negative impacts we require revision of the proposed development. In particular there is both significant visual impact to our 40Ha property of lot 106, as well as biosecurity risks including weeds and animals potentially introduced from this tourist activity that we are concerned about and we respectfully submit that bigger setbacks from our boundary should be implemented, in the proximity of 200m.
- We respectfully submit that the design and layout of the proposed development appears to be driven by avoiding the mapped high biodiversity values under the NSW Biodiversity Conservation Act, 2016 and the proposal seems to be trying to avoid the NSW Biodiversity Offsets System.



- This results in the development being pushed to the far southern end of the property with the proposed development located extremely close to the external boundaries of the property.
- This requires a long length of High Plains Lane to be used to access the development.
- Whilst avoiding mapped high biodiversity values on face value appears logical, further investigation and local knowledge would have revealed that the area mapped as high biodiversity area within the northern and central parts of the property is due to a 500m buffer being applied to a listed vulnerable flora plant, the Mauvre Burr-daisy (*Calotis glandulosa*) having been recorded along the Snowy River Way Road reserve.
- The property is not likely to accommodate this threatened plant, although this can only be determined by inspection in Spring and Summer (noting that the Fauna and Flora Assessment was undertaken in Autumn) and is not likely to be required to be mapped. The provisions to have the map changed or challenged by the project Ecologist demonstrates the lack of local experience and knowledge.
- The end result is the development has been designed to avoid a mapped area that is not likely to be required to be mapped or accommodate the listed vulnerable plant. The mapped area does not provide any greater biodiversity area than the areas not mapped.
- The development therefore could have been more appropriately located in other parts of the property, in particular it should have provided for further or greater setback from the adjoining property boundaries and a much shorter use of High Plains Lane.
- Notwithstanding this, the development nonetheless does trigger the Biodiversity Offsets Scheme as the total disturbance of the development in totality is greater than 1ha. The Fauna and Flora assessment has calculated the overall disturbance impact as 8490m²; however, the following additional disturbances have not been included:
 - The upgrade to High Plains Lane with the road requiring additional passing lanes to comply with Planning for Bush Fire Protection standards (PBP 2019).
 - The additional pathways required between each cabin and Cabin 3 as a refuge building.
 - The trenching required for the reticulated water supply.
 - The trenching required for underground electricity connection to all 5 cabins. The closest transmission line is over 800m away.
 - The trenching required for on-site effluent disposal.
 - The additional 1km long proposed fencing recommended for the entire eastern boundary native tree planting 'koala corridor'.
- All of these combined disturbances would result in the total overall disturbance being greater than 10,000m², therefore triggering the Biodiversity Offsets Scheme. This renders the avoidance of the mapped Biodiversity Values area within northern and central areas of the property as obsolete.

Access:

- The DA does not include a Traffic Impact Assessment. The effect of the proposed development in our submission to the existing right-of-way is extremely detrimental to the adjoining properties.
- The site is accessed from a private lane, a right-of-way that provides access to at least six current lots with dwellings and understood to include additional approved lots, yet to be registered. We confirm that the issue of the use of this private lane has been highlighted in other neighbours objections to the DA as a critical issue and we reiterate those objections.
- High Plains Lane is therefore at its maximum capacity as a private road (right-of-way), as outlined in Chapter C3 of the SRDCP 2013. Any development that increases the traffic generated more than six lots, requires the road to be made a public road. We are not agreeable to this, and would understand that Council does not wish this either. As such the most appropriate solution is that the developer be required to ensure that access to this development be directly through the developer's land (Lot 2 DP1184090), immediately off Snowy River Way and not using High Plains Lane, or at the very least only using the entrance (upgraded as required under DA0135/2012).
- The intersection of High Plains Lane and the Snowy River Way is inadequate for the proposed additional traffic generated. The intersection is required to demonstrate it can comply with the minimum design standard for the existing and proposed traffic generated and provides compliant safe sightline distances in both directions.
- Any approved development in this vicinity on Snowy River Way needs to address changing the speed limit to 80km from 100km to address the significant safety issues that will arise from increased traffic.
- It is our respectful submission that the DA would require internal road access to the development as opposed to using the High Plains Lane.

Permissibility:

Dwelling:

- We note and acknowledge that the lot is over 40ha in size and therefore has a dwelling entitlement. It is also acknowledged that the proposal includes a new dwelling, located at the SE corner of the site. However, the DA plans nominate this as a 'Managers Residence'. Therefore, the DA and the supporting documentation are unclear as to what is actually proposed. We request that this be specifically addressed.
- A 'Managers Residence' suggests that this building will not be used by the owners of the land and that there would be potential for an additional dwelling or even a dual occupancy (two dwellings) in addition to the proposed development. If granted consent, this could allow for 8 dwellings on the property.

- Under the SRDCP 2013 a 'Managers Residence' is only required for a development with 15 or more beds. The SoEE is silent on the extent of beds proposed, however if each cabin is limited to 2 people (as referenced in the Watercheck Testing report), then the development would have a capacity of 10 persons, thus does not warrant a Managers Residence.
- As stated above, it is not clear or legible about the development consent sought, and perhaps further clarification is required?

Eco-tourist Facility:

- "Eco-tourist facilities" are permissible in Zone RU1 Primary Production.
- "Tourist and visitor accommodation" is prohibited in Zone RU1 Primary Production.
- The SR LEP 2013 states that an *eco-tourist facility* means a "building or place that—
(a) provides temporary or short-term accommodation to visitors on a commercial basis, and
(b) is located in or adjacent to an area with special ecological or cultural features, and
(c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact."
- The definition requires that an eco-tourist facility be at a much higher level to demonstrate that it is not simply "tourist and visitor accommodation", a prohibited land use.
- We would draw reference to the NSW Land and Environment Court decision, *Camberlee Investments Pty Ltd v Shoalhaven City Council*, which provides direction on this subject.
- For reference, tourist and visitor accommodation is defined as:
"a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following—
(a) backpackers' accommodation,
(b) bed and breakfast accommodation,
(c) farm stay accommodation,
(d) hotel or motel accommodation,
(e) serviced apartments"

SRLEP 2013 - Section 5.13 Eco-tourist facilities:

- Section 5.13 'Eco-tourist facilities' of the SR LEP 2013 provides direction on what constitutes an "eco-tourist facility". As stated above, and as the Land and Environment Court has determined, it sets a much higher level than traditional tourist and visitor accommodation development.

- As council is aware the objectives of the Section 5.13 are to:
 - (a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,*
 - (b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.*
- It advises that the consent authority must not grant consent under the SR LEP 2013 to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that it is an eco-tourist facility. It sets out a series of requirements which need to be met.
- An assessment of the application has been undertaken against these requirements. This assessment has identified the following failures in associated with the relevant clauses below:

Relevant Clause	Comment
<i>a)there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area</i>	The current DA as proposed is insufficient in demonstrating how the proposal represents the fundamental 'connection' between the development and values of the site and area.
<i>c)the development will enhance an appreciation of the environmental and cultural values of the site or area</i>	<p>The proposal is for "tourist and visitor accommodation" with a token gesture to provide guest a brochure at a budget cost of \$200.</p> <p>The proposal has not demonstrated sufficient connection to the cultural values of the site or area.</p>
<i>d)the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal</i>	<p>The development is located within an area comprising of native grassland and woodland vegetation with these areas not being avoided.</p> <p>The proposal has not established how the 'avoid, minimise and mitigate impacts hierarchy' has been applied.</p>
<i>e)the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment</i>	<p>The application does not include an eco-tourist facility management plan or an ecological sustainable development assessment.</p> <p>The proposed planting of natives on the eastern boundary will increase bushfire risk and is a token gesture with no recorded evidence of koalas being present in the locality.</p>
<i>g)the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora</i>	<p>With no visual impact assessment undertaken, including provision of models and photomontages, the proposal has failed to address visual impacts.</p> <p>The close setbacks of the development with its side boundaries and the basic rectangular design of the cabins does not minimise visual impacts, the proposed structures would directly impact us and could be avoided if greater setbacks were provided. These structures are similar to those found in mining camps, not eco-tourist facilities.</p>
<i>h)any infrastructure services to the site will be provided without significant modification to the environment</i>	There is no information on how potable and non-potable water supply will be reticulated throughout the site or whether the cabins are connected to mains power, requiring extension of power lines underground.

	<p>There is no information or assessment of all the trenching required for the development including effluent, water and power.</p> <p>No traffic assessment has been undertaken and the existing access, including intersection is not adequate to accommodate the additional traffic generated.</p>
<i>(i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design</i>	<p>The proposed dwelling includes solar power.</p> <p>The proposed cabins do not include evidence of solar power and propose heat pumps for hot water, heating and cooling and do not demonstrate any passive design components.</p> <p>The water scores under the BASIX Certificate only just comply with the minimum standard for a residential dwelling, let alone an eco-tourist facility.</p>
<i>(j) the development will not adversely affect the agricultural productivity of adjoining land</i>	<p>The development includes building setbacks close to the external boundaries of the site, which could lead to conflict with the agricultural activities on the adjacent land.</p>
<p><i>(k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment—</i></p> <p><i>(i) measures to remove any threat of serious or irreversible environmental damage,</i></p> <p><i>(ii) the maintenance (or regeneration where necessary) of habitats,</i></p> <p><i>(iii) efficient and minimal energy and water use and waste output,</i></p> <p><i>(iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,</i></p> <p><i>(v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.</i></p>	<p>The proposal does not include a management strategy.</p> <p>The proposal does not set out how ISO 14000 standards can be met.</p>

- The proposal has failed to achieve compliance with clause 5.13 of the SRLEP 2013 and therefore Council cannot grant consent.
- The proposal is “tourist and visitor accommodation” as the site does not:
 - provide any special ecological or cultural features, which is supported by the Fauna and Flora assessment.
 - enhance an appreciation of the environmental and cultural values of the site or area.
 - provide for appropriately designed buildings that respond to the natural setting and built form of the locality. The proposed cabins appear similar to those found in mining camps with no information on their passive solar design or embodied energy.
 - appropriately address visual impacts with short setbacks provided to external boundaries.

- include sufficient information to establish it as an ecological sustainable development with the proposed cabins to be connected to mains power and insufficient info on water supply.
- establish the amount of traffic generated and its impact on High Plains Lane and the Snowy River Way intersection.

Bushfire:

- The Bushfire Report and Fauna and Flora Assessment appears to have been prepared with no oversight by the Applicant or their planning consultant. This is demonstrated in the Fauna and Flora assessment recommends that a 10m wide 1km+ long planting strip of natives for a 'koala corridor' being planted along the eastern boundary of the property. This planting would be located within the APZ of the dwelling, which is only located 24m from the eastern boundary. The proposed planting would not comply with the APZ nor landscaping requirements of PBP 2019.
- The Bushfire report recommends that Cabin 3 be the dedicated refuge building in the event of a bushfire that therefore Cabins 1,2,4 & 5 do not require an APZ or BAL. The cabin is not large enough and guests have no obligation to accommodate other guests in the event of a bushfire.
- The proposed use of Cabin 3 as a refuge building may be located within 100m of the cabins in a direct line, however guests from the other cabins will be required to walk to Cabin 3, yet there is no pathway proposed and this does not form part of the disturbance calculations. The proposed pathways would have to be within 100m walking distance to Cabin 3.
- The dedicated bushfire tank located at Cabin 3 is located too far away from the other cabins.
- High Plains Lane is not sufficient to cater for the additional traffic generated by the development and does not comply with Chapter 6 of PBP 2019.

Snowy River Development Control Plan 2013:

- The DCP sets out objectives for Eco-tourist facilities (Chapter E4) with regard to site design, car parking, education and awareness, access, management and waste management.
- The objective of site design is to *"improve the environment...and incur minimal disturbance through integrative design which reflects rather than alters the natural existing landscape"*. The controls which follow are reflective of the objectives and those of Section 5.13 'Eco-tourist facilities' of the SRLEP 2013.
- The proposal does not comply with these provisions as the proposal is not *"designed on the basis of ecological sustainability and an understanding of the potential environmental impacts"*. The proposal is for 5 small rectangular prefabricated boxes that would be commonly found in mining camps. The proposed cabins do not include sufficient design, construction or management elements to support its "eco" credentials.

- The proposal is not representative of sensitive design which responds to the values and characteristics of the site.

Education and Awareness

- An eco-tourist facility should easily be able to demonstrate a connection between the development and the ecological, environmental and cultural values of the site or area and this would extend to education and awareness.
- A sound development would be able to incorporate and promote visitor education and environmental awareness as integral components of eco-tourist development. Awareness and education would be reflected in the scale, design, materials, orientation and the curation of the site's environmental assets.
- This is not reflected by the proposed development. The SoEE advises that it will provide visitor information. The provision of a \$200 produced brochure will not amount to anymore awareness or education than a traditional tourist and visitor accommodation development.
- The proposal fails to comply with the DCP.

Management

- Section 5.13 'Eco-tourist facilities' of the SRLEP requires a management strategy and the DCP builds on that requirement.
- The applicant has not provided a management strategy and therefore the application does not comply with the DCP.
- An assessment of the application has been undertaken against the relevant parts of Chapters C3, C8 & C9 is provided below.

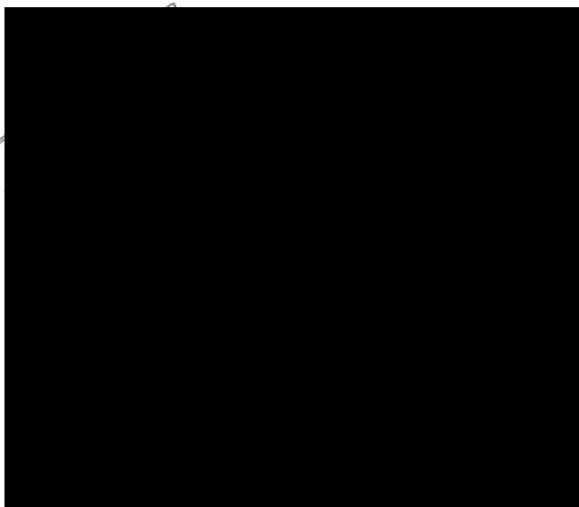
Requirement	Comment
C3.1-1 Permanent and Practical Legal Access <i>Consideration must be given to whether traffic associated with the proposed development will cause the condition of the roads to deteriorate and whether funds are or will be available for road maintenance and whether any financial contributions from the proposed development are sufficient to upgrade the roads likely to be affected.</i>	<p>The development does not appear to provide permanent and practical legal access across the Crown Road Reserve.</p> <p>The development has not appropriately considered and catered for the additional traffic generated. No traffic assessment has been done.</p> <p>With the previous subdivision creating six lots on a private road, the road is at its limit in terms of development and traffic.</p>
C3.1-5 Adequacy of Access <i>The standard of all weather access roads to the development is to adequately cater for existing and potential traffic.</i>	<p>The current standard of the access road is not suitable for all weather access to cater for the potential traffic.</p> <p>To achieve this, the road would have to be upgraded and transferred to Council as a public road.</p>

<p><i>The road reserve width is to be sufficient to cater for all functions that the road is expected to fulfill, including the safe and efficient movement of all users and acting as a buffer from traffic nuisance for residents.</i></p> <p><i>The carriageway width is to allow vehicles to proceed safely at the operating speed intended for that road.</i></p> <p><i>The design of intersections is to allow all movement to occur safely and projected traffic volumes are to be used in designing all intersections.</i></p> <p><i>All intersections and vehicular entrances are to satisfy the relevant design standards published by the Roads and Maritime Authority.</i></p> <p><i>Access is designed in accordance with the design criteria set out in the Aust Roads Guide to Road Design and the Council's Development Design and Construction Specifications.</i></p>	<p>Alternatively it should be required that the access to the development be via an internal road.</p> <p>The intersection of High Plains Lane and the Snowy River Way would have to be upgraded to accommodate the proposed additional traffic generated.</p> <p>Implementation of 80km speed limit at the intersection of Snowy River Way should be required to ensure safety for all users.</p>
<p>C3.1-6 Minimising Impacts</p> <p><i>Consideration is to be given to the impact the traffic associated with the proposed development will have on existing roads, road safety and other road users.</i></p> <p><i>Physical impact on the environment and on the visual landscape are to be minimised through site planning and design.</i></p> <p><i>Access roads are not to exceed 12% slope and are to be designed to work with the contours of the land (minimising cut and fill).</i></p> <p><i>Access roads are not to proceed through rock outcrops, natural features or existing vegetation stands and are not to be located on prominent hill faces or ridgelines.</i></p>	<p>Consideration has not been given to the impact of the traffic associated with the development.</p> <p>The proposed internal road is designed through vegetation stands.</p> <p>With no longitudinal sections provided for the internal road design, the slope of the road cannot be determined.</p>

Requirement	Comment
<p>C8.1-1 Minimising Conflicts</p> <p><i>Locate residential, eco-tourist facilities and tourist and visitor accommodation to minimise land use conflicts between other land uses in rural areas including agriculture, intensive agriculture and extractive industries.</i></p> <p><i>In assessing development adjoining the existing residential uses, the Council must consider whether or not the development is likely to have a significant impact on The residential uses including increased vehicle movement and noise.</i></p>	<p>The location of the proposed development close to the external boundaries of the site does not minimise land use conflicts with the neighbouring properties used for residential and commercial agricultural purposes.</p> <p>The proximity to external boundaries as currently proposed directly results in conflict.</p>
<p>C6.2-3 Non Domestic Rural PotableWater</p> <p><i>Adequate provision of potable water is to be made for the peak occupancy or use of the development.</i></p> <p><i>Where the development includes accommodation, the development proposal is to demonstrate that the capacity for provision of at least 110 litres of potable water per person per day is available.</i></p> <p><i>(Where the development does not include accommodation, the development proposal is to demonstrate that the capacity for provision of 90 litres of potable water per person per day is available.</i></p> <p><i>Sufficient storage of potable water is to be provided for a forward period of at least one week.</i></p> <p><i>A reduced rate of potable water storage may be proposed where the safe use of nonpotable water is demonstrated for use in toilet flushing, laundry tubs, washing machines and other uses not involving human consumption. Where a reduced rate of storage is proposed, the reduced rate is to be supported by documentation prepared by a suitably qualified professional.</i></p> <p><i>The development proposal for eco-tourist facility is to demonstrate through documentation and management techniques a target for potable water use in the facility of 90 litres per person per day.</i></p>	<p>The development does not address the provision for adequate potable water supply at 110 litres per person per day.</p> <p>The small roof area would not be adequate to provide sufficient roofwater for the occupancy proposed.</p> <p>A development for eco-tourist facility must demonstrate a target for grey water re-use within the facility of 100%.</p>

<p><i>The proposed development of an eco-tourist facility must demonstrate a target for grey water re-use within the facility of 100%.</i></p>	
<p>C9.2-4 Non Domestic Rural Non-Potable Water Availability</p> <p><i>(a) Adequate provision of non-potable water (40 litres per person per day) is made for the peak use or occupancy of the development and may be provided by means of a dam, bore and/or through treatment and recycling of grey water via a NSW Health accredited domestic grey water treatment system.</i></p> <p><i>(b) Any development proposal including the use of bores is to be supported by documentation demonstrating compliance with licensing requirements by the NSW Government.</i></p> <p><i>(c) Any development proposal involving the use of dams is to be supported by documentation demonstrating compliance with the 'Harvestable Right' and the Farm Dams Assessment Guide administered by the NSW Office of Water.</i></p> <p><i>Note: the onus is on the applicant to demonstrate that the provision of non-potable water is adequate for the development.</i></p>	<p>The development does not address the provision for adequate non-potable water at 40 litres per person per day.</p> <p>The creation of bores for commercial use and dams would not be lawful on the site.</p>

In summary we confirm that the current DA fails to address many aspects required for the proposed development, many of which are specifically required by legislation as well as BPB and the SRLEP that will need to be addressed. In addition the proposed development imposes detrimental impacts on us as neighbours with unacceptable increase of use of a private road, High Plains Lane, which is already at capacity, and the unusually close proximity to external boundaries that has visual and biosecurity risks impacts.



Submission 4

6 August 2023

Ms Sarah Brown
Town Planner
Snowy Monaro Regional Council
PO Box 714
Cooma NSW 2630

Sent by email – council@snowymonaro.nsw.gov.au

Proposed Development – Ecotourism Facilities (5 cabins & 5 carports), dwelling house, garage & machinery shed.

Property Description – 79 High Plains Lane, Jindabyne, NSW, 2627

Applicant's Name – Instep Management Group Pty Limited.

Application Number – 10.2023.200.1

Dear Sarah,

Thank you for your letter of 25 July in relation to the proposed development described above. We have carefully read and considered the proposal and offer the following responses:

1. First, the project appears to have already started without approval, since access roads per the Site Plan provided, concrete building pads and some buildings are in place.
2. We purchased our 100-acre lot here early in 2014 and at that time the entire subdivision, Zoned R1 Primary Production, entitled each 100-acre lot owner the right to build a residential dwelling and a second small dwelling, subject to approvals. To date, no second dwellings have been built and each owner has pursued primary production activities - grazing of cattle, growing of crops or both.
3. No commercial development of the subdivision was proposed or envisaged in 2014, despite the SMRC LEP current at the time (still in force) permitting development of "eco-tourism facilities", subject to approval, within the above-mentioned zone. When one reads the objectives of Zone RU1 Primary Production and then the list of developments that may be allowed, with consent (see Attachment # 1, listing a very large number of diverse facilities and activities), describing the list being incompatible to the objective of maintaining the rural/farm nature and peaceful enjoyment of the region for both residents and visitors alike, is an understatement!
4. The term "eco-tourism" is defined by many organisations, (see Attachment # 2 by some), and too often the term is abused by developers seeking approval of projects by Councils. The DA for 79 High Plains Lane as proposed, falls well short of being described in any way consistent with the definitions in Attachment # 2. **It offers no interpretive or educational activities**, and it will do nothing other than offer a bed base that will compete with other commercial operators in the region, adding to traffic along High Plains Lane and a high degree of accident risks at its intersection with the Snowy River Way.
5. The proposed development will substantially change the quiet, rural residential nature of High Plains Lane for the five (5) residents who live there and disturb their stock or worse. It will also adversely affect other property owners in the vicinity along the Snowy River Way.

6. A major consideration which has not been adequately assessed and reported on in the DA submitted to you **is traffic management.**

Attachments # 3 and # 4 are extracts from the DA submitted relating to Traffic Management AND Vehicle Access.

The DA submission specifically states "*The proposal does not affect ... pedestrians, cyclists, general traffic, deliveries ...*"

We disagree entirely, there's no comprehensive assessment or plan evident anywhere in the documentation that has evaluated this matter adequately. The superficial or cursory dismissal of this vitally important aspect of the proposal is of significant concern.

A residential home (say 2 cars) and five (5) cabins (2 cars each) plus staff cars (numbers not stipulated) as described in the DA, could result in a range of an additional 6 - 12 vehicles or more, going out of and into High Plains Lane and negotiating the Snowy River Way intersection every day.

That's a range of 84 to 168 additional vehicle movements per week, or more, on High Plains Lane, way more than double the current movements, by residents only, who respect the agreement between them to drive slowly and carefully.

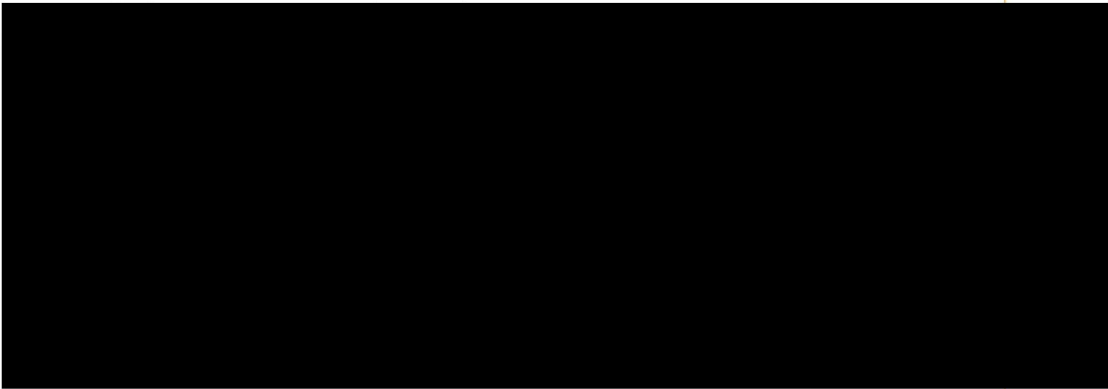
Importantly, **what's the plan for safe traffic management at the intersection of High Plains Lane and the Snowy River Way to avoid serious traffic accidents as speeding drivers approach that intersection from both directions on the SRW?**

7. How is the speed of visitors to the region using High Plains Lane controlled? We see every day, particularly in winter, the complete disregard of drivers visiting the region for road rules, frequently endangering the lives of other road users.

Cattle often graze High Plains Lane, and it's used by residents walking and bike riding. How are they protected from speeding drivers on High Plains Lane?

8. There will be a great deal more wear and tear of High Plains Lane requiring expensive repairs and maintenance, and dust created by the increased vehicle movements by non-residents. What's the plan for maintenance of High Plains Lane?

9. There is no plan showing how so many garbage bins, more than double the current number, will be managed on the Snowy River Way each week. There needs to be a plan to manage this potentially unsightly increased number of bins placed on the Snowy River Way, worse still, bins strewn near or on the road in very windy conditions.



Attachment # 1

1. Objectives of Zone RU1 Primary Production

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage tourist and visitor accommodation that does not have an adverse impact on agricultural activities.
- To allow for the development of non-agricultural land uses that are compatible with the character of the zone.

2. Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture.

3. Permitted with consent

Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Freight transport facilities; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Jetties; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities.

4. Prohibited

Any development not specified in item 2 or 3.

5. NSW Govt Legislation states...

5.13 Eco-tourist facilities, compulsory if eco-tourist facilities permitted with consent

- (1)** The objectives of this clause are as follows—
 - (a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,
 - (b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.
- (2)** This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.

- (3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that —
- (a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and
 - (b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and
 - (c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and
 - (d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and
 - (e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and
 - (f) **waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and**
 - (g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and
 - (h) **any infrastructure services to the site will be provided without significant modification to the environment, and**
 - (i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and
 - (j) **the development will not adversely affect the agricultural productivity of adjoining land, and**
 - (k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment—
 - (i) measures to remove any threat of serious or irreversible environmental damage,
 - (ii) the maintenance (or regeneration where necessary) of habitats,
 - (iii) efficient and minimal energy and water use and waste output,
 - (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,
 - (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.

Attachment # 2 - Definitions of Eco Tourism

1. United Nations World Tourism Organisation (UNWTO)

According to the UNWTO's definition, **ecotourism** refers to forms of tourism which have the following characteristics:

- **All nature-based forms of tourism in which the main motivation of the tourists is the observation and appreciation of nature as well as the traditional cultures prevailing in natural areas.**
- **It contains educational and interpretation features.**
- It is generally, but not exclusively organised by specialised tour operators for small groups. Service provider partners at the destinations tend to be small, locally owned businesses.
- It minimises negative impacts upon the natural and socio-cultural environment.
- It supports the maintenance of natural areas which are used as ecotourism attractions by:
- **Generating economic benefits for host communities, organisations and authorities managing natural areas with conservation purposes.**
- Providing alternative employment and income opportunities for local communities.
- **Increasing awareness towards the conservation of natural and cultural assets, both among locals and tourists.**

2. The International Eco Tourism Society

Ecotourism is now defined as “responsible travel to natural areas that conserves the environment, **sustains the well-being of the local people, and involves interpretation and education**” (TIES, 2015). Education is meant to be inclusive of both staff and guests.

Principles of Ecotourism

Ecotourism is about uniting conservation, communities, and sustainable travel. This means that those who implement, participate in and market ecotourism activities should adopt the following ecotourism principles:

- Minimize physical, social, behavioural, and psychological impacts.
- Build environmental and cultural awareness and respect.
- Provide positive experiences for both visitors and hosts.
- Provide direct financial benefits for conservation.
- Generate financial benefits for both local people and private industry.
- Deliver memorable interpretative experiences to visitors that help raise sensitivity to host countries' political, environmental, and social climates.
- Design, construct and operate low-impact facilities.
- Recognize the rights and spiritual beliefs of the Indigenous People in your community and work in partnership with them to create empowerment.

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Submission 5

16 August 2023

The General Manager
Snowy Monaro Regional Council
PO Box 714
COOMA NSW 2630

Attention: Sarah Brown

By email:

Dear Sirs

**RE: Objection to Development Application No. 10.2023.200.1
Property: 79 High Plains Lane, Jindabyne**

We are the consultant town planners for [REDACTED] proprietors of land located [REDACTED] The Snowy River Way, Beloka. We have been instructed to submit an objection to the development proposed by development application No. 10.2023.200.1.1 being the construction of an eco-tourism facility consisting of 5 cabins and the erection of a dwelling house and machinery shed at 79 High Plains Lane, Jindabyne (**the DA Property**). We attach Political Donations Statements completed by our clients.

Our clients' land directly adjoins the subject property [REDACTED] and is currently used for intensive horticulture [REDACTED]

Our client objects to the proposed development on the following grounds:

1. Impact on agricultural operations
2. Setbacks and visual impact
3. Traffic and safety
4. Ecological impacts
5. Waste management
6. Bushfire Risk
7. Commencement of development
8. Unclear and incomplete application.
9. Permissibility

We expand on each objection grounds below:

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182 George Street, Parramatta
Phone: (02) 9689 0700

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1. Impact on agricultural operations

Our clients' property directly adjoins the DA property [REDACTED] has been operated as a commercial [REDACTED] farm for 15 years. The [REDACTED] farm operations involve a need for strict biosecurity to ensure that damaging foreign matter, including weeds does not migrate into the areas of the property used for this purpose.

The proposed development has made no attempt to provide a sufficient buffer to our clients' land, proposing roads and cabins within 19 metres from the nearest boundary and 100m from the boundary with our clients' land. Further the intensity of the development is such that the use of the right of carriageway and the unsealed driveway would pose a risk associated with the airborne spread of weeds across boundaries. The consent authority could not be satisfied that the proposal is consistent with cl.5.13(3)(j) of *Snowy River Local Environmental Plan 2013 (LEP 2013)*, namely that "development will not adversely affect the agricultural productivity of adjoining land".

We draw Council's attention to the decision of Martin SC in *Camberlee Investments Pty Ltd v Shoalhaven City Council* [2017] NSWLEC 1585. In that case the Senior Commissioner was considering the operation of cl.5.13 in another environmental planning instrument. The Senior Commissioner states:

.....the consent authority – in this case, the Court - must be satisfied as to each of the elements set out at cl 5.13(3) before its power to grant development consent is enlivened. The inclusion of a control such as cl 5.13 demonstrates that before an eco-tourist facility becomes eligible for the granting of development consent, the Court must be satisfied as to the existence of each of eleven separate matters.....

With the absence of satisfaction to this clause Council have no power to approve the development application.

Further the proposed development is contrary to the following objectives of the RU1 – *Primary Production* zone:

To promote tourism, educational and recreational development and living areas that are compatible with agricultural activities and the environmental, historical and cultural values of the zone.

2. Setbacks and visual impact

The proposed development involves the erection 5 cabins, 5 carports and a machinery shed having a footprint of 144m², a dwelling house with a free standing garage. The intensity of the proposed development is excessive and is contrary to the RU1 zone objective which requires development to *maintain and promote the scenic values and rural landscape characteristics of the zone through compatible, small-scale development*". (our emphasis). The development makes no attempt to avoid a visual intrusion on its neighbours, siting the cabins and dwelling house in close proximity to boundaries.

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Further the cabins are located upon the top of a ridgeline which further extenuates their visibility from surrounding areas. Such a design approach is inconsistent with:

- cl.5.13(3)(g) of LEP 2013 which requires development to be *located to avoid visibility above ridgelines and against escarpments*”; and
- clause 4.1.1 of Chapter E of *Snowy River Development Control Plan 2013 (DCP 2013)* which requires development to “*not dominate the visual landscape through any component buildings and infrastructure and ...be compatible with the local cultural character*”.

The proposed development would be an entirely foreign element in the locality.

3. Traffic and safety

The proposed eco-tourist facility would be accessed via The Snowy River Way and via High Plains Lane, which is an unsealed right of carriageway. The intersection of these two roads is extremely dangerous due to the 100km/h speed limit which applies to The Snowy River Way, the absence of appropriate sight lines and the unsealed nature of the High Plains Lane. See photograph below.



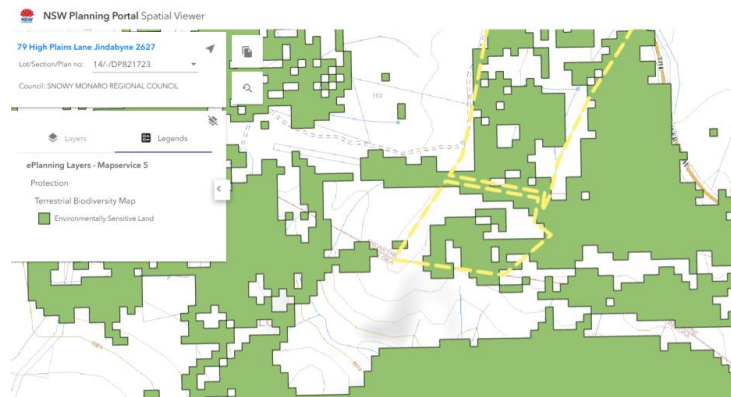
The proposed development would accommodate up to 16 vehicles, with the vast majority of these cars being used by persons not familiar with the local road network. The DA property is not suitable to accommodate a tourist facility of this intensity and would place visitors to the site and users of the roadways at risk.

4. Ecological Impacts

The proposed development involves the clearing of up to 8,490sqm of the DA property to make way for the proposed cabins, dwelling and driveways. The area of the property in which this

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clearing is proposed to occur is mapped as environmental sensitive land under LEP 2013. See extract below.



The proposed development will have a serious and avoidable impact on the native flora and fauna, including the removal of potential koala habitat. Council could not reach the requisite level of satisfaction under cl.7.2(4) of LEP 2013 and must refuse the development application.

5. Waste management

The development application contains no details as to the management of waste generated by the proposed eco-tourism facility. Currently residences of High Plains Lane are serviced by kerb-side pick up from The Snowy River Way. As can be seen from the photograph above, the collection area is constrained in size and often residents have difficulty placing their bins for collection.

The proposed development is a far more intense use than other development in the area and will likely generate significantly greater amounts of waste. Council could not be satisfied that *“waste generated during construction and operation will be avoided and that any waste will be appropriately removed”* as required by cl.5.13(3)(f) of LEP 2013. As such Council has no power to approve the subject application: *Camberlee*

6. Bushfire Risk

Access

The proposed development relies on an unsealed driveway for egress purposes to The Snowy River Way in the event of a bushfire. This distance of the proposed cabins and dwelling to the nearest public road would be up to 1.2 kms and the majority of the route travels upon an existing driveway located on an adjoining property which is the subject of a right of carriageway easement.

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The access is contrary to the bushfire protection measures contained in Table 5.3b of the NSW Rural Fire Service *Planning for Bushfire Protection* 2009 as:

- The access road is not all-weather and would rely upon a maintenance regime implemented by other parties not related to the proposed development. There is no certainty that vehicles of up to 23 tonnes could travel on the accessway at all times.
- It is not a through road and no alternative access is provided.
- It is significantly greater than 200m in length.
- It travels through areas which are vegetated and overhanging branches are present along its route.

The Bushfire Assessment Report accompanying the development application relies upon the presence of a proposed “refuge building” to justify the significant variations to the bushfire protection measures. Such an approach is specifically rejected by *Planning for Bushfire Protection* which provides at part 8.3.3:

However private bush fire shelters are not accepted as an offset for compliance of the dwelling with AS 3959 or the NASH Standard and the BPMs outlined in PBP.

It must be emphasised that private bush fire shelters should not be relied on as the sole answer to reducing the risk to residents in bush fire prone areas.

In circumstances where the majority of future occupants to the property would be tourists the inadequate access would pose a significant risk.

Location of Buildings

The proposed cabins and dwelling are sited in close proximity to boundaries, in close proximity to the dense vegetated area of the adjoining gully and upon a ridge. The location of these structures puts not only future occupants of the property at risk, yet also elevates the risk to neighbouring properties as the possibility of an ignition source increases.

In the event that a fire started within a cabin or the dwelling, the passage of the fire to neighbouring properties would be unavoidable. A development of this intensity should be sited away from boundaries and heavily vegetated areas.

7. Commencement of development

Council has no power to consent to the subject application as a component of the works to which consent is sought, has already been commenced. The recent aerial photograph below clearly shows that the development has commenced with the carrying out of earthworks to create roads and cabin footprints, and the pouring of concrete slabs associated with the proposed dwelling and machinery shed (circled in red).

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It is also apparent when considering an aerial photograph of the DA property before the commencement of works, that areas of the land have been illegally cleared, including the removal of trees to make way for the roads and cabins. See photograph below:



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Phone: (02) 9689 0700

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Preston CJ sitting in the Court of Appeal states in *Ku-ring-gai Council v Buyozo Pty Ltd* [2021] NSWCA 177:

39 This essential characteristic of the grant of development consent means that a development consent cannot be granted to authorise development that has already been carried out, such as the erection of a building that has already been erected, the carrying out of a work that has already been carried out or the demolition of a building or work that has already been demolished. A development consent can never retrospectively approve the carrying out of development, but can only prospectively approve the carrying out of development

The application is therefore beyond the Council's power to approve.

8. Unclear and incomplete application.

The development application does not contain the consent of the owner of the road reserve which transects the DA property. The application seeks to carry out work on this land, being the removal of trees and vegetation, the construction of a driveway and the use of that land for access to the eco-tourist facility and dwelling. The Council have no power to approve the application given the absence of consent from all owners of the land to which development is proposed: see *Al Maha Pty Ltd v Huajun Investments Pty Ltd* [2018] NSWCA 256.

Secondly the application does not contain sufficient or clear information to enable an informed assessment to be made.

The following discrepancies and errors are observed in the application documents:

- The development application form indicates that no trees will be removed, yet the other documents propose the clearing of 8,490sqm of the land including the removal of trees.
- Page 41 of the Statement of Environmental Effects under cl.4.1 *Minimum subdivision lot size* describes the creation of "proposed lots 1 and 2". The document also refers to the land as being zoned R2 *Low Density Residential* and as B2 *Local Centre*.

The development application does not contain sufficient information for Council to be satisfied of the mandatory matters within s.4.6 of *State Environmental Planning Policy (Resilience and Hazards) 2021*. Under that section, an application seeking consent for a change of use must be accompanied by a preliminary site investigation if the land has been used for a purpose referred to in Table 1 of the contaminated land planning guidelines (**the Guidelines**).

Table 1 of the Guidelines specify "agricultural activities" as a contamination causing source. As Council is aware the DA property has been used for agricultural activities in the recent past, meaning that consent cannot be granted unless a preliminary site investigation is provided.

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9. Permissibility

The Statement of Environmental Effects provides that the proposed development is permissible by virtue of the development being for the purpose of a “eco-tourist facility”, a “farm building” (which refers to the machinery shed) and as a “dwelling house”.¹

An eco-tourist facility is defined by LEP 2013 as:

eco-tourist facility means a building or place that—

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

On the basis of the concerns expressed above regarding the location of the proposed cabins and their ecological and visual impact, the proposal does not achieve element (c), and is therefore not consistent with the definition of an ‘eco-tourist facility’.

A farm building is defined as “a structure the use of which **is ancillary to an agricultural use of the landholding** on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling” (our emphasis).

The DA property is not used for agricultural purposes, nor does the development application indicate such a use will occur in the future. The proposed machinery shed is not consistent with the definition of a “farm building”.

In failing to comply with these definitions, the proposed development falls into the residual category of “Prohibited Development” under the RU1 land use table.

If you have any questions regarding the contents of this letter please contact the undersigned.

Yours faithfully

GOUGH PLANNING



Andrew Gough BTP (Hons) LLB

¹ Statement of Environmental Effects at p4.



Pre-Lodgement Application Form

Portal Application number: PAN-347376

Applicant contact details

Title	
First given name	Neil
Other given name/s	
Family name	Mumme
Contact number	0412860488
Email	neil@instepmanagement.com.au
Address	PO Box 491 NAROOMA NSW 2546
Application on behalf of a company, business or body corporate	Yes
ABN	14003971631
ACN	003971631
Name	INSTEP MANAGEMENT GROUP PTY LIMITED
Trading name	Progressive Project Solutions
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	Mr
First given name	Daniel
Other given name/s	
Family name	Graham
Contact number	0413884913
Email	danielgraham@built.com.au
Address	79 HIGH PLAINS LANE JINDABYNE 2627

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	Yes
Provide details	Farm gate

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	79 HIGH PLAINS LANE JINDABYNE 2627
Local government area	SNOWY MONARO REGIONAL
Lot / Section Number / Plan	14/-/DP821723 <input type="checkbox"/> 2/-/DP1184090 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Snowy River Local Environmental Plan 2013 Land Zoning RU1: Primary Production Height of Building 9 m Floor Space Ratio (n:1) NA Minimum Lot Size 40 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Terrestrial Biodiversity Biodiversity

Proposed development

Proposed type of development	Other
Description of development	Ecotourism Facilities (5 Cabins & 5 Carports), dwelling house, garage & machinery shed
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	
Monday	-
Proposed to operate 24 hours on Tuesday	
Tuesday	-
Proposed to operate 24 hours on Wednesday	
Wednesday	-
Proposed to operate 24 hours on Thursday	
Thursday	-
Proposed to operate 24 hours on Friday	
Friday	-
Proposed to operate 24 hours on Saturday	
Saturday	-
Proposed to operate 24 hours on Sunday	
Sunday	-
Dwelling count details	
Number of dwellings / units proposed	6
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	561
Total site area (m2)	400,000

Cost of development	
Estimated cost of work / development (including GST)	\$1,342,391.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1373258S_02 1368416M_05
Subdivision	
Number of existing lots	1
Proposed operating details	
Number of additional jobs that are proposed to be generated through the operation of the development	2
Number of staff/employees on the site	1

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
Other for example rural/extractive industry	5	5	10
Total	5	5	10

Number of loading bays	0
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
10.7 Certificate	

Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	Instep Management Group P/L
ABN	14 003 971 631
ACN	003 971 631
Trading Name	Progressive Project Solutions
Email address	neil@instepmanagement.com.au
Billing address	PO Box 491 NAROOMA NSW 2546

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	LD3. Plans Garge & Machinery Shed - 79 High Plains Lane JINDABYNE LD2. Plans - 79 High Plains Lane JINDABYNE
BASIX certificate	LD9. Cabins Nathers - 79 High Plians Lane JINDABYNE LD8. Basix Cabins - 79 High Plains Lane JINDABYNE LD7. Nathers Dwelling - 79 High Lane Jindabyne LD6. Basix Dwelling - 79 High Plains Lane JINDABYNE

Construction Management Plan	LD13. CMP - 79 High Plains Lane JINDABYNE
Cost estimate report	LD5. Cost Estimate Report - 79 High Plains Lane JINDABYNE
Geotechnical report	LD11. Geotech Report - 79 High Plains Lane JINDABYNE
Other	LD10. OSSM - 79 High Plains Lane JINDABYNE
Owner's consent	LD1. Covering Letter & Authority to Represent - 79 High Plains Lane JINDABYNE
Statement of environmental effects	LD4. SEE - 79 High Plains Lane JINDABYNE
Waste management plan	LD12. WMP - 79 High Plains Lane JINDABYNE

Applicant declarations

I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	



CONDITIONS OF CONSENT

10.2023.225.1

Part A – Administrative Conditions

Reason for imposition of conditions: Unrestricted consent may affect the environmental amenity of the area and would not be in the public interest.

ADM_01 - Endorsed plans and supporting documentation

Reason

Development must be carried out in accordance with the following plans and documentation, except where amended by Council and/or the conditions of this development consent.

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

Approved plans

Plan No.	Revision Number	Plan Title.	Drawn By.	Date of Plan
A0.1	C	Cover Sheet	MC	27/05/2023
A0.2	C	Notes	MC	27/05/2023
01/02	A	Contour and Detail Survey Lot 7 DP1085153 58 Kunama Drive, East Jindabyne	GS	13/04/21
A0.4	A	Site Plan	MC	23/07/2023
A0.5	A	Strata Plan	MC	23/05/2023
A1.1	D	Parking Level Plan	MC	27/05/2023
A1.2	D	Ground Floor Plan	MC	27/05/2023
A1.3	D	Second Floor	MC	27/05/2023

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Plan				
A1.4	D	Roof Plan	MC	27/05/2023
A1.6	A	Landscape Plan	XX	23/05/2023
A2.1	D	Elevations	MC	27/05/2023
A2.2	D	Elevations	MC	27/05/2023
A3.1	C	Sections	MC	27/05/2023
A4.1	C	Shadow Study	MC	27/05/2023
A4.2	C	Vehicle Movement	MC	27/05/2023
A5.1	C	Townhouses 1, 2, 3 & 4	MC	27/05/2023
A5.2	C	Townhouses 5, 6 & 7	MC	27/05/2023
A6.1	B	Materials	MC	16/07/2023

Approved documents

Document Title.	Version Number	Prepared By.	Date of Plan
Statement of Environmental Effects	1	Dabyne Planning	July 2023
BASIX Report	1	Ella Fairbairn	24/07/2023
NatHERs Report (1)	1	Ella Fairbairn	24/07/2023
NatHERs Report (2)	1	Ella Fairbairn	24/07/2023
NatHERs Report (3)	1	Ella Fairbairn	24/07/2023
NatHERs Report (4)	1	Ella Fairbairn	24/07/2023
NatHERs Report (5)	1	Ella Fairbairn	24/07/2023
NatHERs Report (6)	1	Ella Fairbairn	24/07/2023
NatHERs Report (7)	1	Ella Fairbairn	24/07/2023

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In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails. Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

ADM_02 - Inconsistency between documents

Reason

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

ADM_03 Compliance with the Building Code of Australia and insurance requirements under the Home Building Act 1989

Reason

For the purposes of section 4.17(11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:

- a. that the work must be carried out in accordance with the requirements of the Building Code of Australia.
- b. in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

To ensure the development complies with the requirements of Clause 69 of the Environmental Planning and Assessment Regulations 2000, and Section 4.17(11) of the Environmental Planning and Assessment Act 1979, as amended

This condition does not apply:

- c. to the extent to which an exemption is in force under the Home Building Regulation 2004, or
- d. to the erection of a temporary building.

Note: In this condition, a reference to the BCA is a reference to that code as in force on the date the application for the relevant Construction Certificate is made.

ADM_06 BASIX requirements

Reason

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Under Clause 97A (3) of the Environmental Planning and Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled. Relevant BASIX Certification means:

- a. A BASIX Certificate that was applicable to the development when this development consent was granted or modified in accordance with Section 4.55 of the EP&A Act, being BASIX Certificate No 1266714M_02 on date 24 July 2023 or;
- b. If a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate.

To ensure the development complies with the requirements imposed under Clause 75 of the Environmental Planning and Assessment Regulations 2021, , and Section 4.17 (11) of the Environmental Planning and Assessment Act 1979, as amended.

Part B – Other Approvals

OA_01 Separate Section 138 Permit - Roads Act 1993

Reason

Notwithstanding the issue of this development consent, separate consent from Council under Section 138 of the Roads Act 1993, must be obtained prior to any works taking place on a public road including the construction of a new driveway access (or modification of access) and prior to the issue of an occupation certificate. Applications for consent under Section 138 must be submitted on Council's standard application form and be accompanied by the required attachments and prescribed fee.

OA_04 Separate Section 68 Approval for Water supply, stormwater and sewerage works

Reason

Prior to issue of the Construction Certificate, an application pursuant to Section 68 of the Local Government Act 1993 to carry out water supply, stormwater and sewerage works must be submitted to Council. The following must be clearly illustrated on the site plan to accompany the application for Section 68 approval:

To ensure compliance with the provisions of the Local Government Act

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- Position and depth of the sewer (including junction).
- Stormwater drainage termination point.
- Easements.
- Water main.
- Proposed water meter location.

The developer is to ensure that approval for the s68 application must be obtained prior to any plumbing and drainage works being undertaken on the site

Note - Failure to obtain the Section 68 Approval prior to works being undertaken may result in the developer receiving a monetary penalty and the plumber being subject to investigation by the Department of Fair Trading and a fine exceeding \$1500.

OA_07 Construction Certificate

Reason

Notwithstanding the issue of this development consent, separate approval for a Construction Certificate must be obtained prior to commencement.

Requirement under clause 6.7 of the EP&A Act 1997.

An application for a Construction Certificate must be applied for on the NSW Planning Portal, be accompanied by the required documents and prescribed fee and be approved prior to any works commencing.

Part C – Prior To the Issue of the Relevant Construction Certificate

PCC_01 Water and Sewer Contributions

Reason

The developer shall submit to Council a Section 305 Compliance application (Water and Sewer Contributions) under Section 305 of the Water Management Act 2000 prior to the approval of any construction certificate. The developer must obtain a Compliance Certificate under Section 307 of the Water Management Act 2000 prior to the approval of any construction certificate.

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PCC_16 Construction near easements

Reason

The developer must ensure that the footings of any structure are constructed so as not to bear within the “zone of influence” of soils around Council services or mains. The applicant must submit detailed structural engineering drawings for all structures to demonstrate that the footings do not impose a load within the “zone of influence” onto Council’s infrastructure prior to the approval of the construction certificate.

Should the applicant wish to excavate below the level of any Council service main or structure, the applicant must maintain a sufficient horizontal distance away from Council’s service main or structure so as not to affect the future maintenance or excavation of Council’s infrastructure.

PCC_03 Payment of section 7.12 contributions

Reason

Before the issue of a construction certificate the applicant must pay a total contribution of \$14,283.00 as calculated at the date of this consent to Council under section 7.12 of the EP&A Act in accordance with Snowy Monaro Section 7.12 Local Infrastructure Contributions Plan 2022. The total amount payable may be adjusted at the time the payment is made, in accordance with the provisions of the Snowy Monaro Local Infrastructure Plan 2022 (2.8. Indexation of contributions).

To address the increased demand for regional infrastructure resulting from the approved development

A copy of the development contributions plan is available for inspection at <https://www.snowymonaro.nsw.gov.au/Building-and-Planning/Development/Building-and-Construction/Local-Infrastructure-Contributions>.

NOTE: Indexation of contributions is carried out quarterly.

PCC_06 Long service levy

Reason

In accordance with Section 6.8(1)(b) of the Environmental Planning and Assessment Act 1979, a Construction Certificate must not be issued until

To ensure legislative compliance.

SNOWY MONARO REGIONAL COUNCIL

any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment must be provided to Council.

PCC_07 Compliance with Australian Standards and Building Code of Australia

Reason

The development is required to be carried out in accordance with all relevant Australian Standards and the requirements of the Building Code of Australia. Details demonstrating compliance must be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

To ensure legislative compliance.

PCC_15 Heating Appliances

Reason

The developer shall submit to the Certifying Authority (i.e. Council or Accredited Certifier) full details on the heating appliance/s to be installed within the development prior to the release of the Construction Certificate. The details are include the location and type of appliance and the manufactures installation specifications.

To ensure legislative compliance.

PCC_22 Bin Enclosure

Reason

Prior to the issue of a Construction Certificate, the developer must submit to Council plans for a bin enclosure at the location identified on the approved plans for bin storage. The design and materials of the enclosure must be sympathetic to the design and materials of the serviced apartments. The enclosure must suitable screen the bins from the street.

The developer must obtain from a Council planning officer written consent to the design of the bin enclosure prior to the issue of a Construction Certificate.

Part D – Prior To the Commencement of Works

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PCW_01 Prior to the commencement of works

Reason

No construction works approved by this consent are to commence unless the following have been satisfied:

- A. A Construction Certificate has been issued by a certifying authority.
- B. A Principal Certifying Authority has been appointed by the person having benefit of the development consent.
- C. A notice of commencement of building or subdivision works, and details of the appointed Principal Certifying Authority (in the event that Council is not appointed), are issued to Council at least 48 hours prior to the commencement of works.

The Principal Certifying Authority is notified in writing of the name and contractor license number of the owner/builder intending to carry out the approved works.

PCW_03 Erection of signage

Reason

A sign must be erected in a prominent position on any site on which any approved work is to be carried out:

- showing the name, address and telephone number of the certifying authority for the work;
- showing the name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and
- stating that unauthorised entry to the work site is prohibited.

To ensure the development complies with prescribed conditions under the Environmental Planning and Assessment Regulations 2021.

The sign must be maintained while the approved work is being carried out and must be removed when the work has been completed.

PCW_05 Erosion and drainage management

Reason

Earthworks and/or demolition of any existing buildings must not commence until an erosion and sediment control plan is submitted to, and to the satisfaction of the Principal Certifying Authority. The plan must comply with the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate'

To ensure the impact of the work on the environment in terms of soil erosion and sedimentation is minimised.

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(The Blue Book).

Erosion and sediment control works must be implemented in accordance with the erosion and sediment control plan.

PCW_11 Master Water Meter

Reason

A master water meter and backflow prevention device is installed to the property prior to commencement of works on-site, appropriate approvals under s68 of the Local Government Act shall be obtained prior to installation.

PCW_12 Temporary Sanitary Facilities

Reason

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- A. a standard flushing toilet; and
- B. connected to either: an accredited sewage management facility or an approved chemical closet.
- C. Located on the site so as to minimise the visual and sensory impacts to neighbouring properties.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

PCW_16 Termite Control

Reason

Prior to the commencement of works, the Applicant will submit to the satisfaction of the PCA (i.e. Council or Private Certifier) documentation confirming the building will be protected from termite attack in accordance with the provisions of Australian Standard AS 3660.1. The submitted documentation will include:

- a) details of the proposed methods to be used; and

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- b) certification of works performed;

A durable notice must be permanently fixed to the building in a prominent location, such as in the electrical meter box indicating:

- a) the method of protection;
- b) the date of installation;
- c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and.
- d) the need to maintain and inspect the system on a regular basis.

NOTE: Under slab chemical treatment will not be permitted as the only method of treatment unless the area can be retreated without major disruption to the building.

PCW_18 Survey Report - Siting of Development within Property Boundaries

Reason

A survey report prepared by a registered surveyor is required to be submitted to the Principal Certifying Authority to ensure that the proposed development is located on the correct allotment and at the approved distances from the boundary. This must be verified by pegging the site prior to commencement of works.

PCW_19 Enclosure of the Site

Reason

The site must be enclosed with a suitable security fence to prohibit unauthorised access, to be approved by the Principal Certifying Authority. No building work is to commence until the fence is erected.

To ensure the protection of the public

PCW_21 Before You Dig Australia

Reason

Prior to carrying out any works, a "Before You Dig Australia" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).

To protect electricity assets from damage during construction works.

In addition the Before You Dig Australia enquiry must be current at the

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time of undertaking the construction activity in accordance with the requirements of the Infrastructure Asset Owner’.

Part E – During Construction

DC_01 Erosion and drainage management

Erosion and sediment control works must be implemented in accordance with the endorsed erosion and sediment control plan and maintained throughout the construction process.

Reason

It is in the public interest that the development works do not damage existing Council infrastructure.

DC_03 Infrastructure and Public Road and Footpath Areas

Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of pram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other infrastructure in the street footpath area for the proposed development must not be borne by Council. The owner, principal contractor or owner-builder must meet all costs associated with such works.

Reason

To ensure no negative impact on public road and footpath areas.

This condition does not set aside the need to obtain relevant approvals under the Roads Act 1993 or Local Government Act 1993 for works within roads and other public places.

DC_05 Use of Power Tools - Residential and Village Areas

Reason

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The developer is to ensure that work on the development site by all persons using power tools and equipment is limited to the following hours:

Monday to Friday:	7.00am to 6.00pm
Saturday:	7.00am to 5.00pm
Sunday:	No work
Public Holidays:	No work

To ensure building works do not have adverse effects on the amenity of the area.

DC_06 Principal Certifying Authority

Reason

A Principal Certifying Authority appointed to replace another must ensure that notice of the appointment and of the approval of the appointment is given to the consent authority and Council (if not the relevant consent authority) within 48 hours of the appointment.

DC_07 Inspections

Reason

All mandatory inspections required by the Environmental Planning and Assessment Act 1979 and any other inspections deemed necessary by the Principal Certifying Authority must be carried out during the relevant stage of construction. Work must not proceed beyond each critical stage until the Principal Certifying Authority is satisfied that work is proceeding in accordance with this consent, the Construction Certificate(s) and the Act. Council must be given 48 hours' notice to undertake the inspections.

It is in the public interest that critical stage inspections be issued for these components of the development in accordance with Section 162A of the Environmental Planning and Assessment Regulations 2000 as amended.

DC_08 Items not to be placed on roadway

Reason

The following items must not be placed on the footpath, roadway or nature strip at any time throughout the construction process:

- building materials, sand, waste materials or construction

To ensure no obstruction to the roadway.

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equipment;

- bulk bins/waste skips/containers; or
- other items that may cause a hazard to pedestrians.

DC_09 Site maintenance

The principal contractor, owner-builder or any other person having benefit of the development consent must ensure that:

- approved sediment and erosion control measures are installed and maintained during the construction period;
- building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held; and
- the site is clear of waste and debris at the completion of works.

Such measures will be in place throughout the construction process.

Reason

It is in the public interest that the development works do not damage existing Council infrastructure or cause nuisance to the community.

DC_11 Archaeology – Unexpected Finds

If any Aboriginal object(s) is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the applicant must:

- Not further harm the object(s).
- Immediately cease all work at the particular location.
- Secure the area so as to avoid further harm to the Aboriginal object(s)
- Notify Heritage NSW as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au, providing any details of the Aboriginal object(s) and its location
- Not recommence any work at the particular location unless authorised in writing by Heritage NSW.

All Aboriginal cultural heritage items must be mapped as polygons on all subdivision and operational plans to ensure these areas are not inadvertently impacted.

Reason

To ensure the protection of objects of potential significance during works

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If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit (AHIP) must be prepared and submitted to Heritage NSW before work may continue.

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted.

DC_16 Cut and fill

Reason

Soil removed from or imported to the site must be managed in accordance with the following principles:

- A. All excavated material removed from the site must be classified in accordance with the Department of Environment, Climate Change and Water NSW's Waste Classification Guidelines prior to disposal to an approved waste management facility and reported to the Principal Certifying Authority.
- B. All fill material imported to the site is to wholly consist of Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material approved under the Department of Environment and Climate Change's general resource recovery exemption.

DC_18 Protecting Wastewater supply services

Reason

Council's existing wastewater infrastructure including rising mains, trunk, drainage pipelines and access chambers (SMH) which are exposed, accidentally or deliberately during construction shall be protected from damage.

Council must be informed immediately of any damage to any Council infrastructure. The damage shall be repaired/reinstated to new condition at the applicant's expense following consultation with Council.

Note: Repair work may require a Section 68 Application for sewerage works under the Local Government Act 1993.

It is in the public interest that the development works do not damage existing Council infrastructure. Section 4.15(e) of the Environmental Planning and Assessment Act 1979.

DC_19 Encroachments of services - Sewer

Reason

SNOWY MONARO REGIONAL COUNCIL

No sewer service shall traverse or encroach onto any lot to service another.

DC_20 Protecting Water supply services

Council's existing water supply infrastructure including rising mains, trunk and reticulation pipelines which are exposed, accidentally or deliberately during construction shall be protected from damage.

Council must be informed immediately of any damage to any Council infrastructure. The damage shall be repaired/reinstated to new condition at the applicant's expense following consultation with Council.

Note: Repair work may require a Section 68 Application for water supply works under the Local Government Act 1993.

Reason

It is in the public interest that the development works do not damage existing Council infrastructure and accordingly a record of existing conditions is required. Section 4.15(e) of the Environmental Planning and Assessment Act 1979.

DC_21 Encroachments of services – Water

No Water supply service shall traverse or encroach onto any lot to service another.

Reason

Service to remain wholly within lot it services

DC_22 Internal Child Meters

The developer shall provide a child meter for each dwelling on the site. These meters are to be located directly adjacent to the master meter (allotment water connection point). The installation of these meters shall be carried out in accordance with AS3500.

Reason

DC_23 Approved Plans on Site

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification will be kept on the site at all times during construction and will be readily available for perusal by any officer of the Council or the PCA.

Reason

To the works are being completed in accordance with the approved plans.

SNOWY MONARO REGIONAL COUNCIL

DC_24 Public Access and Site Security

It is the responsibility of the applicant to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied.

Reason

The ensure community is safe from the construction works.

DC_25 Excavation

1. The developer is to ensure that at all times all excavations and backfilling associated with the development is executed safely and in accordance with professional standards.
2. The developer is to ensure that all excavations are properly guarded and protected at all times to prevent them from being a danger to life or property.
3. The developer is to ensure that if an excavation associated with the development extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made must:
 - a. preserve and protect the adjoining building from damage, and if necessary, underpin and support the building in an approved manner; and
 - b. at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
4. The owner of the adjoining allotment of land is not liable for any part of the cost of the work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. An allotment of land includes a public road and any other public place.
5. The developer is to ensure that the toe of any embankment to a site excavation is a minimum 900mm from the external walls and graded to drain all surface water away from the building. The ground level adjacent to the building is to be no less that 150mm below the top of

Reason

To ensure the development complies with the requirements of Clause 98E of the Environmental Planning and Assessment Regulations 2000, and Section 4.17(11) of the Environmental Planning and Assessment Act 1979, as amended

SNOWY MONARO REGIONAL COUNCIL

the reinforced concrete floor slab.

DC_26 Dust Control Measures

Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

- a) Physical barriers will be erected at right angles to the prevailing wind direction or will be placed around or over dust sources to prevent wind or activity from generating dust emissions,
- b) Earthworks and scheduling activities will be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed, All materials will be stored or stockpiled at the best locations,
- c) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- d) All vehicles carrying spoil or rubble to or from the site will at all times be covered to prevent the escape of dust or other material,
- e) All equipment wheels will be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
- f) Gates will be closed between vehicle movements and will be fitted with shade cloth, and Cleaning of footpaths and roadways will be carried out regularly.

Reason

To reduce impact on surrounding properties during construction.

DC_27 Revegetation Works

At the completion of site works the following landscaping works are to be carried out:

- a) all disturbed areas are to be weed free hay mulched.
- b) topsoil is spread over all disturbed areas with priority given to cut and fill batters;
- c) All disturbed areas are re-vegetated using drylands grass mix with a complete fertiliser;

Reason

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DC_28 Retaining Walls

Reason

The developer shall ensure that the retaining wall and any associated drainage requirements are wholly within the development site.

All retaining walls in excess of 1.2 meters in height must be certified by a qualified structural engineer verifying the structural integrity of the retaining wall after construction.

Part F – Prior To the Issue of an Occupation Certificate

POC_01 Occupation Certificates

Reason

The owner, principal contractor or owner-builder must meet all costs associated with the foregoing conditions which must be completed prior to the issue of the relevant Occupation Certificate, unless otherwise stated.

To ensure the building as has been approved for occupation

POC_02 Smoke alarms

Reason

Smoke alarms must be installed in each Class 1 building or dwelling in accordance with the relevant provisions of the BCA – Housing Provisions, and in accordance with AS 3786. Smoke alarms must be connected to the consumer mains electric power supply and provided with a battery back-up. A Compliance Certificate certifying the installation of smoke alarms must be provided to the Principal Certifying Authority prior to the issue of the relevant Occupation Certificate.

POC_04 Infrastructure repair

Reason

Prior to the issue of an Occupation Certificate, any damaged public infrastructure caused as a result of construction works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete vehicles) must be fully repaired to the satisfaction of Council and at no cost to Council.

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POC_06 Works as Executed Plans for stormwater management and disposal

Reason

A surveyor must provide a works as executed survey of the completed stormwater drainage and management services as relevant to the development application. The survey must be submitted to and approved by the Principal Certifying Authority and a copy provided to Council (if not the Principal Certifying Authority) prior to the issue of the Subdivision Certificate. The survey must indicate (as relevant):

- as built surface and invert levels for all drainage pits;
- gradients of drainage lines, materials and dimensions;
- as built level(s) at the approved point of discharge to the public drainage system;
- as built location and internal dimensions of all detention and retention structures on the property and horizontal distances to nearest adjacent boundaries and structures;
- the achieved storage volumes of the installed retention and detention storages and derived
- calculations;
- as built locations of all access pits and grates in the detention and retention system(s), including
- dimensions;
- the size of the orifice or control fitted to any on-site detention system;
- dimensions of the discharge control pit and access grates;
- the maximum depth of storage possible over the outlet control;
- top water levels of storage areas and indicative RL's through the overland flow path in the event of blockage of on-site detention system; and
- such further matters as the Principal Certifying Authority may require.

The Principal Certifying Authority must be satisfied that the stormwater

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and drainage works have been satisfactorily completed in accordance with the relevant approved Construction Certificate.

POC_08 Services

Any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications required as a result of the development must be at no cost to Council and undertaken prior to the issue of the relevant Occupation Certificate.

Reason

To ensure any require services are installed by the developer.

POC_09 Waste management

All refuse, spoil and/or material unsuitable for use must be removed from the site and lawfully disposed of upon completion of the building works and prior to the issue of the relevant Occupation Certificate.

Reason

POC_10 Completion of landscape works

Prior to the issue of the final Occupation Certificate, the Council must be satisfied that all landscape works, including the removal of all noxious and/or environmental weed species, have been undertaken in accordance with the approved plans and any relevant conditions of consent.

Reason

POC_12 Fulfilment of BASIX commitments

The person having benefit of the development consent must demonstrate the fulfilment of BASIX commitments pertaining to the development prior to the issue of the relevant Occupation Certificate as required under Condition **ADM_06**.

Reason

POC_19 Finished Drainage System

The developer is to submit two copies of the finished internal storm water drainage system to Council prior to the release of the Final Occupancy Certificate. The developer must ensure that the internal stormwater drainage system plans details include: a silt arrestor / surcharge pit within and adjacent to the property boundary, details of the point of discharge and method of connection to Council's storm water drainage system.

Reason

To ensure adequate records are made of systems installed.

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POC_23 Road Damage

Reason

The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be repaired to the satisfaction of Council and to be met in full by the applicant prior to the issue of an Occupation Certificate.

POC_32 Balustrades

Reason

Balustrades at outdoor living areas in units 5, 6 and 7 are to be of a solid material and not be transparent or translucent.

To ensure the privacy of adjoining properties

POC_33 Laundry Facilities

Reason

Prior to the issue of an Occupation Certificate, adequate laundry facilities must be installed to either the kitchen or bathroom of units 5, 6 and 7.

For compliance with the Building Code of Australia.

PART G – ONGOING USE AND OPERATION

OU_27 Vehicular Entrance (Urban) (1 x crossover – Snowy)

Reason

The developer shall construct a concrete paved vehicular footpath crossing between the kerb and gutter and the property boundary in conformity with Council's standard drawing No. SD2c and SD80a. Formwork and reinforcing for the vehicular footpath crossing shall be inspected by the Council's Development Engineer or his delegate prior to the pouring of concrete. Arrangements for inspections can be made by telephoning 1300 345 345 during office hours. Inspection fees are payable for these inspections.

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Maximum width of the vehicular entrance shall be 7.2m wide at the kerb and 6m wide at the property boundary.

Concrete vehicular entrance/driveway shall be a minimum distance of 1m from the property boundary.

Concrete vehicular entrance shall at a minimum distance of 500mm from all service access points, riser, meters, hydrant and pits.

Formwork and reinforcing for the vehicular footpath crossing shall be inspected by Council's Development Engineer or his delegate prior to the pouring of concrete. Arrangements for inspections can be made by telephoning (02) 6451 1550 during office hours.

Note: Works in the road reserve must not commence until a Section 138 (Roads Act 1993) Consent Notice has been approved and issued by Council.

OU_25 Driveway Gradient

Reason

The developer shall ensure that the maximum gradient of the concrete driveway shall not exceed 16% at any point.

If the gradient exceeds 16% then the developer is required to submit a design certificate by a suitably qualified person to ensure whether a particular grade

- line design is safe and environmentally sustainable.

OU_31 House/Street Numbers

Reason

Unit numbers that are clearly visible from the street frontage of the property shall be attached to the front of the development.

OU_37 Storm Water Drainage Connection Point

Reason

All storm water discharging from roof or hardstand surfaces shall be connected to the storm water drainage within the lot. The storm water drainage pipe shall be a minimum 100mm in diameter, rubber ring jointed, class SN8 and installed in conformity with Council's Development Design and Construction Specifications and to the satisfaction of Council.

To ensure storm water from the development is directed to appropriate stormwater

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management
devices.

OU_01 Occupation Certificate to be submitted

An Occupation Certificate must be obtained from the Principal Certifying Authority and a copy submitted to Council (if Council is not the Principal Certifying Authority) prior to the commencement of occupation, or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building

Reason

It is in the public interest that an Occupation Certificate be issued prior to occupation of the building. Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.

OU_02 External lighting

All entrances and exits must be well lit and clearly identifiable after dark by appropriate lighting.

At all times for the life of the approved development, all outdoor lighting must not detrimentally impact upon the amenity of other premises and adjacent dwellings and must comply with, where relevant, AS1158.3-1999 Pedestrian Area Category Pl Lighting, and AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.

Reason

OU_04 Air conditioning units

Air conditioning units must not be visible from the street or public place and are not to obscure windows or window frames or architectural features of the building.

Reason

OU_07 Smoke alarms

Smoke alarms must be maintained in each Class 1 building or dwelling in accordance with the relevant provisions of the BCA – Housing Provisions,

Reason

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and in accordance with AS 3786. Smoke alarms must be connected to the consumer mains electric power supply and provided with a battery back-up.

OU_08 Landscaping

Reason

The landscape works must be maintained to ensure the establishment and successful growth of plants, meeting the intent of the landscape design. This must include but not be limited to watering, weeding, and the replacement of failed plant material.

OU_12 Maintenance of BASIX Commitments

Reason

All BASIX commitments must be maintained in accordance with the requirements in Condition **ADM_06**.

OU_16 Stormwater Management Plan

Reason

The developer shall ensure that all on-site stormwater is treated in accordance with the approved Stormwater Management Plan and BASIX Certificate.

OU_17 Roof Water

Reason

The developer shall ensure that all stormwater is directed from the roof to Council stormwater infrastructure.

OU_18 Hard Surface Run-off

Reason

Stormwater run-off from driveways and car parks is to be diverted through landscaped areas to provide pollutant reduction and detention, before being discharged to the street drainage system. Alternatively, porous paving can be used instead of concrete where conditions are appropriate.

OU_19 Rainwater Tanks

Reason

1. All fixtures connected to the supply system are marked 'RAINWATER'.
2. Rainwater tanks are de-sludged every three years.
3. For Non-Charged Systems rainwater tanks are to be fitted with a first flush device and filter sock to prevent potential contaminants from entering the tank.
4. For Charged Systems the charged line must have a flush out drain point.
5. Rainwater tanks are fitted with the following:
 - a) Impervious covers and all access points, except for inlet and overflow, are fitted with close fitting lids.
 - b) The inlet and overflow shall incorporate a mesh covering and/or strainer.
6. The tank is enclosed, and inlets screened, to prevent the entry of foreign matter and to prevent mosquito breeding.
7. The roof catchment area is to be kept clear of overhanging vegetation.
8. Pumps are to be covered or screened to avoid noise nuisances to neighbouring properties.
9. All storm water that is not collected by the tank is to be directed away from tank foundations, buildings or other structures onto gardens or into rubble pits or directly to the road drainage system such that it does not cause nuisance to neighbouring properties.
10. Tank overflow is to be connected to a retention/infiltration device, swale, appropriate landscaping or directly to the road drainage system such that it does not cause nuisance to neighbouring properties.

OU_21 Rainwater Tanks - Mains Top Up

Reason

Each rainwater tank is to be fitted with:

- a. an automatic mains water top up or bypass system via a float switch to ensure water supply during prolonged dry periods. Top up systems should not be triggered until the tank is at least 80% empty (ie to keep the tank water level at approximately 900 litres or less in a 4,500 litre tank).
- b. s backflow prevention device in accordance with Australian Standard

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AS 3500.1.2 (1998). a first flush device and filter sock to prevent potential contaminants from entering the tank.

OU_23 Garbage Disposal

Reason

Short term accommodation: A 240-litre capacity wheeled garbage bin and a 360 litre recycling bin of a type provided by Council must be provided for each dwelling.,

Note - to arrange for the provision of bins for the development please contact Council 1300 345 345.

OU_24 Maintenance of Garbage Bins

Reason

Garbage bins are to be maintained in good order and healthy state ; and used only for the purpose of storage and collection of garbage.

OU_28 External Finishes

Reason

The materials and colours of external features of any building, driveways, walkways or large paved areas shall be in colours that blend with the surrounding natural materials (e.g. olive or mist green, light or slate grey, light browns) and shall be non-reflective.

To ensure the structure is in keeping with the character of the area.

The colours and materials for the development are those shown on the approved schedule.

OU_30 Mail

Reason

A clearly marked mailbox (go group of mailboxes) shall be provided for the development within 500mm of the footpath alignment of premises at ground level, or adjacent to the main entrance to the development.

OU_35 Occupancy (Garages/Sheds Only)

Reason

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The proposed structures are not approved for use as a separate occupancy or for sleeping accommodation.

OU_41 Sub-Floor

Reason

The development shall ensure that the sub-floor of the dwelling-house (the area beneath the floor level and above the natural ground level) is fully enclosed. Acceptable materials including masonry, face brick, or the like. Lattice or strips of timber or the like are not acceptable. Details of the materials to be used are to be submitted with the Construction Certificate.

OU_14 Fire Safety

Reason

Each year the owners of each unit must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

OU_51 Letting Agent Contact

Reason

The letting agent for each premise and their contact details shall be clearly shown in each premise.

So that the letting agent can be contactable if issues arise

OU_54 Emergency Evacuation

Reason

An emergency evacuation plan must be displayed on the back of the entry door within all units.

HOL_01 Occupancy Rates

Reason

- a) The developer is to ensure that each bedroom in the serviced apartments is to be occupied by the number of persons not exceeding the number listed in the following schedule:

Units 1, 2, 3 and 4

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Bedroom 1 (ground level) = 4 persons

Bedroom 2 (ground level) = 3 persons

Bedroom 3 (1st Floor level) = 3 persons

Units 5, 6 and 7

Bedroom 1 (ground level) = 3 persons

- b) The developer shall ensure that the serviced apartment is not used to accommodate more than 10 persons.

The developer shall ensure that a sign shall be erected on the back of the main entrance door(s) into serviced apartments 1, 2, 3 and 4 stating the following: "The maximum number of persons permitted to be accommodated in the serviced apartment is 10.

The developer shall ensure that a sign shall be erected on the back of the main entrance door(s) into serviced apartments 5, 6 and 7 stating the following: "The maximum number of persons permitted to be accommodated in the serviced apartment is 3.

HOL_03 Fire Safety Dwelling Houses (1a building remove this note prior to printing) Reason

- c) The developer is to ensure that an automatic fire detection or smoke detection system connected to mains power with battery backup (to AS3786) is on or near the ceiling in every storey of the building.
- d) That, to help ensure compliance with relevant BCA standards, the owner of the building shall furnish Council with the following certificates: Installation of automatic fire detection system to AS3786 (internal)

HOL_04 Advertising Sign

Reason

The developer is to ensure that no advertising signs and structures are displayed or erected on the development without the further consent of Council.

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HOL_05 Use of the Tourist Accommodation

Reason

This development is for short term holiday accommodation only. The development is **NOT** to be occupied with any degree of permanency. Guests shall not be accommodated for more than three consecutive months or for more than 100 days in any 12 month period.

HOL_06 Waste

Reason

The property manager is to ensure that garbage bins are placed on the kerb side in time for collection and removed after collection.

HOL_07 Property Manager

Reason

The contact details of the property manager must be displayed on the back of the main entry door of all premises at all times.

HOL_08 Car Parking

Reason

The developer is to ensure that a minimum of 2 car parking spaces are provided on-site for units 1, 2, 3, and 4 and 1 car parking space is provided for units 5, 6 and 7 for this development. The car parking spaces must:

- (a) each be a minimum of 5.5m long and 2.6m wide;
- (b) be clearly marked for use by occupants of the holiday dwelling;
- (c) be surfaced; and

be accessible at all times.

PART K – PRIOR TO THE RELEASE OF THE SUBDIVISION CERTIFICATE

SUB_22 Subdivision Certificate Application

Reason

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The developer is to submit to Council through the NSW Planning Portal a Subdivision Certificate application together with:

- a) Electronic subdivision plan and Administration sheet;
- b) Any required or relevant Section 88B instrument under the Conveyancing Act 1919;
- c) The applicable fee;
- d) Documentation from a recognised telecommunications carrier certifying that telephone connection has been provided to the site;
- e) A location map of all water meters on the site; and
- f) Details on all water meters on the newly created lots.
- g) Occupation Certificates for all dwellings

Optional

Original /Hard copy linen plans and administration documents, where the applicant require original copies to signing by Council, hard copy plans shall be received at a council office within two (2) business days after submission of the application on the Planning Portal.

POC_01 Issue of Occupation Certificate

Prior to the issue of the subdivision certificate for the strata title, an occupation certificate must be issued for the dwellings on the site.

Reason

To ensure the building as has been approved for occupation

SUB_52 Restriction on use of property – Strata By-laws

Reason

The develop shall ensure that the strata include by-laws that have the effect of restricting the use of the property to only short term holiday accommodation with no permanent residential use at any time in any of the service apartment.

Strata by-laws must also include restrictions on the maximum number of occupants permitted to sleep within each unit, being

Units 1-4: 10 persons

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Units 5-7: 3 persons

SUB_31 Property Address/Street Numbers

Reason

The street numbers for each lot in the subdivision are to be shown on the administration sheet accompanying the final plan of subdivision when lodged with the subdivision certificate.

The street number for the development are as follows:

Unit 1 – unit 1, 58 Kunama Drive

Unit 2 – unit 2, 58 Kunama Drive

Unit 3 – unit 3, 58 Kunama Drive

Unit 4 – unit 4, 58 Kunama Drive

Unit 5 – unit 5 58 Kunama Drive

Unit 6 – unit 6, 58 Kunama Drive

Unit 7 – unit 7, 58 Kunama Drive

PART L – TREE REMOVAL CONDITIONS

TRE_03 Public Property

No trees on public property (footpaths, roads, reserves, etc.) are to be removed or damaged during tree removal including the erection of any fences, hoardings or other temporary works.

TRE_04 Waste

Under no circumstance is any of the cleared material to be burnt. If material is to be disposed of, off site, then preference should be given to the use of a mulcher to recycle vegetation.

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TRE_05 Tree Removal Safety

- a) The tree removal shall be only be undertaken by a tree removal professional so as to ensure the activity is undertaken in a safe manner.
- b) Lopping and pruning is to be undertaken in accordance with the Australian Standard (A.S. 4373; 1996 - Pruning of Amenity Trees - available from www.saiglobal.com)
- c) The tree removal site shall be adequately managed to restrict and control access to the work site on private or public property for the duration of the works.

TRE_06 Re-vegetation

The developer shall plant four (4) native trees on the lot, with three being within the Kunama Drive setback and one (1) being adjacent to the north elevation of unit 1.

The developer shall ensure that the species selected will reach a minimum height of 4 meters and shall not be small tube stock.

TRE_07 Property Damage

The tree removal operation must avoid damage to any public or private property. Any damage is to be reported to the relevant owner within one working day and arrangements to make good any damage are made promptly.

TRE_08 Property Access

This Permit only gives permission for the applicant (or their operator) to gain access to the property listed on this consent. If access is required to an adjoining property then separate permission is to be obtained from the owner/occupier before entering for any works associated with tree removal/lopping/pruning.

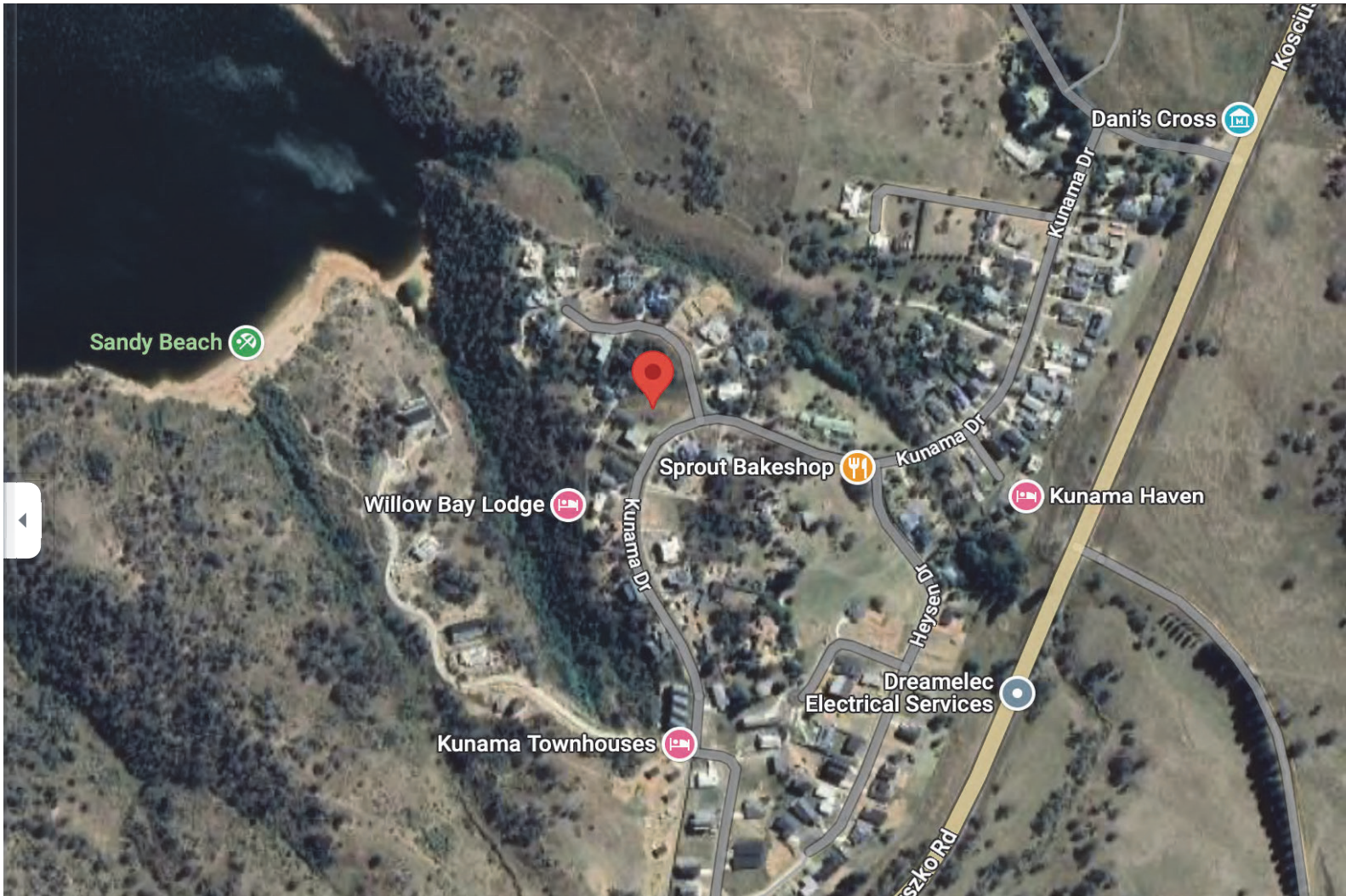
TRE_09 Roadway/Footway/Footpath Interference

Reason

No interference is to occur to the roadway/footway/foot path during the tree works. Should these areas be required for the removal of trees then a separate approval under s138 of the Roads Act is required to and

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approved prior to commencement of works.



Drawings Set	
A0.1	Cover Sheet
A0.2	Notes
A0.3	Survey
A0.4	Site Plan
A0.5	Strata Plan
A1.1	Parking Level Plan
A1.2	Ground Floor Plan
A1.3	Second Floor Plan
A1.4	Roof Plan
A1.5	Stormwater Concept Plan
A1.6	Landscape Concept Plan
A2.1	Elevations
A2.2	Elevations
A3.1	Sections
A4.1	Shadow Study
A4.2	Vehicle Movement
A5.1	Townhouses 1 - 4
A5.2	Townhouses 5 - 7
A6.1	Materials



C	23/7/2023	DA ISSUE
B	16/7/2023	CONSULTANT ISSUE
A	9/7/2023	CONSULTANT REVIEW

REVISION	DATE	NOTE
NOTE: DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.		
PROJECT		
58 Kunama Drive, East Jindabyne		
LOT 7 - DP 1085153		
CLIENT		
Kneller		
DRAWING		
Cover Sheet		
PROJECT #	2023	DWG #
DATE	27/5/2023	REV
SCALE @ A1	AS SHOWN	A0.1 C
DRAWN	MC	CHKD SK
DEVELOPMENT APPLICATION		

NatHERS THERMAL COMFORT INCLUSIONS	
Floors	100mm concrete slab on ground 220mm cross laminated timber to suspended floor of townhouses 5-7 220mm cross laminated timber to ground floor of townhouses 1-4 200mm cross laminated timber to first floor townhouses 1-4 No additional insulation required
Floor Coverings	Carpet to bedrooms Tiles to wet areas Timber to all other areas
Walls	<u>External walls:</u> 190mm core filled concrete block to lower ground floor of townhouses 1-4 Light colour (Solar Absorptance ≤ 0.475) 90mm cross laminated timber panel to all other external walls Dark colour (Solar Absorptance > 0.7) <u>Inter-tenancy walls:</u> 190mm core filled concrete block to lower ground floor of townhouses 1-4 140mm cross laminated timber panel to all other inter-tenancy walls <u>Internal Walls:</u> 90mm cross laminated timber with 10mm plasterboard lining to both sides Lightweight, framed with 90mm studs and 10mm plasterboard lining to bathrooms of townhouses 5-7 No additional insulation required
Windows & Skylights	Awning and casement glazing: U-Value: 4.80 (equal to or lower than), SHGC: 0.51 (±10%) All other glazing U-Value: 4.80 (equal to or lower than), SHGC: 0.59 (±10%) No skylights
Ceilings	Min. 90mm cross laminated timber panel No additional insulation required Note: Loss of insulative capacity due to penetrations from recessed LED or CFL down lights in the building envelope has not been modelled. Dwellings must not include any recessed downlights in the building envelope.
Roof	Metal roof Dark colour (Solar Absorptance > 0.7)
External shade	Eaves as per plans
Ventilation	All external doors to have weather seals and all exhaust fans to have dampers.



BASIX WATER INCLUSIONS	
FIXTURES	
Showerheads	3 stars (max 9.0 litres per min)
Toilets	4 stars
Taps	5 stars
RAINWATER TANKS	None required
LANDSCAPE	
Landscaped Area	No lawn 150m² for garden
Low Water Use Plants	None required

BASIX ENERGY INCLUSIONS	
COOLING SYSTEMS	
Living Spaces	Single phase AC – 3 star (cold zone)
Bedrooms	Single phase AC – 3 star (cold zone)
HEATING SYSTEMS	
Living Spaces	Single phase AC – 4 star (cold zone)
Bedrooms	Single phase AC – 4 star (cold zone)
VENTILATION	
Bathroom(s)	Single fan, ducted to facade, interlocked to light
Kitchen (rangehood)	Single fan, ducted to facade, manual on/off
Laundry	No mechanical ventilation
ARTIFICIAL LIGHTING	
Fixed Lamp Type to All Rooms	LED or CFL throughout
MISCELLANEOUS	
Hot Water	Electric storage
Cooktop	Induction cooktop and electric oven
Well Ventilated Fridge Space	Yes
ON-SITE ENERGY GENERATION	
Min. Photovoltaics (PV solar)	Minimum 10kW peak for site (averaged 1.42kW over seven dwellings)

C	23/7/2023	DA ISSUE
B	16/7/2023	CONSULTANT ISSUE
A	9/7/2023	CONSULTANT REVIEW
REVISION	DATE	NOTE

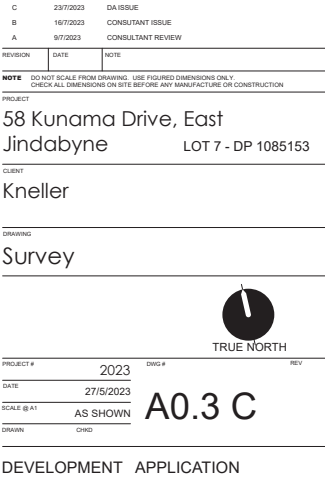
NOTE: DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.

PROJECT
58 Kunama Drive, East
Jindabyne
LOT 7 - DP 1085153
CLIENT
Kneller

DRAWING
Notes

PROJECT #		2023	DWG #	REV
DATE		27/5/2023		
SCALE @ A1		AS SHOWN		
DRAWN	MC	CHECKED	SK	

DEVELOPMENT APPLICATION

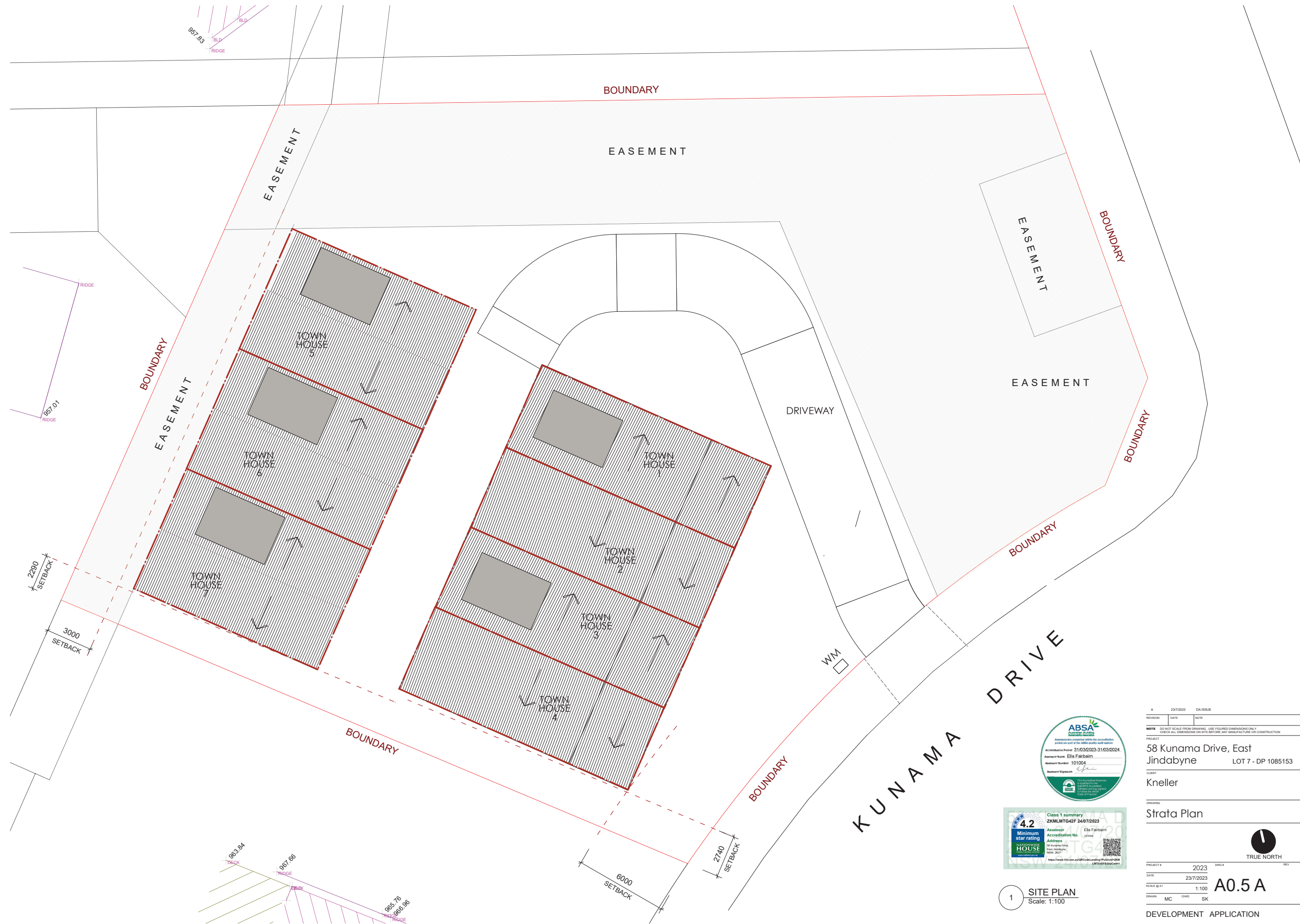




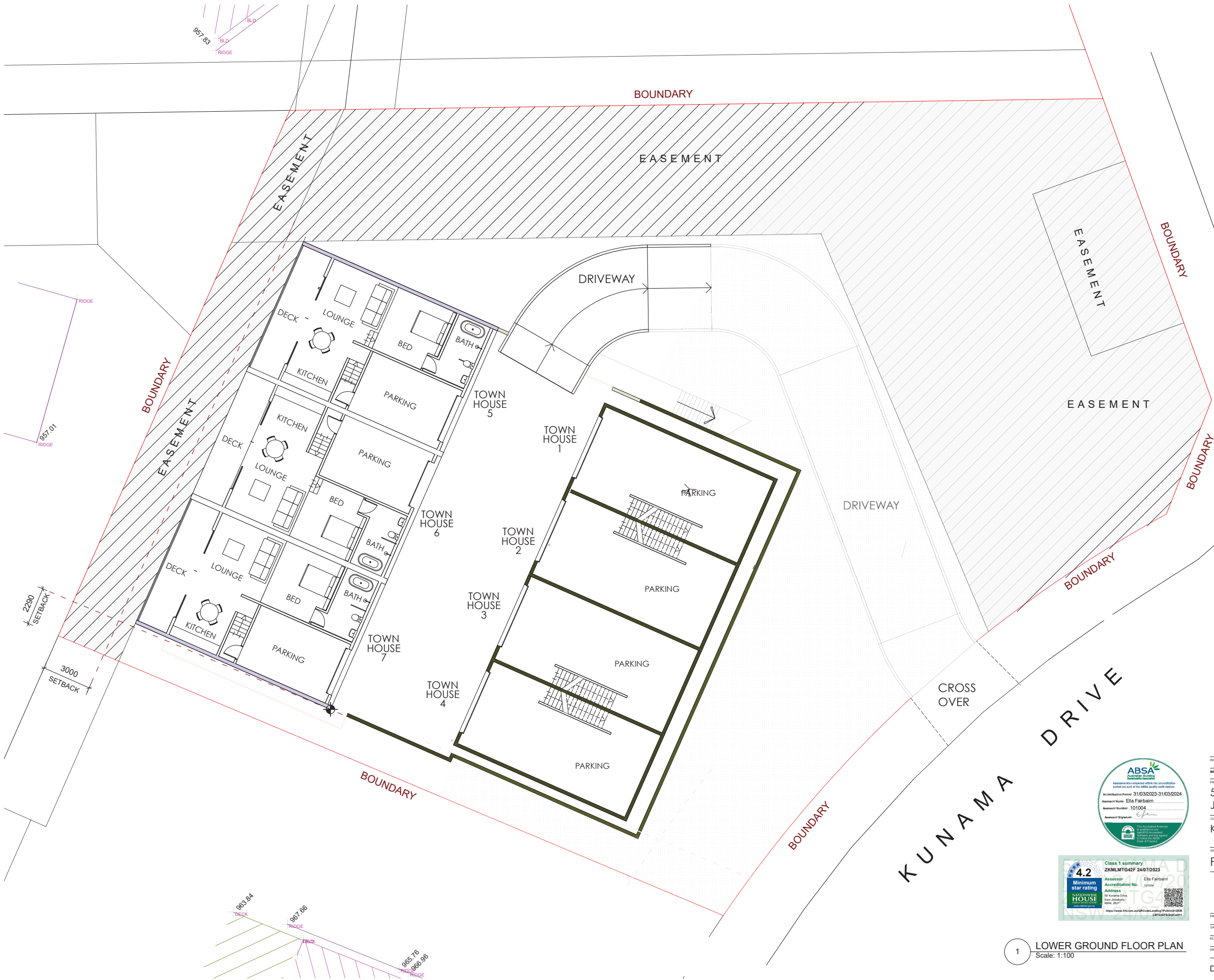
AREAS:	
SITE AREA:	2,381 m2
SITE COVERAGE:	510 m2
FLOOR AREAS:	
Townhouses 1-4	
- Ground	236 m2
- 1st	268 m2
Townhouses 5-7	
- Ground Floor	180 m2
GROSS FLOOR AREA:	684 m2



23/7/2023		DA ISSUE	
REVISION	DATE	NOTE	
NOTE: DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.			
PROJECT			
58 Kunama Drive, East			
Jindabyne		LOT 7 - DP 1085153	
CLIENT			
Kneller			
DRAWING			
Site Plan			
<div><div></div><div>TRUE NORTH</div></div>			
PROJECT #		2023	
DATE		23/7/2023	
SCALE @ A1		1:100	
DRAWN		MC	
CHKD		SK	
DEVELOPMENT APPLICATION			



A	23/7/2023	DA ISSUE
REVISION	DATE	NOTE
NOTE: DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.		
PROJECT		
58 Kunama Drive, East Jindabyne LOT 7 - DP 1085153		
CLIENT		
Kneller		
DRAWING		
Strata Plan		
PROJECT #		
2023		
DATE		
23/7/2023		
SCALE @ A1		
1:100		
DRAWN		
MC CHD SK		
DEVELOPMENT APPLICATION		



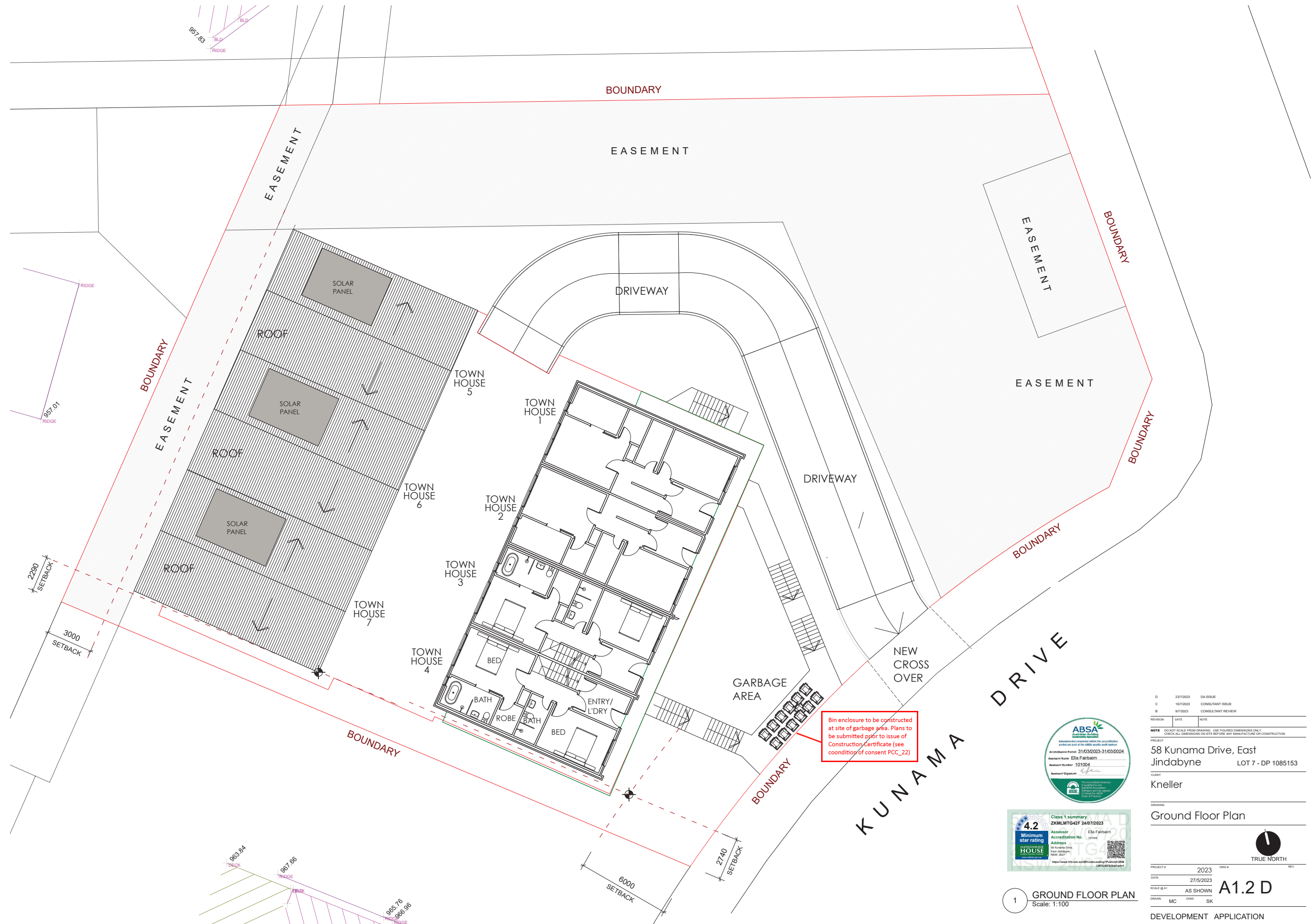
D	23/7/2023	DATE	23/7/2023	DATE	23/7/2023
C	16/7/2023	CONSULTANT ISSUE	16/7/2023	CONSULTANT ISSUE	16/7/2023
B	9/7/2023	CONSULTANT REVIEW	9/7/2023	CONSULTANT REVIEW	9/7/2023
REVISION	DATE	NOTE	REVISION	DATE	NOTE
NOTE: DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.					
PROJECT: 58 Kunama Drive, East Jindabyne LOT 7 - DP 1085153					
CLIENT: Kneller					

Parking Level Plan



PROJECT #	2023	DWG #	
DATE	27/5/2023	SCALE	AS SHOWN
DRAWN	MC	CHECKED	SK
DEVELOPMENT APPLICATION			

1 LOWER GROUND FLOOR PLAN
Scale: 1:100





1 [Drawing Title]
Scale: 1:100

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PROJECT: 58 Kunama Drive, East Jindabyne LOT 7 - DP 1085153					
CLIENT: Kneller					
DRAWING: Second Floor Plan					
PROJECT # 2023 DWG # 27/5/2023					
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DEVELOPMENT APPLICATION					



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CLIENT: Kneller					
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PROJECT # 2023 DWG # 1					
DATE 27/5/2023					
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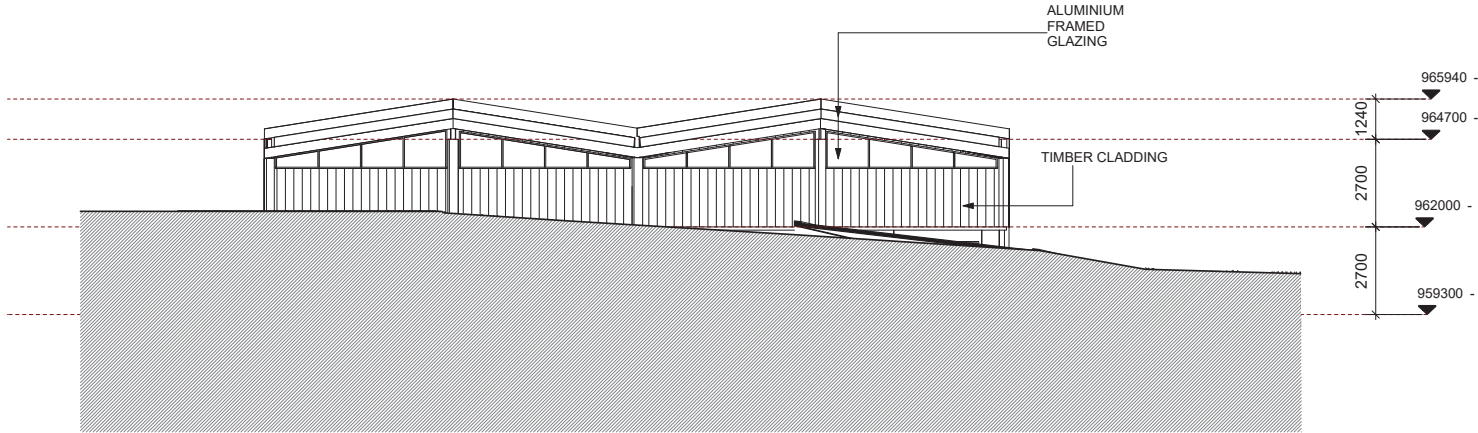
REVEGETATE DISTURBED
AREAS WITH DRYLAND
GRASS VARIATIONS

1 LANDSCAPE CONCEPT PLAN
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58 Kunama Drive, East Jindabyne		
LOT 7 - DP 1085153		
CLIENT		
Kneller		
DRAWING		
Landscape Plan		

PROJECT #	2023	DWG #		REV
DATE	23/7/2023			
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DEVELOPMENT APPLICATION				

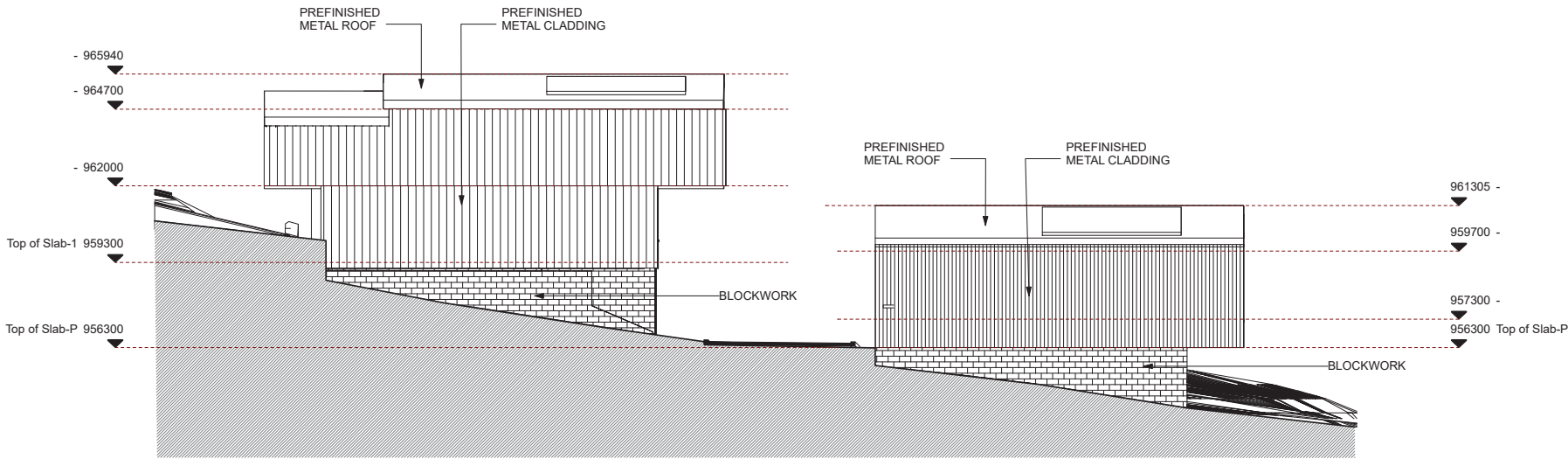
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2 KUNAMA DRIVE - EAST ELEVATION
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1 WEST ELEVATION - TOWNHOUSES 1 - 4
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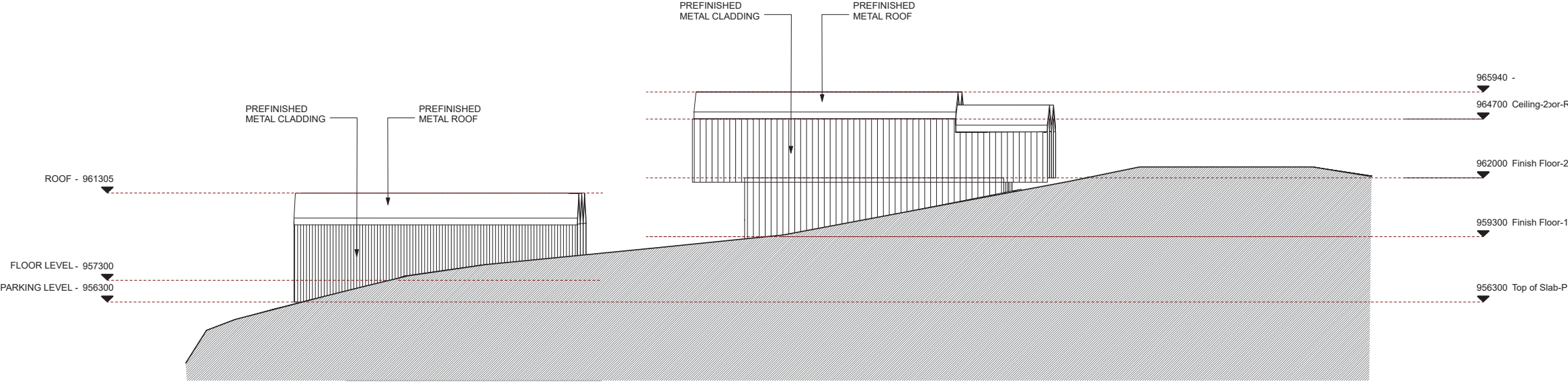


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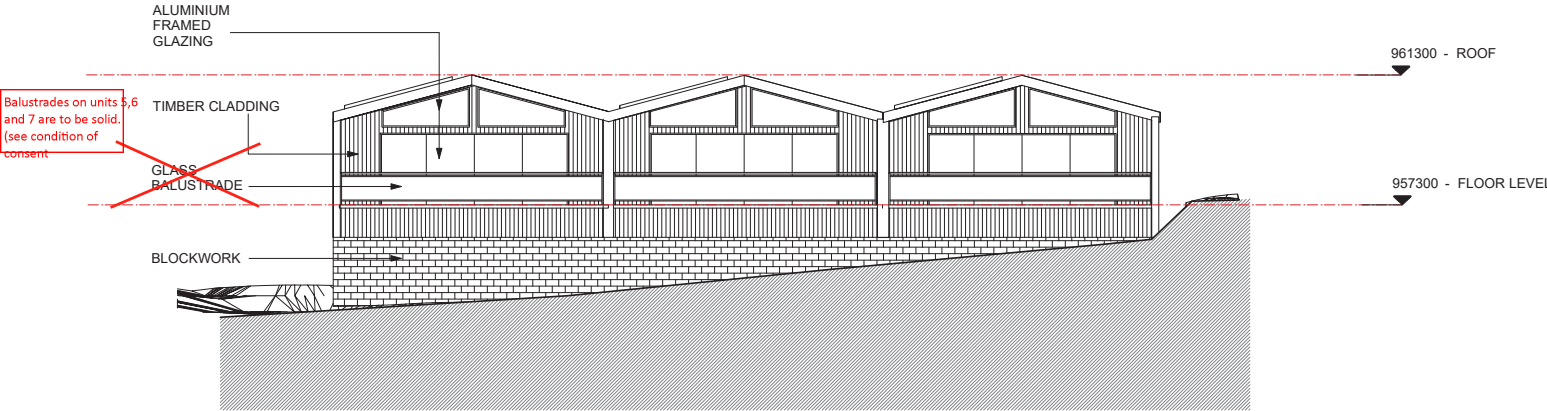


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REVISION	DATE	NOTE
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58 Kunama Drive, East		
Jindabyne LOT 7 - DP 1085153		
CLIENT		
Kneller		

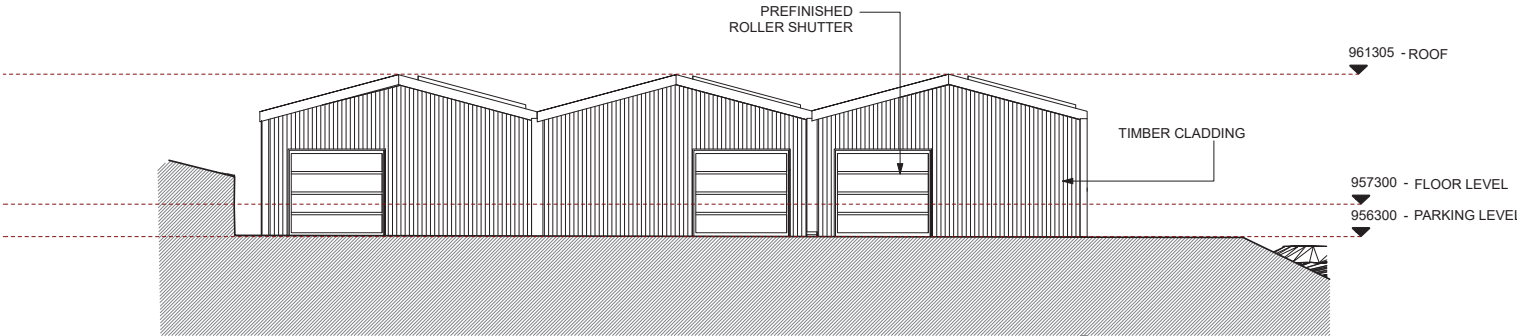
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Elevations		
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DATE	27/5/2023	
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DEVELOPMENT APPLICATION		



1 SOUTH ELEVATION
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2 TOWNHOUSES 5, 6, 7 - WEST ELEVATION
Scale: 1:100



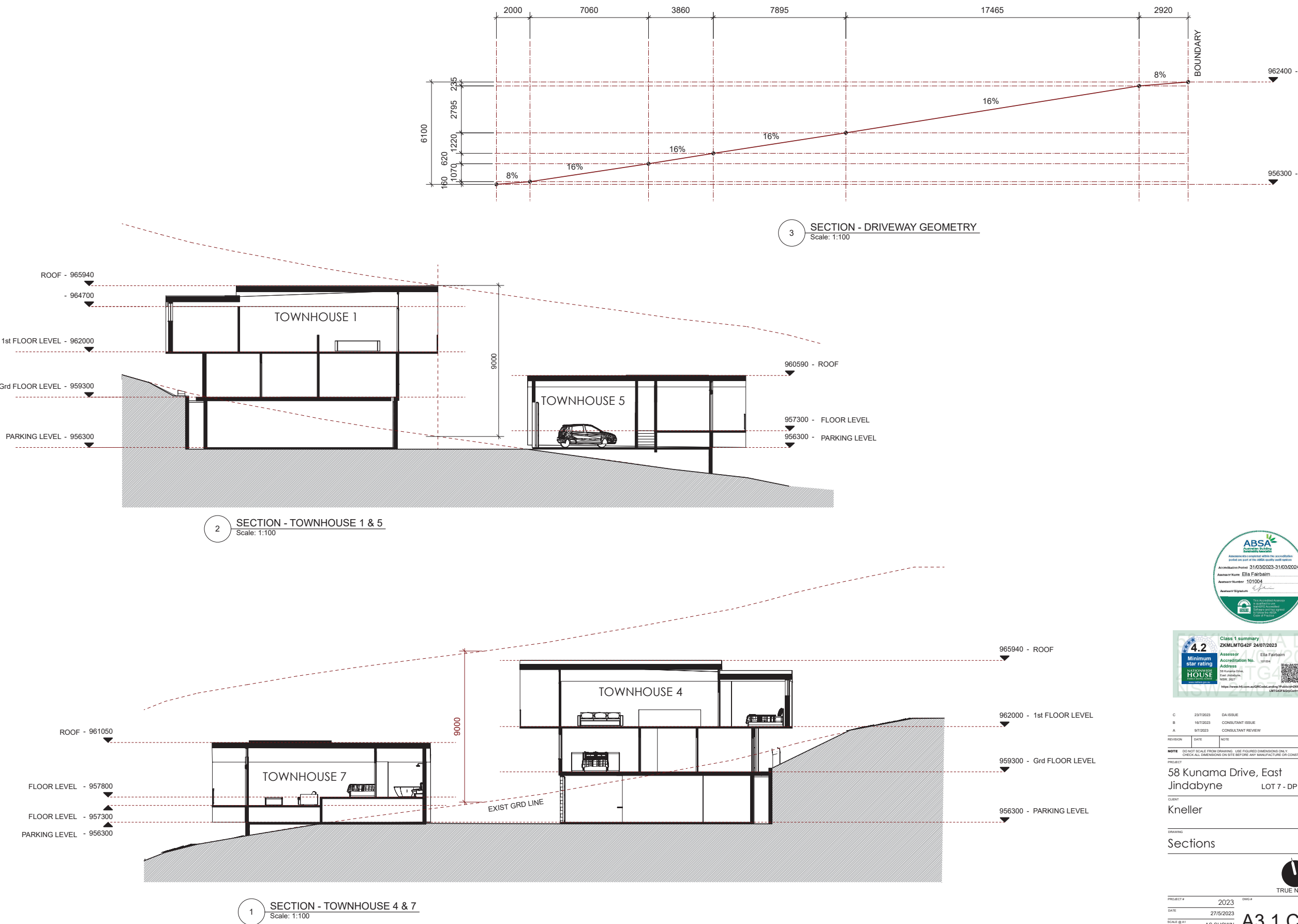
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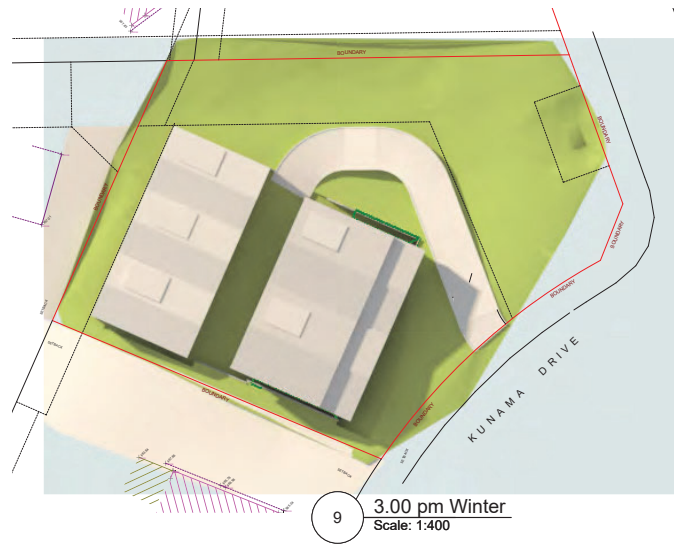
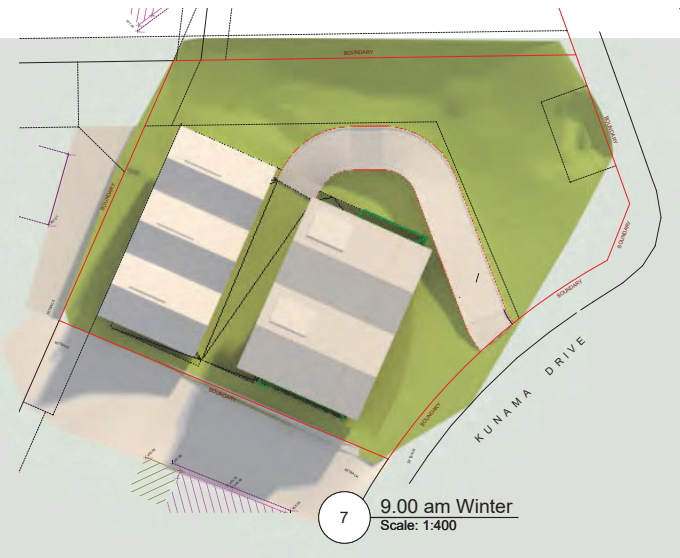
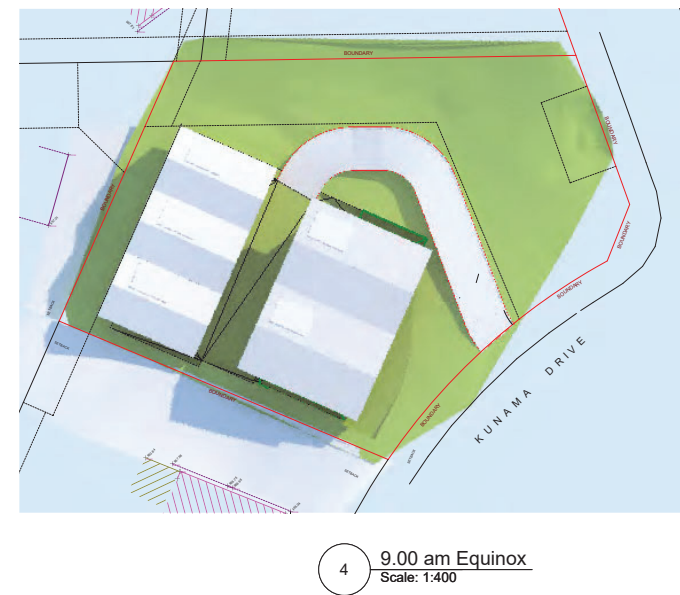
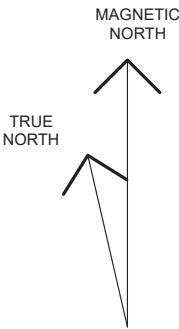
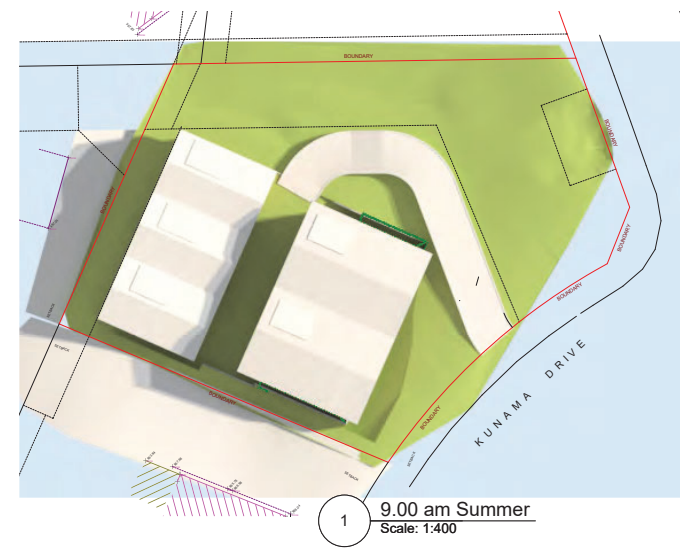
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PROJECT			
58 Kunama Drive, East Jindabyne LOT 7 - DP 1085153			
CLIENT			
Kneller			

DRAWING
Elevations

TRUE NORTH			
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DEVELOPMENT APPLICATION			



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58 Kunama Drive, East Jindabyne		
LOT 7 - DP 1085153		
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DATE	27/5/2023	REV
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DEVELOPMENT APPLICATION		



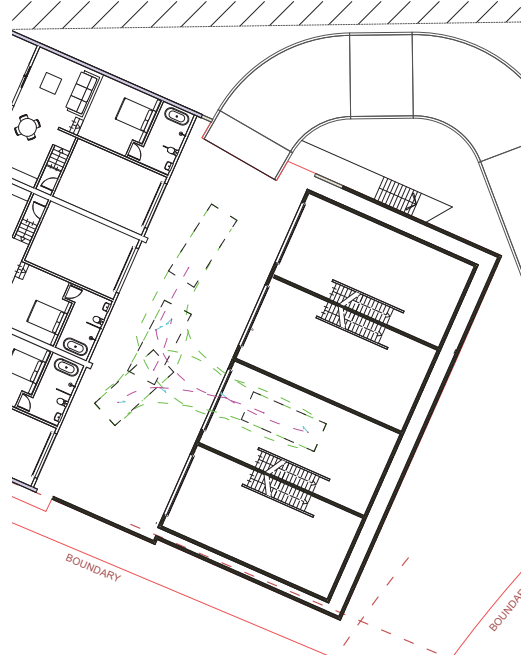
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A	9/7/2023	CONSULTANT REVIEW
REVISION	DATE	NOTE
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58 Kunama Drive, East Jindabyne		
CLIENT		
Kneller		
DRAWING		
Shadow Study		
PROJECT #		
2023		
DATE		
27/5/2023		
SCALE @ A1		
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PRELIMINARY		



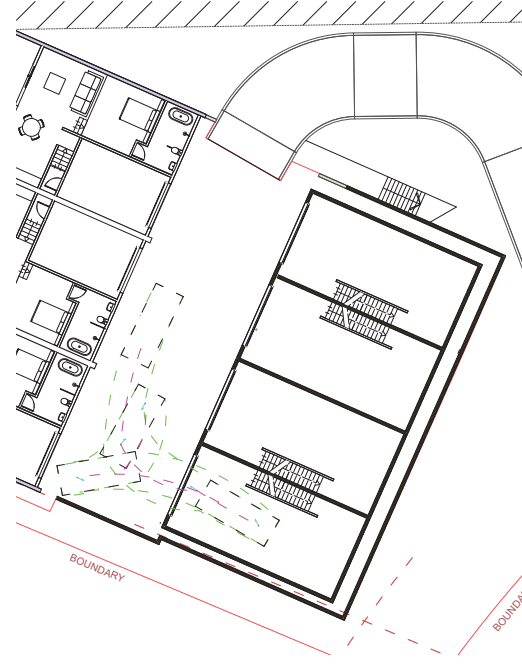
1 TOWNHOUSE 1
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2 TOWNHOUSE 2
Scale: 1:200



3 TOWNHOUSE 3
Scale: 1:200



4 TOWNHOUSE 4
Scale: 1:200



5 TOWNHOUSE 5
Scale: 1:200



6 TOWNHOUSE 7
Scale: 1:200



7 TOWNHOUSE 5
Scale: 1:200

AS 2890-1-2004 (AU)
Australian / New Zealand Standard Parking facilities Part 1 - 2004: Off-street car parking



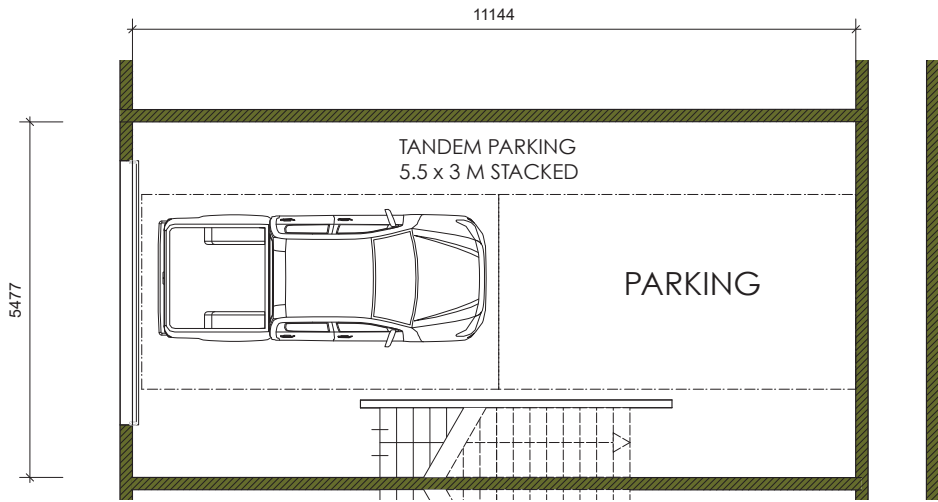
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A	9/7/2023	CONSULTANT REVIEW
REVISION	DATE	NOTE
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PROJECT		
58 Kunama Drive, East Jindabyne		
LOT 7 - DP 1085153		
CLIENT		
Kneller		

Vehicle Movement

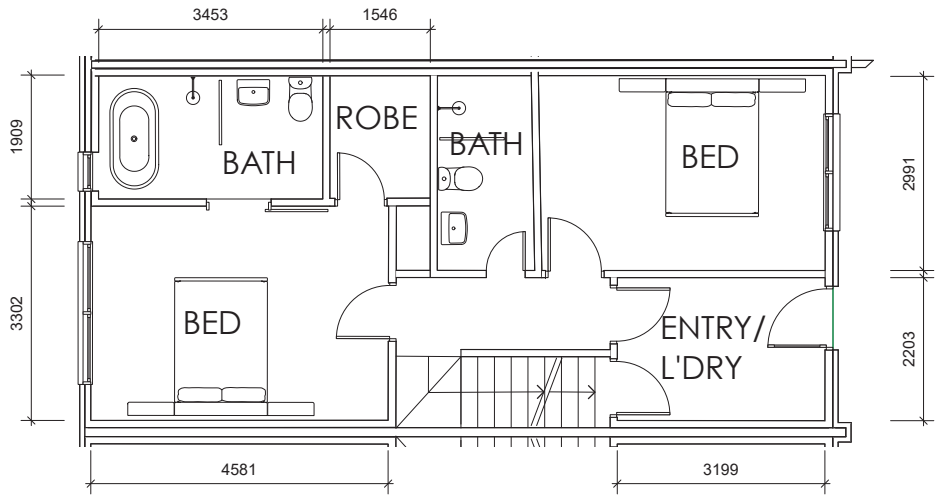


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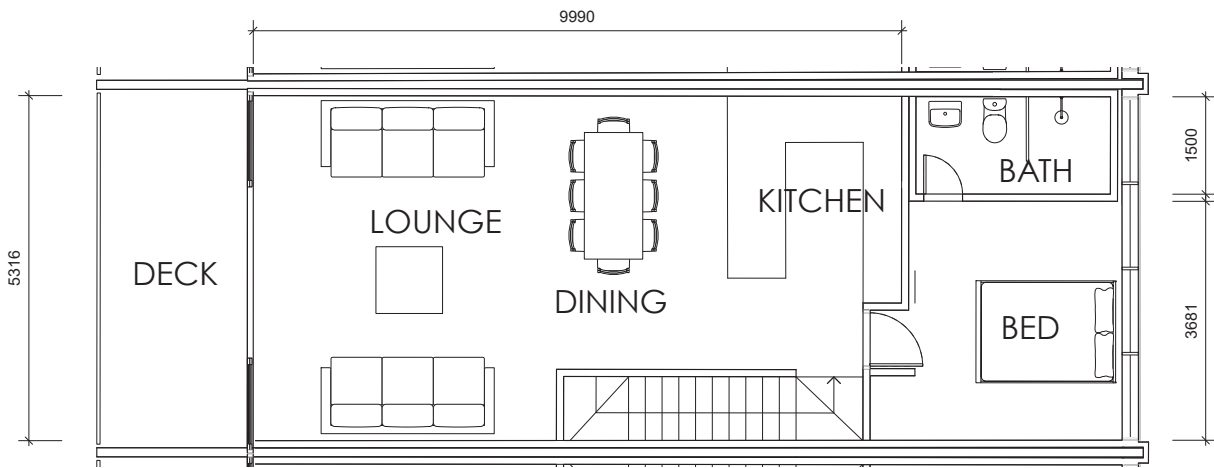
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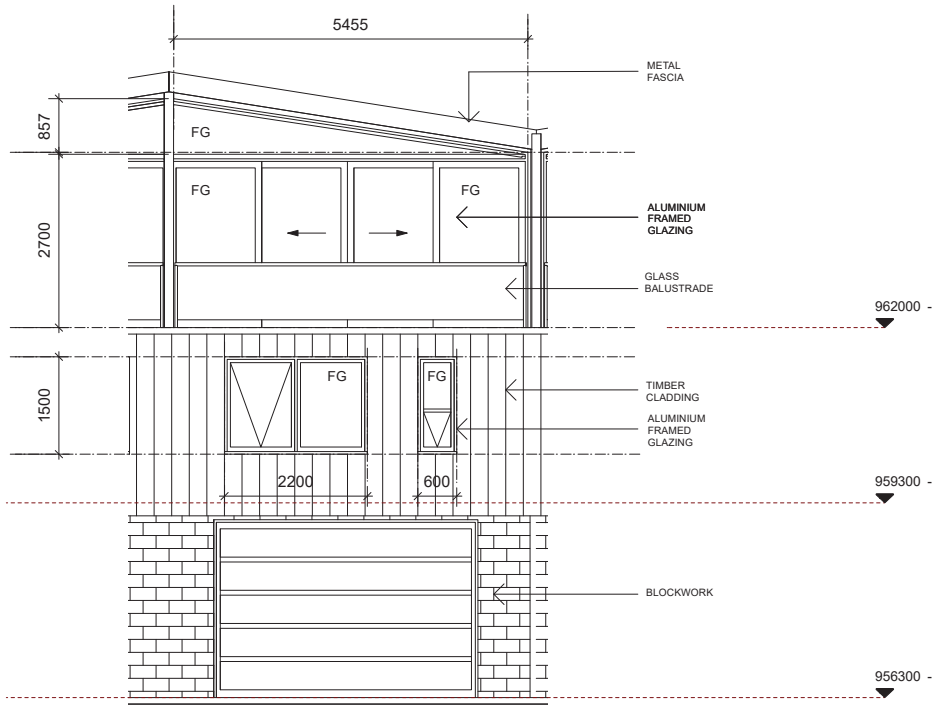
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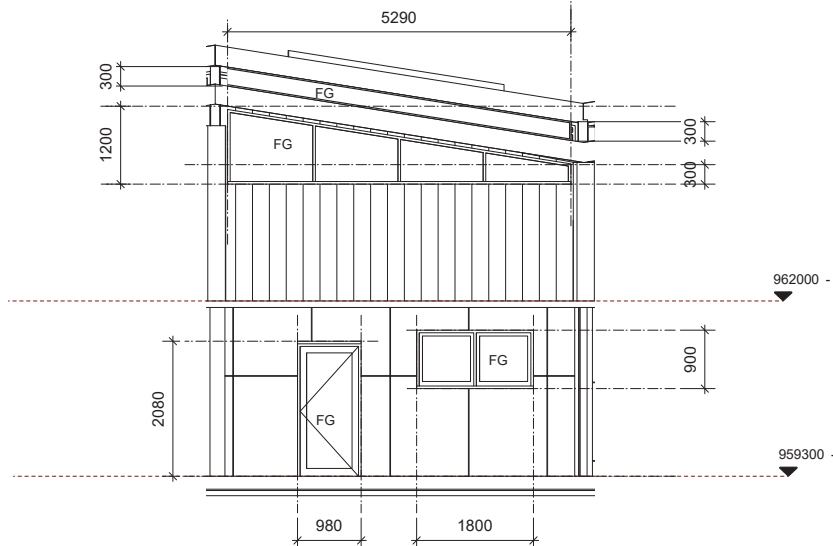
2 TOWNHOSE TYP 1-4 GROUND LEVEL
Scale: 1:50



3 TOWNHOSE TYP 1-4 1ST FLOOR LEVEL
Scale: 1:50



4 WEST ELEVATION - TOWNHOUSES 1 - 4 (TYPICAL)
Scale: 1:50



5 EAST ELEVATION - TOWNHOUSES 1 - 4 (TYPICAL)
Scale: 1:50



C	23/7/2023	DA ISSUE
B	16/7/2023	CONSULTANT ISSUE
A	9/7/2023	CONSULTANT REVIEW
REVISION	DATE	NOTE

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PROJECT
58 Kunama Drive, East Jindabyne
LOT 7 - DP 1085153

CLIENT
Kneller

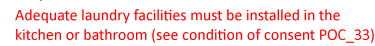
DRAWING
Townhouses 1, 2, 3 & 4



PROJECT #	2023	DWG #		REV	
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A5.1 C

DEVELOPMENT APPLICATION



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A compass rose with a black circle and a white needle pointing towards the top-left. Below the circle, the text "TRUE NORTH" is written in black capital letters.

DEVELOPMENT APPLICATION

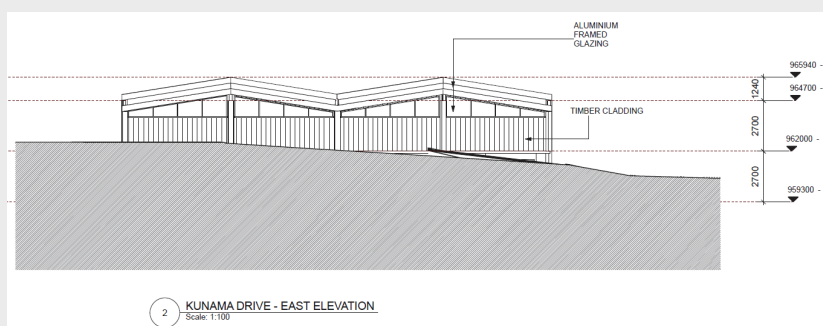


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PROJECT		
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LOT 7 - DP 1085153		
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PROJECT #	2023	DWG #
DATE	16/7/2023	
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DEVELOPMENT APPLICATION		



STATEMENT OF ENVIRONMENTAL EFFECTS

FOUR (4) X THREE BEDROOM SERVICED APARTMENTS + THREE (3) X STUDIO APARTMENTS & STRATA SUBDIVISION 58 KUNAMA DRIVE, EAST JINDABYNE LOT 7 DP 1085153



JULY 2023
54-21

Dabyne Planning Pty Ltd

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STATEMENT OF ENVIRONMENTAL EFFECTS

**FOUR (4) X THREE BEDROOM SERVICED APARTMENTS +
THREE (3) X STUDIO APARTMENTS & STRATA SUBDIVISION
58 KUNAMA DRIVE, EAST JINDABYNE
LOT 7 DP 1085153**

This report has been prepared by:

A handwritten signature in black ink, appearing to read 'I. Pasalich'.

Ivan Pasalich
Principal
Dabyne Planning Pty Ltd

JULY 2023
54-21

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1. INTRODUCTION

1.1 Executive Summary

Dabyne Planning Pty Ltd has been engaged to prepare a Statement of Environmental Effects to accompany a Development Application (DA) to Snowy Monaro Regional Council.

The proposed development is located at 58 Kunama Drive, East Jindabyne, legally described as Lot 7 DP 1085153.

The DA is for Serviced Apartments, comprising of four (4) x three (3) bedroom apartments and three (3) x one (1) bedroom apartments.

The site is constrained by a large easement along its northern side and a smaller rear easement along its western boundary. In response to the large easements, the driveway has been designed to avoid these and concentrated the development to the centre and southern part of the site.

The upper four (4) larger apartments are constructed attached, side by side, located to achieve the optimum solar access and views whilst providing privacy between and across the site. The upper buildings present as single storey to the street and three stories at the rear, with the lower ground floor providing garage parking partly within the sub-floor space, to be accessed via the side driveway. These are three (3) bedrooms each.

The lower smaller three (3) apartments are constructed below the driveway and are constructed attached, side by side. These are single storey and provide one (1) bedroom each.

The apartments are proposed to be Strata Subdivided.

The development has been subject to an extensive preliminary and site analysis process following a previous design and DA which was withdrawn due to the potential impact on the stormwater easements. The revised design has been undertaken to address Councils concerns and the site analysis has set out to achieve a high level contemporary alpine design that maximises its orientation to the north-west and west, with views to the lake and the mountain, whilst providing on-site undercover parking.

The development is of a similar scale and built form to other multi-dwelling housing developments recently approved along the same road, including 30A and 80 Kunama Drive and achieves compliances with Councils key planning instruments and policies.

A detailed description of the proposal is provided in Section 3 of the report.

The purpose of this SEE is to:

- describe the land to which the DA relates.

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- describe the form of the proposed works.
- define the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979 [EP&A Act, 1979].

The report has been prepared in accordance with the requirements of the Environmental Planning and Assessment Regulations 2021.

1.2 Background

In December 2021, a Development Application [DA 10.2022.8.1] was lodged with Council for a previous scheme comprising of six (6) x three bedroom self contained apartments.

An extract of the Plans are provided below in figure's 1 & 2.

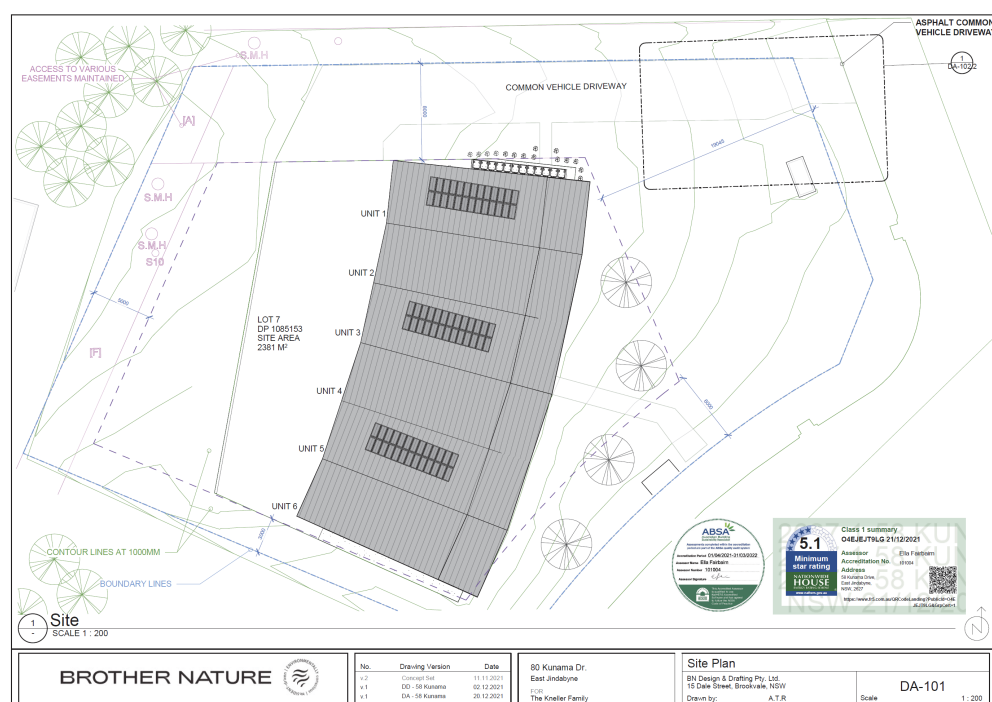


Figure 1: Site Plan of the previous scheme

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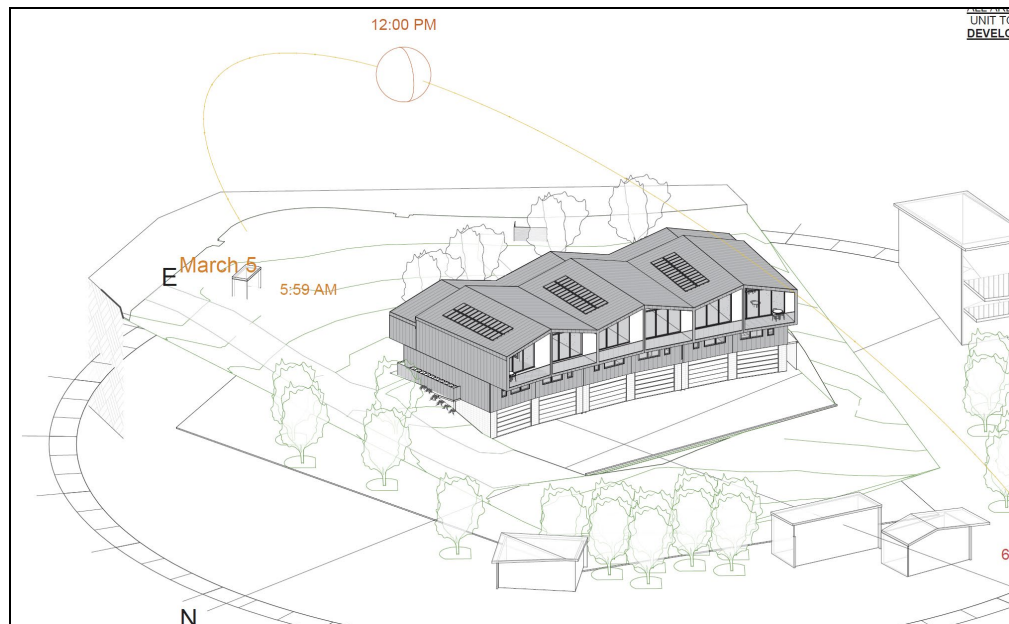


Figure 2: Site Analysis Plan of the previous scheme

Due to the development including a driveway located over the stormwater easement, Council would not support the DA. After further consultation, the Application chose to withdraw the DA and amend the design to ensure that no part of the driveway was located over the stormwater easement.

The revised design is therefore a result of this consultation process, adhering to Council's comments.

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2. THE LOCALITY AND SITE

2.1 The Locality

The subject site is located within the original Alpine Sands subdivision at the corner of Kunama Drive and Lakeview Terrace, being a recent subdivision.

The subject site is therefore vacant and adjacent to vacant land to the north, with residential dwellings to the south and west and Kunama Drive and Lakeview Terrace to the east.

The subject site in context with the locality is illustrated in figure's 3 & 4 below:

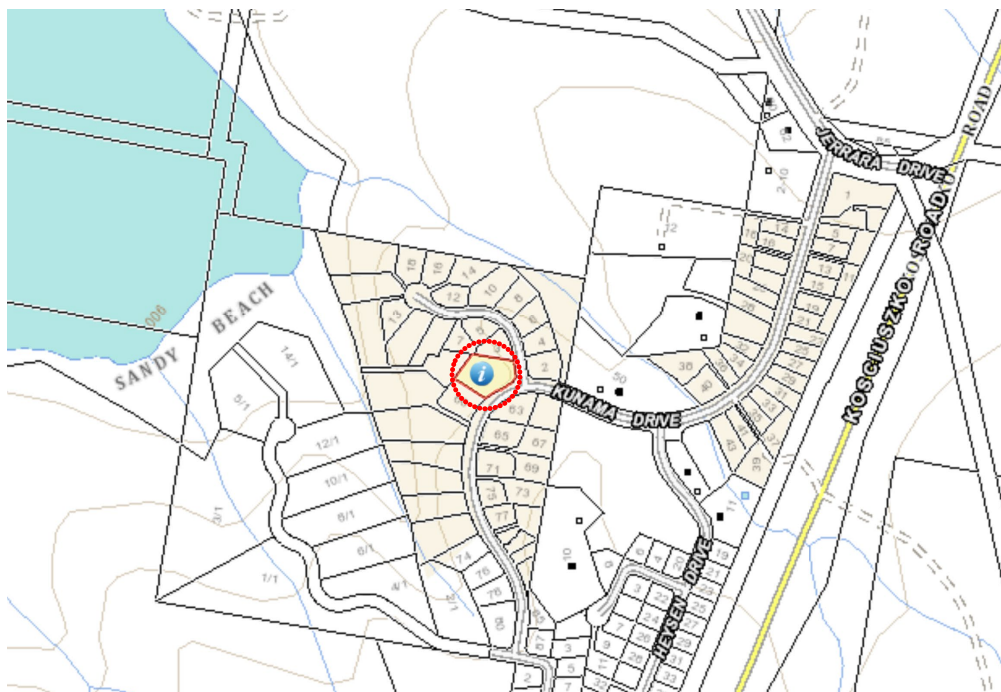


Figure 3: Context of the subject site in the locality (topographical)

58 Kunama Drive, East Jindabyne ♦ Statement of Environmental Effects | July 2023

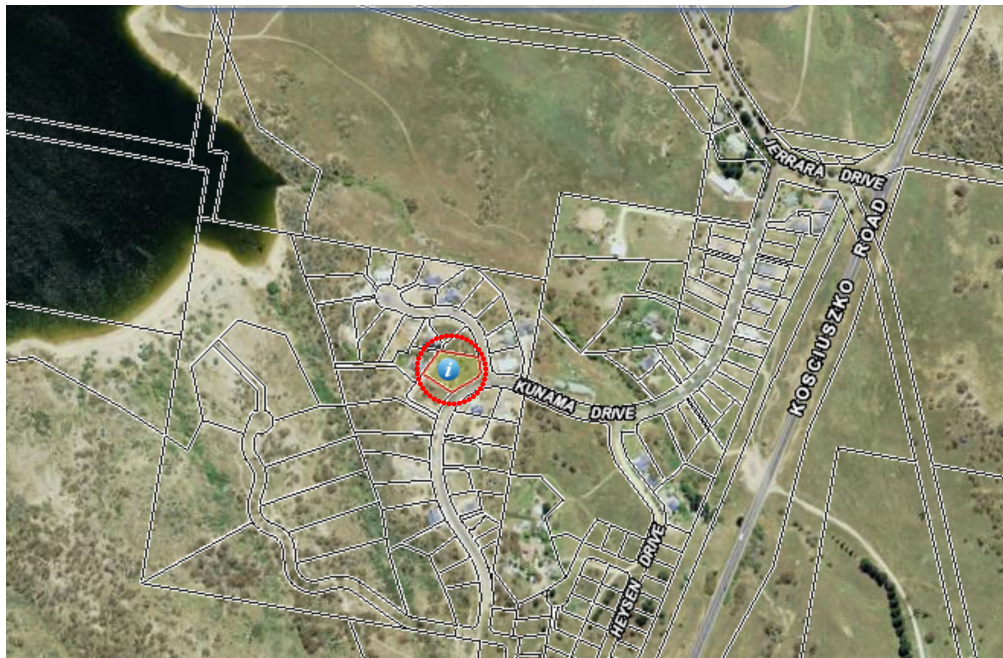


Figure 4: Context of the subject site in the locality (aerial)

The locality is characterised by a mix of residential development for both residents and tourist and visitors and includes single, two and three storey dwellings, dual occupancies and multi-dwelling housing developments including the completed serviced apartments at 80 Kunama Drive and the currently under construction tourist cabins at 88 Kunama Drive, East Jindabyne.

2.2 The Site

The subject site is a large residential allotment for the subdivision and is 2381m² in size, as shown in the Deposited Plan image extract in figure 5 below and the Survey Plan extract in figure 6 below.

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The western lower end of the site is also contrained by a 3m easement for sewer and a 4m wide easement for both sewer and stormwater and this extends along the lower rear boundary.

The site falls from the street to the rear (east to west) over 9m as shown in the survey plan extract provided above.

The site is mostly cleared as a result of the original subdivision works including stormwater and sewer services, as shown in the aerial maps provided in figures 7 and 8 below.



Figure 7: Aerial plan of the site in the immediate locality

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Figure 8: Aerial plan of the site

Photos of the site are provided in Appendix A.

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3. DESCRIPTION OF THE DEVELOPMENT

3.1 Site Analysis & Design Response

The proposed development has been designed following an extensive site analysis process, with the design evolving and responding to the previous design and Councils concerns.

The revised design of the development has had to respond to a number of physical features and constraints associated with the site.

These include the slope of the site, the orientation and views to the north-west and west and the easements along the northern and western boundaries.

Due to the large stormwater easement along the northern part of the site, the development has been designed to sit within the central and southern part of the site, with this easement now completely avoided, including for vehicle access.

To achieve the optimum solar access and views of the lake and mountains, the development has been orientated on an angle between the north-west and west.

To provide for parking within the garages at the rear of the site, the development has been designed with a lower ground floor. Vehicle access will be provided from a new driveway avoiding the stormwater easement.

This has been designed in response to the slope on the site and avoiding Council's underground services (including easements).

3.2 Description of the Development

The proposal is for serviced apartments, comprising of four (4) x three (3) bedroom apartments on the elevated (eastern) portion of the site and three (3) x one (1) bedroom apartments on the lower (western) portion of the site.

The upper larger apartments will be constructed attached, side by side, orientated for the optimum solar access and views whilst providing privacy between and across the site. The buildings present as single storey to the street and three stories at the rear, with the lower ground floor providing garage parking partly within the sub-floor space, to be accessed via the side driveway.

The lower smaller apartments will also be constructed attached, side by side, orientated in the same direction for the optimum solar access and views whilst providing privacy between and across the site. These buildings are single storey in height and accessed by the same driveway.

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Pedestrian access is provided from Kunama Drive, via two entrances and stairs, then along the ground floor, located just below street level to the upper apartments, and by a further staircase to the lower apartments.

Each three (3) bedroom dwelling includes a garage on the lower ground floor, a combined entrance and laundry and two bedrooms with two bathrooms on the ground floor and a combined kitchen and living area on the first floor. The first floor also accommodates a bedroom and ensuite as well as a covered deck providing private open space.

The lower apartments are each split level single storey and accommodate one (1) bedroom and a single garage.

Each three (3) bedroom dwelling is 126m² in gross floor area, and each one (1) bedroom apartment is 60m² in gross floor area with the total development being 684m² in gross floor area, which represents a floor space ratio of 0.29:1, well below the 0.5:1 maximum permitted.

Access & Parking:

Access to the site is via a new driveway from Kunama Drive.

All parking will be provided within the double garages on the lower ground floor of each the larger upper apartment, with two (2) stacked spaces provided in each apartment.

Parking for the one (1) bedroom smaller lower apartments is provided within each of the single garages.

The driveway has been designed to avoid the large stormwater easement located within the northern end of the site. This was in direct response to Councils request.

Vehicles will be able to enter and exit the site in a forward direction via one single vehicle entry point.

Each three (3) bedroom serviced apartment is provided with two (2) undercover parking spaces and each one (1) bedroom serviced apartment is provided with one (1) undercover parking space. Being a development for serviced apartments, no visitor parking is required or proposed.

Construction Type & Materials:

In response to the slope of the site, the proposal will be constructed using a Cross Laminated Timber (CLT) process, prefabricated in sections off-site in conjunction with a concrete slab and block work for the lower ground floor. The external cladding will comprise a mix of metal and timber with gable roof forms presenting as a single storey development to the street.

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Windows are to be double glazed aluminium.
A colour and material schedule is provided with the Architectural Plans.

Landscaping & Open Space:

The proposal includes the planting of four (4) native Eucalypt trees along the front of the site, with lower shrubs and ground covers located around the perimeter of the site, including the large front and rear setback areas.

Private open space for each upper larger apartment is provided on the first floor balconies, which are 12.2m² each in size, all with a north-western orientation.

Private open space for each lower smaller apartment is provided on the elevated ground floor balconies, which are 16.2m² each in size, all with a north-western orientation.

Stormwater Management:

Roof and surface water from the driveway will be collected and connected into the stormwater system at the rear of the property.

Waste Management:

Provision for bin storage is provided at the street boundary, central to the development, adjacent to the two staircases.

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4. ENVIRONMENTAL PLANNING ASSESSMENT

4.1 SECTION 4.15(1)(a)(i) – ENVIRONMENTAL PLANNING INSTRUMENTS

The following environmental planning instruments potentially apply:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Snowy River Local Environmental Plan 2013

Each of the above environmental planning instruments is considered below.

4.1.1 State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The proposed serviced apartments are subject to SEPP (BASIX) 2004 and a BASIX Certificate has been prepared and lodged with the DA separately.

4.1.2 Local Environmental Plans

Snowy River Local Environmental Plan 2013

The property is located within the Snowy River Shire area of the Snowy Monaro Regional Council and therefore the Snowy River Local Environmental Plan 2013 (SRLEP, 2013) applies.

The subject property is zoned RU5 – Village, as illustrated below.

58 Kunama Drive, East Jindabyne ♦ Statement of Environmental Effects | July 2023



Figure 9: LEP Zoning Map Extract

Under the SRLEP 2013, 'serviced apartments' are permissible with consent within the RU5 zone.

This is defined as:

'serviced apartment' means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

Note.

Serviced apartments are a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

The proposal includes seven (7) serviced apartments for the purposes of providing self-contained accommodation to tourists or visitors on a commercial basis.

The proposed development is therefore permissible consent.

Regarding the objectives of the RU5 zone, the proposal provides for a land use, services and facilities that are associated with a rural village. The proposal has also been designed so that it is compatible with the character of the Alpine Sands area of the East Jindabyne locality.

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This has been achieved by providing a development that is similar in scale and density to the eight townhouses at 80 Kunama Drive and the recently approved multi-dwelling housing development at 30C Kunama Drive.

The development when viewed from the street is single storey and only uses the parts of the site not constrained by easements. The development offers large front setbacks to both Kunama Drive and Lakewood Tce, much greater than the minimum required.

With one driveway, the development does not allow for garages or carparking to dominate the streetscape.

As the site is 2381m² in size, it is capable of being subdivided into three (3) lots, with each lot able to accommodate a dual occupancy development. This could allow for six (6) large dwellings to be constructed on the allotment with a total gross floor area of 1190m² (0.5:1).

The proposed development includes four larger attached apartments and three smaller attached apartments with a combined gross floor area of 684m², which equates to an FSR of 0.29:1. This is well below the maximum permitted.

Clause 4.1 Minimum subdivision lot size

In accordance with clause 4.1, the minimum lot size (being 700m²) does not apply to a strata subdivision.

Therefore, the proposed strata subdivision complies with the SRLEP, 2013.

Clause 4.3 Height of Buildings

The maximum height of a building as shown on the Height of Buildings Map, with an extract provided in figure 10 below is 9m.

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Figure 10: LEP Building Height Map Extract

The proposed development complies with the 9m height limit for both the upper and lower level apartments.

Clause 4.4 Floor Space Ratio

The subject site has a maximum floor space ratio of 0.5:1 as shown on the Floor Space Ratio Map, with an extract provided in figure 11 below.

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Figure 11: LEP Floor Space Ratio Map Extract

With a site area of 2381m², the maximum gross floor area permitted under the 0.5:1 FSR is 1190.50m².

The total gross floor area of the development, as defined, is 684m², which equals to an FSR of 0.29:1, which therefore complies.

Clause 7.2 Terrestrial biodiversity

The subject site includes an area mapped as “Biodiversity” within its north-west corner, as shown in figure 12 below.

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Figure 12: LEP Biodiversity Map Extract

This area has largely been avoided as it is associated with the large stormwater easements. As the development may slightly intrude into the mapped area, Clause 7.2 has been addressed below.

Clause	Response
(2) This clause applies to land identified as "Biodiversity" on the <u>Terrestrial Biodiversity Map</u> .	<i>The proposed development is mostly located outside of the mapped area; however the clause has nonetheless been addressed below.</i>
(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider: (a) whether the development is likely to have: (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and	<i>The mapped areas do not comprise of any native vegetation trees within this part of the site, with the native trees that likely triggered the mapping, located on the northern side of the boundary within lot 31 [3 Lakeview Tce].</i> <i>The site does include two medium sized and one small native Eucalypts located close the southern boundary, which will need to be removed, however these are relatively small and do not provide any significant value.</i>

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composition of the land, and (iv) any adverse impact on the habitat elements providing connectivity on the land, and (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	<i>Although a minor component of the development will be located within the mapped area, there is no native vegetation present within the area.</i>
(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that: (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	<i>To offset the impact of the removal of the few native trees on-site, four (4) are to be planted on the site.</i> <i>Accordingly, the proposed development will not generate significant adverse impacts.</i>

Clause 7.8 Serviced Apartments

Clause	Response
(2) Development consent may be granted for development for the purposes of serviced apartments if the consent authority is satisfied that the development: (a) will be designed and managed so that car parking, noise and traffic will not have a detrimental impact on the amenity of the surrounding area, and (b) will be designed and managed to minimise the risk of hazards, such as emergency egress, building fire safety, bush fire or flooding, to occupants, and (c) provides a high standard of amenity for occupants and adjoining neighbours, and (d) will be managed so that each letting of each apartment will not be for a period of more than 3 months.	<i>The proposed parking is provided within the garages on the lower ground floor of the three bedroom apartments and within the ground floor on the single storey one (1) bedroom apartments, accessed from Kunama Drive without having the driveway located over any easements.</i> <i>The site is not subject to hazards such as bushfire prone land or flooding and will be built to achieve compliance with the BCA.</i> <i>The development has been designed to provide a high level of amenity for its occupants, whilst minimising potential impacts on the adjoining neighbours.</i> <i>The apartments will be managed so that letting is not permitted for a period of 3 months or more.</i>

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Clause 7.9 – Essential services

Clause	Response
Development consent must not be granted for development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required: (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access.	<i>The subject site was created as part of a recent subdivision with water supply, sewer management and electricity all provided to the site.</i> <i>Stormwater will be managed by collecting roof water and surface water from hard stand areas and connecting into the Stormwater system at the rear of the site.</i> <i>Suitable vehicle access can be achieved directly from Kunama Dr.</i>

4.2 SECTION 4.15(1)(a)(ii) – PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

There are no draft Environmental Planning Instruments that are applicable to the site or proposed development.

4.3 SECTION 4.15(1)(a)(iii) – DEVELOPMENT CONTROL PLANS

The Snowy River Development Control Plan 2013 applies to the subject site and a detailed assessment of the proposed development in accordance with the Chapters C, D1 and E1 have been undertaken and provided in Appendix B.

4.4 SECTION 4.15(1)(a)(iiia) – PLANNING AGREEMENTS

Not applicable.

4.5 SECTION 4.15(1)(a)(iv) – REGULATIONS

The development application has been made in accordance with the requirements contained in the Environmental Planning and Assessment Regulation 2021.

4.6 SECTION 4.15(1)(b) – LIKELY IMPACTS

Natural Environment:

The subject site has been partly disturbed by the previous subdivision works, including installation of sewer and stormwater. The site includes very little native vegetation with only two (2) medium and one (1) small Eucalypts to be impacted with the majority of the site comprising of exotic grasses, weeds and some Exotic trees and shrubs.

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The native tree group located to the north of the site on Lot 31 will not be impacted by the development.

With the four (4) native trees to be planted, the impacts on the natural environment are considered acceptable.

Built Environment:

The proposal has been designed to achieve a high level of contemporary alpine design, subject to a thorough site analysis process.

As a result, the development is orientated to achieve a north-west and westerly view and solar access.

This together with its predominantly single storey built from on the street level with no driveways or vehicle parking in front of the buildings, will ensure its impacts on the streetscape are minimised.

Impacts on the built environment are therefore considered acceptable and compatible with the existing surrounding built environment.

Social and Economic impacts in the locality:

The proposed development has been designed to respond to the site and its constraints.

The proposed development will result in an injection of capital investment for the site and township and result in additional tourist accommodation. This will be provided within a high quality development being constructed with a positive economic impact in relation to short-term construction jobs being generated.

4.7 SECTION 4.15(1)(c) – SUITABILITY OF THE SITE

Following a through site analysis process, the proposed development has been designed to respond to the site's opportunities and constraints.

Overall, the subject site is considered suitable for the proposed development.

4.8 SECTION 4.15(1)(d) – SUBMISSIONS

The consent authority is required to consider any submissions made in response to any public notification or advertising undertaken in accordance with Councils Community Participation Plan.

A DA of this nature is required to be notified to adjoining and opposite owners for 14 days.

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4.9 SECTION 4.15(1)(e) – THE PUBLIC INTEREST

The above assessment has demonstrated that the proposal satisfies the objectives and relevant clauses prescribed under the relevant State Environmental Planning Policies and Councils Local Environmental Plan.

Consequently, the proposed development is considered to be within the public interest.

4.10 NSW BIODIVERSITY CONSERVATION ACT, 2016

The Biodiversity Conservation Act 2016 together with the Biodiversity Conservation Regulations 2017 were enacted on the 25 August 2017 and came into effect on the 25 February 2018.

A review of the subject site in relation to the Biodiversity Values Map shows that the site is not mapped as comprising high biodiversity value, see below.



Figure 13: Biodiversity Values Map

Therefore, under the clearing threshold, the site has a minimum lot size of 700m², which allows up to 0.25ha (2500m²) of clearing of native vegetation without having to undertake a Biodiversity Assessment Method (BAM) assessment and therefore triggering the Biodiversity Offsets Scheme.

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The subject site is only 2381m² in size, therefore the development is not able to trigger the clearing threshold provisions.

A BAM assessment would therefore not be required, and the Biodiversity Offsets Scheme would therefore not be triggered with a five (5) test assessment not considered necessary for a vacant residential allotment, approved as part of a recent subdivision.

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5. CONCLUSION

The proposed development has been considered in regard Section 4.15 of the EP&A Act, 1979, relevant State Environmental Planning Policies, Councils Local Environmental Plan and Development Control Plan.

The proposal has been found to be consistent with the above legislation, Environmental Planning Instruments and Development Control Plan.

The development provides a fully compliant design with a FSR well below the maximum permitted and a bulk and scale similar to other developments in the locality.

The proposed development has been designed following an extensive site analysis process and forms a revised scheme in response to Councils concerns with the previous design and DA.

The design of the development has had to respond to a number of physical features and constraints associated with the site, including its orientation, slope and easements.

To achieve appropriate vehicle access and parking for the development, all the garages are accessed by a single driveway and are not visible from the street.

The development responds to the site's opportunities and constraints, whilst still achieving a high level of solar access and views to the north-west and west.



APPENDIX A

PHOTOS

58 Kunama Dr, East Jindabyne ♦ SEE Appendix A: Photos



*Figure 1: View of the
site facing west*



*Figure 2: View across
the site towards the
south-west*

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Figure 3: View of the front of the site and electrical transformer



Figure 4: Photo of the dual occupancy across the road at 63 Kunama

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Figure 5: Photo of the dwelling to the south at 60 Kunama



Figure 6: View down the southern boundary of the site, towards the north-west

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*Figure 7: View across
the site to the north*



*Figure 8: Existing
Eucalypt to be removed
and replaced*

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Figure 9: View of the dwelling below the site to the west at 62B Kunama



Figure 10: View across the site to the north

58 Kunama Dr, East Jindabyne ♦ SEE Appendix A: Photos



Figure 11: Photo of an existing Eucalypt in poor health, to be removed



Figure 12: Photo of two existing dead trees to be removed, adjacent to northern boundary of the site



APPENDIX B

SNOWY RIVER DCP 2013—ASSESSMENT TABLE

58 Kunama Drive, East Jindabyne ♦ SEE Appendix A: SR DCP 2013 – Assessment Table

Snowy River Development Control Plan 2013	
C1 Subdivision	
2. General Subdivision Requirements	
Control	Comment
C1.2-1 Minimum Subdivision Lot Sizes The minimum subdivision lot sizes are identified in the Snowy River LEP 2013 and the accompanying Lot Size Maps.	<i>The proposal is for a Strata Subdivision which will create lots less than the minimum lot size, as afforded under clause 4.1 of the SRLEP, 2013.</i>
C1.2-2 Subdivision Design (a)The subdivision design must consider the physical characteristics of the land including bushfire hazard and ensure the protection of key environmental features including significant vegetation, natural landforms including rocky outcrops, topographic features and watercourses (refer Chapter C7 – Natural Hazard Management). (b)Subdivision design must consider the orientation of future dwellings on the site to encourage north facing dwellings. (c)Council may consent to the creation of a hatchet shaped allotment of land. Where this is proposed within Zone R1 General Residential, R2 Low Density Residential or RU5 Village the subdivision must not involve a lot being developed that is already a hatchet shaped allotment. (d)All hatchet-shaped allotments in Residential or Village zones must have a minimum access handle width of 6 metres. (e)The minimum area requirements for all hatchet-shaped allotments are to be measured excluding the access handle. (f)All allotments are to be of a regular shape. (g)The allotments to be created must be designed to minimise any bushfire hazard and are to be designed in accordance with Planning for Bushfire Protection 2006 (refer Chapter C7 – Natural Hazard Management). Perimeter roads should be used to assist in minimising fire risk rather than clearing the site.	<i>The proposal is for a Strata Subdivision and this clause is not applicable.</i>
C2 - Design	
1. Visual & Scenic Impact	
Control	Comment

58 Kunama Drive, East Jindabyne ♦ SEE Appendix A: SR DCP 2013 – Assessment Table

Snowy River Development Control Plan 2013	
<p>C2.1-1 Visual Landscape Character Assessment</p> <p>(a) Before granting development consent for development involving the carrying out of any works or building construction, the consent authority must have regard to the likely visual impacts of carrying out the development, including the visual impacts of ancillary uses like driveways and fencing and of the provision of electricity and other services to the site of the development.</p> <p>(b) When assessing visual impacts of the proposed development consideration must be given to:</p> <ul style="list-style-type: none"> • Important visual features and the landscape character of the site and surrounding land; • Minimising the visual impact of the development on views from public areas, including public roads; • Reducing the visual impact of driveways and of the provision of services to the development; • Reducing the visual impact of proposed buildings by ensuring that external finishes are non-reflective and of a colour that blends in with the surroundings; and • Ensuring fencing and building styles are compatible with the visual character of the area. 	<p><i>The proposed development has been designed to respond to the site and its topography.</i></p> <p><i>The development will present mostly as a single storey built form to the street.</i></p> <p><i>The site does not include any important visual features.</i></p> <p><i>The driveway is provided from Kunama Drive, with undercover parking provided within garages.</i></p> <p><i>Visual impacts are minimised by the design, scale and materials to be used.</i></p>
<p>C2.1-2 Building on Ridgelines</p> <p>(a) A building must not be erected on a ridgeline if the building would be visible from a public place such as an arterial road and appear as a skyline structure from that place or road. However, Council may consent to the erection of a building on a ridge line where:</p> <ul style="list-style-type: none"> • The proposed location of the building comprises the only part of the land on which it is proposed to be erected which has reasonable vehicular access to a public road; • The whole of the land on which it is proposed to be erected is within the ridge line; • The function and architecture of the building has such significance to the community that, in the Council's opinion, it should stand out as a landmark. <p>Development shall take into account the topography of the area avoiding significant skylines.</p>	<p><i>The subject site slopes from east to west (from the street to the rear) and is not located on a ridgeline or a landmark site.</i></p>

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Snowy River Development Control Plan 2013	
<p>C2.1-3 Development in Lake Eucumbene and Lake Jindabyne Scenic Protection Areas</p> <p>In addition to the objectives [above] the following also apply for sites within the Lake Eucumbene and Lake Jindabyne Scenic Protection Areas:</p> <ul style="list-style-type: none"> • Protect the sense of isolation which can be enjoyed in many areas on and adjacent to Lake Eucumbene. • Protect the environmental attractions and recreational functions of Lake Eucumbene and Lake Jindabyne including its attraction as a prime fishing destination. • Ensure that the Lakes and adjacent urban settlements continue to have a clear rural setting. • Protect the water quality, water storage functions and groundwater of Lake Eucumbene and Lake Jindabyne Scenic Protection Areas. • Protect the flora and fauna, including aquatic habitats. <p>(a) Consideration must be given to the visual impact of the development when viewed from Lake Jindabyne, and Lake Eucumbene at its full supply level.</p> <p>(b) Consideration must be given to whether the design and construction of any new buildings (including fencing) prevent any intrusion into the view from the Lake and surrounding areas.</p> <p>(c) Consideration must be given to whether provision has been made for the planting of appropriate native species where the planting would visually screen the development.</p> <p>(d) Development consent must not be granted to development where the development will have an unacceptable visual impact on the scenic quality of the area.</p> <p>(e) The development has been designed to prevent any visual intrusion into the view from Lake Jindabyne and Lake Eucumbene (at its full supply level).</p> <p>(f) A visual impact analysis must be provided of an appropriate scale clearly showing the potential of any buildings to intrude into the landscape sufficient to enable it to properly assess the visual impact of the proposed development on the views from the Lake.</p>	<p><i>Not applicable.</i></p>
<p>C2.1-4 Development within the Eastern Approaches to Kosciuszko National Park</p> <p>Development consent must not be granted to development of land in the Eastern Approaches unless the consent authority has considered a visual impact analysis of an appropriate scale clearly showing the potential of any buildings to intrude into the landscape sufficient to enable it to properly assess the visual impact of the proposed development on the views from the Alpine Way and Kosciuszko Road.</p> <p>Development is to be designed and located so it causes no detriment to the scenic and rural character of land within the Eastern Approaches to Kosciuszko National Park, particularly when viewed from the Alpine Way or the Kosciuszko Road.</p>	<p><i>Not applicable.</i></p>

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Snowy River Development Control Plan 2013	
<p>C2.1-5 Building Design</p> <p>(a) The design and site coverage of the development should reflect the slope of the site and it may be desirable to leave steeply sloping parts of sites in their natural state.</p> <p>(b) All structures are designed and sited in order to minimise the need for excavation or fill for foundations and associated hardstand areas.</p> <p>(c) Buildings should utilise suspended slab construction, pole or steel frame, or brick and/or steel piers in order to minimise the disturbance to the natural grade caused by the building. Where areas on a site are already disturbed, those areas should be used for siting of buildings.</p> <p>(d) On steeply sloping sites and treed hillsides, building height and bulk, particularly on the downhill side is to be minimised and the need for cut and fill is to be reduced by designs which minimise the building footprint and allow the building mass to step down the slope.</p> <p>(e) Sub-floor areas must be enclosed or otherwise treated so that they do not look untidy when viewed from a public place.</p> <p>(f) Building heights are similar to those in the surrounding landscape with taller buildings sited so as to minimise impacts on the landscape.</p> <p>(g) New structures are designed to blend rather than contrast with the existing environment and the use of external reflective finishes is restricted.</p> <p>(h) The building design is not to include highly reflective surfaces such as 'zincalume' or tinted glass panels. External finishes may be natural or untreated, or where colours are used, these should have a light reflectivity index of 12% or below.</p>	<p><i>The development has been designed to respond to the site and its attributes with the buildings orientated to achieve a north-west and western orientation for solar access and views.</i></p> <p><i>The design includes garages not visible from the street for vehicle parking. This is provided in lieu of parking in front of the building.</i></p> <p><i>The proposal provides a compliant 9m height limit.</i></p> <p><i>A contemporary alpine design outcome for the development will be achieved through the use of the proposed materials and finishes.</i></p>
<p>C2.1-6 Landscaping</p> <p>(a) The design of any new development must integrate with the landscape, by building on and incorporating existing landscape features such as vegetation and rocky outcrops.</p> <p>(b) Development must not involve the removal of bushrock or significant areas of vegetation.</p> <p>(c) Planting is to be located to soften the view of the development from any existing public roads and public vantage points.</p>	<p><i>The existing site comprises a mostly exotic vegetation with a few small to medium sized Eucalypts to be removed.</i></p> <p><i>The Concept Landscape Plan includes the planting of four (4) Eucalypt trees plus a range of shrubs and ground covers in accordance with Council's species list prescribed under the DCP.</i></p>
<p>C2.1-7 View Sharing</p> <p>(a) All property owners should be able to develop their property within existing planning controls however views should not be substantially affected where it is possible to design to share views.</p> <p>(b) The location and design of dwellings and outbuildings must reasonably maintain existing developed view corridors or vistas from the neighbouring dwellings, streets and public open space areas.</p> <p>(c) In assessing potential view loss impacts on neighbouring dwellings, retaining existing views from the living areas (living room, dining room, lounge and kitchen) should be given a priority over those obtained from the bedrooms and non-habitable rooms.</p> <p>(d) The design of fences and selection of plant species must minimise obstruction of views from the neighbouring dwellings and the public domain.</p>	<p><i>The proposal provides a compliant building height with single storey building element at the street, well setback from the front boundary.</i></p> <p><i>Together with the low profile gable roofs, the development allows for view sharing with the dwellings above the road.</i></p>

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Snowy River Development Control Plan 2013	
C3 Car Parking, Traffic & Access	
3. Vehicle Access	
Control	Comment
C3.1-1 Permanent and Practical Legal Access	
(a) All development, including all allotments created by subdivision (including boundary adjustments) must have coinciding legal and practical (properly constructed) access in accordance with Councils development design and construction specifications.	(a) The subject site has coinciding legal and practical access to the road within the subdivision.
(b) Access roads are to be designed to minimise road infrastructure by utilising the most direct, and where possible the existing, legal routes.	(b) N/A (c) N/A (d) N/A
(c) An applicant wishing to construct a Crown public road is required to obtain Council's concurrence to the ownership of the road being transferred to Council. Where the applicant cannot obtain the concurrence of Council to the transfer of ownership, the application for road construction will not be accepted.	(e) N/A (f) N/A (g) N/A
(d) Access by undedicated roads (including undedicated Crown reserve roads, Forestry roads and Livestock Health and Pest Authority reserves) requires the consent of the public authority (eg. Roads and Maritime Services) and will only be permitted in similar circumstances to those for rights of carriageway and subject to the same conditions applicable to rights of carriageway.	(h) N/A (i) N/A
(e) Where the development requires a second bushfire access/egress route, this is to be a permanent legal and practical access.	
(f) Where the existing road alignment does not match the dedicated or legally recognised road alignment, the road alignment should be rectified through re- alignment, closure, road construction or dedication.	
(g) Any additional length of public road created as part of the development and proposed to be transferred to the control of Council is to be minimised.	
(h) Direct access from either the Alpine Way or Kosciuszko Road is not to be provided to a development unless the site has no other practical alternatives that exist or can be created.	
(i) Consideration must be given to whether traffic associated with the proposed development will cause the condition of the roads to deteriorate and whether funds are or will be available for road maintenance and whether any financial contributions from the proposed development are sufficient to upgrade the roads likely to be affected.	

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Snowy River Development Control Plan 2013	
<p>C3.1-2 Rights of Carriageway for Subdivision</p> <p>(a) Where access to the allotment is via an existing right of carriageway, the subdivision will only be permitted in exceptional circumstances as follows, where:</p> <ul style="list-style-type: none"> - the subdivision is for large rural property where the cost of providing public road access would be prohibitive; or - the subdivision is in remote rural localities of the Shire. <p>(b) Access may be provided by a vehicular right of carriageway for development involving subdivision of land into up to five (5) additional residential lots (or development where traffic generation has a similar or greater impact) if:</p> <ul style="list-style-type: none"> - the right of carriageway is constructed to a standard approved by the Council; and - where relevant, the consent of all adjoining land owners, whose land is burdened by the vehicular right of way, has been gained. <p>(c) Access may be provided by a vehicular right of carriageway for new development (other than that referred to in sub-clauses a) and b) above) where traffic will have a minimal impact if:</p> <ul style="list-style-type: none"> - the right of way is constructed to a standard agreed to by Council; and - where relevant, the consent of all adjoining land owners, whose land is burdened by the vehicular right of way, has been gained. <p>(d) If further subdivision takes place utilising the right of carriageway and increasing the number of lots utilising the right of carriageway to more than six (6) allotments, the right of carriageway is to be replaced with a public road (refer below).</p> <p>(e) The right of carriageway in non-urban areas is to be a minimum of twenty (20) metres wide.</p> <p>(f) Construction and maintenance of the right of carriageway is the responsibility of the landowner and is to be in accordance with Councils development design and construction specifications.</p> <p>(g) Council may require a Deed of Agreement for the operation, management and maintenance of the right of carriageway.</p>	<p><i>Not applicable.</i></p>

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Snowy River Development Control Plan 2013	
<p>C3.1-3 Public Roads</p> <p>(a) Where subdivision results in six (6) or more additional allotments, the access shall be by way of a public road.</p> <p>(b) Where a new road is to be constructed or an existing road is to be utilised for addition allotment access, it shall be constructed in accordance with Councils development design and construction specifications for access and subdivision on the following basis:</p> <ul style="list-style-type: none"> - Two Lane Gravel Road – any road likely to be extended or form part of a through road and “no through roads” servicing six (6) to ten (10) allotments and not in a R5 Large Lot Residential Zone. - Two Lane Bitumen Road – any road servicing more than ten (10) allotments. <p>Council may also require this type of road for short lengths of road which connect with an existing sealed road or which are over a gradient of 10%.</p> <p>(c) If the subdivision will result in six (6) or more lots in the R5 Large Lot Residential Zone, each lot is to be linked by a 2 lane bitumen sealed road to the nearest urban centre, constructed to Council’s approved standards.</p> <p>(d) If the subdivision will result in six (6) or less lots in the R5 large Lot Residential Zone, each lot is to be linked to the nearest public road by a two lane road suitable for two wheel drive vehicles, constructed to Council’s development design and construction specifications.</p> <p>(e) Where development (including subdivision) front existing public roads, and where the existing public road is unconstructed or is not constructed to a satisfactory standard for the proposed development (e.g. not presently maintained by Council), the full cost of upgrading that road is to be borne by the developer. This requirement may also apply to subdivision’s that require the construction or upgrading of existing public roads to give access to the subdivision.</p> <p>(f) Each lot is to be provided with an adequate all weather access to enable satisfactory vehicular passage from the public road into the individual allotment. This will generally require gravelling from the road shoulder to the boundary and in most cases will require the provision of a piped gutter crossing in accordance with Council’s specification for property accesses.</p> <p>(g) Each lot to be created must include vehicular access that will be flood free in the event of a 1:50 year probability flood occurring.</p> <p>(h) The location of the individual access points are to be nominated by the developer and subject to approval of, and meeting the standards established by the Director Technical Services and Operations, having regard to road drainage requirements and sight distance.</p>	<p><i>Not applicable.</i></p>
<p>C3.1-4 Development Fronting Main or Arterial Roads</p> <p>(a) Where development is proposed land which: fronts a classified or arterial road; or relies solely on a classified or arterial road for it access; or has access to a road which intersects with a classified or arterial road, where the point of access is within 90 metres of the intersection of the road and the classified or arterial road, the following must be considered:</p> <ul style="list-style-type: none"> - whether the traffic likely to be generated by the development will cause a traffic hazard or reduce the capacity and efficiency of the classified or arterial road; - access points and on-site management plans for vehicle movement and parking; - the effect the development will have on future improvements or realignment of the classified or arterial road. 	<p><i>Not applicable.</i></p>

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<p>C3.1-5 Adequacy of Access</p> <p>(a) The standard of all weather access roads to the development is to adequately cater for existing and potential traffic.</p> <p>(b) The road reserve width is to be sufficient to cater for all functions that the road is expected to fulfill, including the safe and efficient movement of all users and acting as a buffer from traffic nuisance for residents.</p> <p>(c) The carriageway width is to allow vehicles to proceed safely at the operating speed intended for that road.</p> <p>(d) The design of intersections is to allow all movement to occur safely and projected traffic volumes are to be used in designing all intersections.</p> <p>(e) All intersections and vehicular entrances are to satisfy the relevant design standards published by the Roads and Maritime Authority.</p> <p>(f) Access is designed in accordance with the design criteria set out in the Aust Roads Guide to Road Design and the Council's Development Design and Construction Specifications.</p>	<p><i>The subdivision has been approved with a new road design, sufficient for its zoning and maximum floor space.</i></p>
<p>C3.1-6 Minimising Impacts</p> <p>(a) Consideration is to be given to the impact the traffic associated with the proposed development will have on existing roads, road safety and other road users.</p> <p>(b) Physical impact on the environment and on the visual landscape are to be minimised through site planning and design.</p> <p>(c) Car parking areas and access roads to be designed, surfaced and sloped to facilitate stormwater infiltration on-site.</p> <p>(d) Access roads are not to exceed 12% slope and are to be designed to work with the contours of the land (minimising cut and fill).</p> <p>(e) Access roads are not to proceed through rock outcrops, natural features or existing vegetation stands and are not to be located on prominent hill faces or ridgelines.</p> <p><u>Note:</u> Refer to Planning for Bush Fire Protection 2006 (PBP) at www.rfs.nsw.gov.au for any special access requirements related to developments within Bush Fire Prone Land (Refer Chapter C7 – Natural Hazard Management).</p>	<p><i>The subdivision has been approved with a new road design, sufficient for its zoning and maximum floor space.</i></p> <p><i>Car parking is provided within the garages with the hard stand driveway area allowing for stormwater to be directed to the stormwater system.</i></p>
<p>C3.2-1 Pedestrian and Cycle Access</p> <p>a) All development is to provide high quality accessible routes to public and semipublic areas, including major entries, communal open space, site facilities, parking areas and pedestrian pathways.</p> <p>b) All pedestrian links are to have appropriate levels of illumination.</p> <p>c) All entrances to buildings are to be accessible from the street and are to integrate ramps into the overall building and landscape design to promote equity of access.</p> <p>d) The design of <i>commercial premises</i> or other non-residential forms of development shall consider staff change rooms and shower facilities to encourage bike riding as a form of transport.</p> <p>e) Potential pedestrian and vehicle conflict is to be minimised by ensuring clear sight lines at pedestrian and vehicle crossings, utilising traffic calming devices and separating and clearly distinguishing pedestrian and vehicular accessways (eg using bollards or changes in pavement treatment).</p> <p>f) All vehicle access points to a development are to provide a minimum 1.5 metres landscaped setback to neighbouring properties.</p>	<p><i>The proposal allows for pedestrians to enter the site from the primary street, Kunama Drive.</i></p> <p><i>The serviced apartments include garages which provide for areas which can accommodate bikes.</i></p>

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<p>C3.3-1 Design</p> <p>a) The design of all car parking is to be in accordance with Council's car parking design specifications.</p> <p>b) The design of car parking areas, including entry and exit points, is not to create traffic conflicts or impact on pedestrian and cyclists movements.</p> <p>c) All car parking spaces are to be sited behind the front building line.</p> <p>d) All car parking spaces must be designed to enable vehicles to enter and exit a site in a forward direction. This may be modified for single dwelling houses provided safe manoeuvring can be demonstrated.</p> <p>e) The appearance of car parking and service vehicle entries located within a development are to be improved by:</p> <ul style="list-style-type: none"> o screening and locating garbage collection, loading and servicing areas within the development; and o avoiding black holes in the façade by providing security doors to car park entries. <p>f) Where doors are not provided to a car park, the visible interior of the car park is to be incorporated into the façade design and material selection and the building services pipes and ducts are to be concealed.</p> <p>g) The design and construction of driveways, roads and car parking areas must conform to the requirements of Council's Engineering Guidelines for Subdivision and Developments.</p> <p>h) All development in residential, business, industrial and village zones must incorporate a concrete or bitumen sealed driveway apron that extends from 1.0m inside the property boundary to the edge of the road.</p> <p>i) Parking spaces and areas are to be designed in accordance with the following diagrams: AS/NZS 2890.1 2004 Figure 2.2.</p>	<p><i>The proposal provides for all the required parking (11 spaces) within the four (4) double garages provided and three (3) single garages, accessed from the northern and central rear of the site, via the driveway to Kunama Drive.</i></p> <p><i>This ensures that there is no parking at the front of the site.</i></p>
<p>C3.3-2 Safety</p> <p>a) Car parking is to be designed to providing clear, safe and easily accessible paths of travel for both cars and pedestrians.</p> <p>b) Safe and secure access is to be provided for building users, including direct access for residential apartments.</p> <p>c) Parking and storage of bicycles (both resident and visitor) is to be provided at convenient and secure locations.</p>	<p><i>All parking can enter and exit the site in a forward direction. This separates vehicles from pedestrian accessing the front of the building.</i></p> <p><i>The serviced apartments include garages which provide for areas which can accommodate bikes.</i></p>

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<p>C3.3-3 Landscaping</p> <p>a) Landscaping of car parking areas to improve the appearance of the car park and provide shade and shelter from weather is to be provided in all development.</p> <p>b) Proposals for car parking areas are to be accompanied by a landscape plan, prepared by a qualified landscape architect or designer, illustrating means to soften the visual impact of parked cars and any associated structures.</p> <p>c) Significant environmental features within the land such as rock outcrops, benches and trees are to be retained as a landscaped feature of the car parking area.</p> <p>d) Landscaping is to be included car park design, within and on the perimeter of the car parking area. Accordingly, the following is required:</p> <ul style="list-style-type: none"> o Planting beds fronting a street or public place are to have a minimum width of one (1) metre; o Shade trees are to be provided in open car parking areas at the ratio of one (1) shade tree for every six (6) car parking spaces; and o Plants to avoid are those that have a short life, drop branches, gum or fruit or those that interfere with underground pipes. <p>e) Parking areas are to incorporate a 150mm concrete kerb or edge treatment to reduce the likelihood of vehicles damaging adjoining landscaped areas. The use of bollards should also be considered.</p> <p>f) The choice of landscaping species and design for the car parking area is to create a safe environment through selecting plants that do not provide the opportunity for concealment. Refer to Chapter C5 Appendix C5-01 Recommended Species for Landscaping.</p>	<p><i>The landscape concept plan includes landscaping along the front and rear of the site.</i></p>

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<p>C3.4-1 Car Parking</p> <p>a) Sufficient on site car parking is to be provided to accommodate the parking demands of the development.</p> <p>b) The amount of on-site car parking for specific types of development is to be in accordance with the Table of Parking Requirements (below).</p> <p>c) In calculating the number of car spaces required, Council takes into consideration the:</p> <ul style="list-style-type: none"> o type of development (or land use) proposed; o size and scale of the development; o intensity of the development, and o street hierarchy and existing traffic situation. <p>d) Car parking requirements may be reduced where it can be demonstrated that separate uses can share a single parking facility or where there are different and complementary demands for car parking space on a site.</p> <p>e) Council does not encourage, but may consider stacked parking for parked spaces in a controlled parking situation which:</p> <ul style="list-style-type: none"> o allow no more than two cars in the stacked parking arrangement; o is likely to maintain a very low turnover; or o is able to function easily within the management of the site's future operation. <p>f) Where a development involves a change of use between any of the following uses within an existing premises, where:</p> <ul style="list-style-type: none"> o a change of use is proposed from one type of food and drink premises (restaurant, café, take away food and drink premises or pub) to another food and drink premises, no additional parking is required; o a change of use is proposed from a retail premises, office premises or business premises to a food and drink premises (restaurants, cafe, take-away food and drink premise or pub), the following parking requirements will apply: <ul style="list-style-type: none"> - the public area in the proposed use is less than 100 sqm, no additional parking is required; - the public area in the proposed use is equal to or greater than 100 sqm the existing parking requirements in this Chapter will continue to apply. <p>g) Council will consider waving the increased parking requirements, where the gross leaseable floor area (GLFA) and gross floor area (GFA) is not being increased.</p> <p>h) For certain tourist and visitor accommodation and eco-tourist facilities development (ie motels and resorts only), consideration will be given to a maximum 25% discount in the total provision of on-site car parking spaces provided that it can be demonstrated that any shortfall in on-site car spaces can be met by the provision of dedicated on-site bus bays. To demonstrate, an applicant will need to submit a traffic impact study prepared by a Traffic Engineer indicating that the design of the bus bays and all associated car parking and manoeuvring areas for the proposed development complies fully with Council's and the RMS's requirements.</p> <p>i) Council will determine the minimum parking requirements, in consultation with the applicant, where a development application is received for a development type or use that is not listed in the Table of Parking Requirements (below).</p>	<p><i>In accordance with the table of parking requirements provided under C3.4-2, serviced apartments require 1 parking space per 1 bedroom serviced apartment and 2 parking spaces per 2 or more bedroom serviced apartment and 1 parking space per employees.</i></p> <p><i>The proposal includes a garage accommodating two (2) spaces for each three (3) bedroom dwelling, and one (1) space for each one bedroom dwelling, with a total of eleven (11) spaces proposed.</i></p> <p><i>The proposal does not require any on-site employees.</i></p>
C3.4-2 Table of Parking Requirements	<i>See above.</i>

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C8 Environmental Management	
1. Minimising Conflicts	
Control	Comment
<p>C8.1-1 Minimising Conflicts</p> <p>(a) Locate residential, eco-tourist facilities and tourist and visitor accommodation to minimise land use conflicts between other land uses in rural areas including agriculture, intensive agriculture and extractive industries.</p> <p>(b) Where proposed residential or tourist based development adjoins or is in the vicinity of existing agriculture, intensive agriculture or extractive uses, the development application must be accompanied by an assessment demonstrating how land use conflicts have been considered and addressed.</p> <p>(c) In assessing development adjoining the existing uses, the Council must:</p> <ul style="list-style-type: none"> Consider whether or not the development is likely to have a significant impact on the use that, in the opinion of the Council having regard to land use trends, is likely to be the preferred use of the land in the vicinity of the development. Evaluate any measures proposed by the applicant to avoid or minimise any incompatibility. Design and site the development in a way to minimise land use conflicts between other uses including existing residential development. <p>(g) Where proposed tourist and visitor accommodation or eco-tourist facility development adjoins or is in the vicinity of existing residential development, the development application is to be accompanied by an assessment demonstrating how land use conflicts have been considered and addressed.</p> <p>(h) In assessing development adjoining the existing residential uses, the Council must consider whether or not the development is likely to have a significant impact on the residential uses including increased vehicle movement and noise</p>	<p><i>Not applicable, as not located in a rural area.</i></p>
3. Land Management – Erosion, Sediment & Stormwater Control	
Control	Comment

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Snowy River Development Control Plan 2013	
C8.3-1 Erosion & Sediment Control (a) Measures are to be implemented during development construction to ensure that the land form is stabilised and erosion is controlled and that water quality in streams and lakes downstream of the development site is protected. (b) Systems are designed to optimise the interception, detention and removal of waterborne pollutants prior to discharge to receiving waters. (c) Vegetated riparian buffers to waterways are to be maintained. (d) A development application is to be accompanied by a stormwater and soil management plan demonstrating: <ul style="list-style-type: none"> • how sedimentation and erosion of fill and soil is to be managed on the site; and • development adjacent to the bank or the bed of a watercourse, addressed the environmental impact on the receiving waters. (e) Stormwater or surface water runoff is not to be redirected or concentrated onto adjoining properties or to create worsening effect on adjoining properties. (f) All disturbed areas are to be re-stabilised and re-vegetated as soon as practicable. (g) Landscaping is to use native species suitable to the locality and with consideration of bush fire requirements (Refer Recommended Landscaping Species – Appendix C5-1).	<i>Standard erosion and sediment controls will be undertaken and identified within the Construction Plans to be provided, prior to CC.</i>
C8.3-2 Slopes & Batters (a) Cut and fill within sites are to be sensitively treated through gentle slopes and adequate stability to avoid erosion and slippage. (b) Where the foundation strata of the area permits slopes in excess of 1:3, and where supported by technical documentation prepared by a suitably qualified professional, steeper slopes will be considered.	<i>The development requires excavation and therefore both batters and retaining walls to accommodate the 3 levels, ensure the development presents as single storey to the street and to minimise the overall building height.</i>
4. Weed Management	
Control	Comment
C8.4-1 Weed Management (a) Development should occur in a manner that does not increase the potential for, or result in, the spread of noxious weeds. (b) Where development is to be located on a property with a current weed notice or history of weed notices, a weed management plan is to accompany the development application. The weed management plan must identify: weeds to be controlled and in what area they are to be controlled; and timeframe and method of control to be employed.	<i>Not applicable.</i>
5. Ecological Impacts	
Control	Comment

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Snowy River Development Control Plan 2013	
<p>C8.5-1 Ecological Impacts</p> <p>(a) The development is to minimise any impact on the local ecology including water quality, aquatic habitats and fish passage.</p> <p>(b) Where development may have an impact on threatened species, populations or ecological communities (including development on land significant for flora and fauna), an Assessment of Significance (AOS) is to be undertaken. Where it is found that there would be a significant impact on threatened species, their habitats or endangered ecological communities a Species Impact Statement (SIS) would be required.</p> <p><u>Note:</u> if a Species Impact Statement is required, the Office of Environment and Heritage will have a statutory role in concurrence of the development.</p> <p>Council will review an AOS as part of its determination of a development application and use the information provided to determine if the applicant has justified the level of impact by:</p> <ul style="list-style-type: none">- Avoiding the impact where possible;- Minimising the impact where it can not be avoided;- Offsetting the remaining impact after it has been minimised to the greatest extent possible.	<p><i>The proposal will require removal of two medium and one small Eucalypt. There will be replaced by way of planting four (4) locally endemic Eucalypts as well as planting shrubs and ground covers.</i></p>

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D1 Residential Accommodation																							
3. Site Planning and Layout																							
Control	Comment																						
D1.1-1 Site Planning a) Development should be appropriately located on the site to: <ul style="list-style-type: none"> • consider the amenity of neighbouring properties is maintained or enhanced; • consider the impact of the development on views and view sharing; • facilitate solar access; • protect significant landscape and vegetation; • allow for the provision of landscaping and provide room for additional tree plantings to grow to maturity; • facilitate the efficient use of the site; and • minimise bushfire hazard by preserving 'fuel free' zone (where development is adjacent to high bushfire hazard areas). 	<i>The development has been subject to a site analysis process to ensure that the development achieves optimum solar access and views to the north-west and west, provides for undercover parking, incorporates landscaping and tree planting and achieves the highest and best use for the site.</i>																						
D1.1-3 Site Coverage a) The maximum site coverage is shown in the Table below: <table> <tr> <th>Development Types</th><th>Land Use Zone</th><th>Site Coverage*including any garages, carports and outbuildings</th></tr> <tr> <td>Dwelling houses</td><td>R1 General Residential R2 Low Density Residential RUS Village</td><td>Not to exceed 50% of the allotment.</td></tr> <tr> <td>Attached dwellings</td><td>R1 General Residential RUS Village</td><td>Not to exceed 40% of the allotment.</td></tr> <tr> <td>Dual occupancies</td><td>R1 General Residential R2 Low Density Residential RUS Village</td><td>Not to exceed 50% of the allotment.</td></tr> <tr> <td>Multi dwelling housing</td><td>R1 General Residential RUS Village</td><td>Not to exceed 40% of the allotment.</td></tr> <tr> <td>Residential flat buildings</td><td>R1 General Residential RUS Village</td><td>Not to exceed 40% of the allotment.</td></tr> <tr> <td>Semi-detached dwellings</td><td>R1 General Residential RUS Village</td><td>Not to exceed 50% of the allotments.</td></tr> </table> <p>*Site coverage area does not include any of the following: access ramp; balcony, deck, patio, pergola, terrace or veranda attached to the dwelling that is not enclosed by a wall higher than 1.4m above the floor level; driveway, pathway or paving; fence or screen; rainwater tank that is attached to the dwelling; swimming pool or spa pool.</p>	Development Types	Land Use Zone	Site Coverage*including any garages, carports and outbuildings	Dwelling houses	R1 General Residential R2 Low Density Residential RUS Village	Not to exceed 50% of the allotment.	Attached dwellings	R1 General Residential RUS Village	Not to exceed 40% of the allotment.	Dual occupancies	R1 General Residential R2 Low Density Residential RUS Village	Not to exceed 50% of the allotment.	Multi dwelling housing	R1 General Residential RUS Village	Not to exceed 40% of the allotment.	Residential flat buildings	R1 General Residential RUS Village	Not to exceed 40% of the allotment.	Semi-detached dwellings	R1 General Residential RUS Village	Not to exceed 50% of the allotments.	<i>The site coverage proposed is 702m² which represents 29.5%, which therefore complies.</i>	
Development Types	Land Use Zone	Site Coverage*including any garages, carports and outbuildings																					
Dwelling houses	R1 General Residential R2 Low Density Residential RUS Village	Not to exceed 50% of the allotment.																					
Attached dwellings	R1 General Residential RUS Village	Not to exceed 40% of the allotment.																					
Dual occupancies	R1 General Residential R2 Low Density Residential RUS Village	Not to exceed 50% of the allotment.																					
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Residential flat buildings	R1 General Residential RUS Village	Not to exceed 40% of the allotment.																					
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<p>D1.1-4 Private Open Space</p> <p>a) Private open space is to be provided to each dwelling and is to be designed to meet the needs of occupants.</p> <p>b) Private open space is to be capable of serving as an extension of the dwelling for relaxation, dining and entertainment and is to have direct access from the major living area of the dwelling.</p> <p>c) Private open space is located to maximise views, natural features and orientation.</p> <p>d) Private open space at ground level is to:</p> <ul style="list-style-type: none"> • Be orientated to the north (where possible) • Be protected from unfavourable winds • Have a minimum area of 25m² • Have a width of 4 metres • Be screened as appropriate (shade, privacy and acoustic) • Receive a minimum 4 hours of uninterrupted direct sunlight per day <p>e) Private open space above ground level is to:</p> <ul style="list-style-type: none"> • Be orientated to the north • Have access from the main living area • Have a minimum area of 10m² • Have a minimum width of 2 metres • Not be located facing directly towards adjoining development impacting on their privacy and amenity <p>f) Where possible existing trees and natural landscape features (eg rock outcrops) are to be retained and incorporated into landscape design.</p>	<p><i>The proposed three bedroom apartments each include a balcony on the first floor, being above ground level.</i></p> <p><i>Each balcony is orientated to the north-west and west, is accessed from the main living area, is over 10m² in size and has a width over 4m and depth over 2m.</i></p> <p><i>The proposed one bedroom apartments each include a balcony on an elevated ground floor, being above ground level.</i></p> <p><i>Each balcony is orientated to the north-west and west, is accessed from the main living area, is over 10m² in size and has a width over 4m and depth over 2m.</i></p>
<p>D1.1-5 Communal Open Space</p> <p>a) Communal open space is to be provided to contribute to the character of the development and to provide for a wide range of uses and activities.</p> <p>b) A landscape concept plan for communal open space is to be provided with the development application.</p>	<p><i>Not applicable.</i></p>
4. Building Envelope	
Control	Comment

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D1.2-1 Building Height	<i>The proposal complies with the maximum 9m height limit.</i>
a) The height of a building must not exceed the maximum height shown for the land on the Snowy River LEP 2013 – Height of Buildings Map.	<i>Shadow diagrams have been provided and illustrate the shadowing of neighboring property to the south is compliant.</i>
b) The height of any new development (including alterations and additions) should minimise bulk and overshadowing.	
c) The development application drawings are to clearly identify: ground level (existing), the proposed height of new development and the height of existing and neighbouring development.	
d) Shadow diagrams should be prepared and submitted for two storey buildings to illustrate the potential impact on sunlight to adjoining properties.	
e) New development and alterations and additions are to be stepped in recognition of sloping sites.	
D1.2-3 Setbacks – General	

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<p>a) The minimum setback requirements at ground level are shown on the Table below.</p> <p>b) Setbacks are to provide space for visual and acoustic privacy.</p> <p>c) Variations to setbacks are permitted where the effect on adjoining owners, traffic safety/future road widening and special site conditions are assessed and considered acceptable.</p> <p>d) Pergolas, screens, light fittings, electricity or gas meters, chimneys are permitted to encroach into the building setback without restriction.</p> <p>e) Unroofed terraces, landings, steps and ramps not greater than 1 metre in height are permitted to encroach into the building setback without restriction.</p>					
Minimum Setback Requirements for Residential Accommodation					
Development Types	Class of Building	Height of Building	Front Setback (where no adjoining dwellings)	Side Setback	Rear Setback
<i>Dwelling house Dual occupancies Attached dwellings, Secondary dwellings, Semi-detached dwellings</i>	1 & 2	1 storey	6.0 metres	675mm (gutter)	900mm
				900mm (wall)	
		2 storey	8.0m	1125mm (gutter)	1.5m
				1500mm (wall)	
		3 storey	8.0m	1125mm (gutter)	2.5m
				1500mm (wall)	
<i>Multi dwelling housing & Residential flat buildings</i>	3	1 storey	6.0m	2290mm	3.0m
		2 storey	8.0m	2290mm	4.0m
		3 storey	8.0m	2740mm	5.0m

Front Setback – Kunama Dr:

The development is staggered with varying setbacks to the curved road boundary.

The development presents mostly as a single storey built form to Kunama Dr and is setback between 6m at the very front south-east corner of Town house 4. This is only single storey and provides an average setback of 12.8m to the curved boundary.

Front Setback – Lakeview Tce:

The development has a large setback to Lakeview Terrace, between 20m and 24m.

Side Setbacks:

The northern side setback provided is between well over 8m in response to the large easement and provision for the driveway access.

The southern side setback is between 2.29m for the single storey lower apartments and 2.74m for the larger three storey apartments.

Rear Setback:

The rear setback provided is over 3m from the single storey apartments, in response to the 3m easement.

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<p>D1.2.4 Front Setback</p> <p>a) The front setback must be consistent with the average setbacks of the adjoining dwellings. Where there are no adjoining dwellings, the setbacks must be in accordance with the setback requirements in the Table below.</p> <p>b) For corner sites, the setback from the secondary street frontage must be in accordance with the following minimum requirements:</p> <ul style="list-style-type: none"> • 900mm for allotments with primary frontage width of less than 7 metres; or • 1500mm for all other sites. <p>c) The front setback areas must be free of structures such as swimming pools, aboveground rainwater tanks and outbuildings.</p> <p>d) Developments that create streetscape variety and interest will be considered for variations to the front setback.</p>	
<p>D1.2.5 Side Setbacks</p> <p>a) Garages, carports, outbuildings, above-ground water tanks and unroofed decks and terraces attached to the dwelling may encroach upon the side setback if they comply with other provisions of this DCP.</p> <p>b) Variations to side setbacks may be considered depending on adjoining owners, light and ventilation, site conditions and building provisions to prevent the spread of fire.</p> <p>c) Provided the distance is not less than 1 metre to a boundary, permitting encroachments of fascias, gutters, downpipes and eaves up to 0.675m outside that envelope.</p>	
<p>D1.2.6 Rear Setbacks</p> <p>a) Garages, carports, outbuildings, swimming pools, above-ground water tanks and unroofed decks and terraces attached to the dwelling may encroach upon the rear setback if they comply with other provisions of this DCP.</p> <p>b) Irregular shaped allotments, or allotments with the longest boundary abutting the street or the rear adjoining neighbour (ie frontage width being longer than the site depth), the rear setback will be assessed on merit having regard to the following:</p> <ul style="list-style-type: none"> • Compatibility with the existing development pattern in the surrounding residential land; • Provision of adequate private open space as required under this DCP; • Potential impacts on neighbouring dwellings in terms of solar access, privacy and view sharing. 	

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5. Building Design	
Control	Comment
<p>D1.3-1 All Residential Development</p> <p>a) New development should respect adjoining development and display “good manners” by:</p> <ul style="list-style-type: none"> • Maintaining an appropriate distance between buildings to protect privacy; • Maintaining a sympathetic scale relationship; and • Ensuring a reasonable sharing of solar access. <p>b) Built form must respect and follow the natural topography of the site. On sloping sites the building mass must be modeled on stepped in response to the land gradient and avoid concentrating the structural bulk on the uphill or downhill side of the site.</p> <p>c) New development should incorporate architectural relief and modulation of facades to avoid a bulky appearance. This may be achieved by measures such as: window openings, balconies or terraces, entry porches, staggered wall planes, combination of material and finishes and decorative architectural elements.</p> <p>d) Articulate all street elevations for development on corner allotments.</p> <p>e) Special care should be undertaken on sloping sites where the impact of heights and distances may be exaggerated. This may be achieved by:</p> <ul style="list-style-type: none"> • The use of horizontal elements such as verandahs, pergolas or suitable planting schemes; • The use of articulated walls to provide enough space for taller growing plants; • Avoiding unrelieved walls in excess of 12 metres; • Incorporating variations in elevations to provide visual interest to buildings; and • The ‘stepping back’ of upper levels in order to avoid bulky vertical wall surfaces. <p>f) The roof of the building should be designed so that it does not unduly increase the bulk of the building including:</p> <ul style="list-style-type: none"> • Careful section of materials, colour and pitch; and • Use of low angled pitched roofs provided they are compatible with existing development and the existing streetscape character. <p>g) Council may consider the inclusion of habitable rooms with the roof space.</p> <p>h) The building design, detailing and finish will be appropriate for the region and will consider the major design recommendations contained in the “Snowy River Design Guidelines”.</p>	<p><i>The development has been designed to respond to the site, particularly its slope and orientation. The design has been driven to provide a north-west and western orientation for optimum solar access and views and therefore is skewed on the site.</i></p> <p><i>To provide for undercover parking behind the building, a lower ground floor accommodates the garages. These will be accessed from a single driveway from Kunama Drive.</i></p> <p><i>The development still presents as a single storey built form to the street and three stories at the rear.</i></p> <p><i>The development provides articulation to the street with variable setbacks ranging from just under 6m to over 24m with an average of 13m provided.</i></p> <p><i>A contemporary alpine design outcome for the development will be achieved through the use of gable roof forms, articulated built form with a combination of materials and finishes.</i></p>

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D1.3-2 Alterations & Additions	<i>Not applicable.</i>
<p>a) Alterations and additions to an existing dwelling must present an integrated design with suitable configuration, materials and detailing so that the new and original structures are visualised as one whole building. Note: for heritage items it may be desirable to distinguish between the old and new works. ChapterC4 Heritage for further details.</p> <p>b) First floor additions should be well integrated into the design of the development to avoid overbearing bulk/scale relationship with neighbouring properties. This is particularly important on sloping sites and may be achieved by restricting changes of building height between existing and proposed development to not more than one storey. If this is exceeded, the appropriateness should be supported through the site analysis process.</p> <p>c) External finishes of the new building work should match or complement the existing finishes.</p> <p>d) Where appropriate, the roof pitch of alterations and additions should extend and/or replicate the original dwelling.</p>	
D1.3-3 Visual Character & Streetscape	<p><i>The proposed development has been designed to respond to the site and its topography.</i></p> <p><i>The development will present mostly as a single storey built form to the street with the buildings in orientated to the north-west and west.</i></p> <p><i>The site is not located on a ridge top or ridgeline.</i></p> <p><i>With the driveways and parking provided centrally, the front setback can landscaped, providing a positive outcome for the streetscape.</i></p> <p><i>Visual impacts are minimised by the design, scale and materials to be used.</i></p>
6. Amenity	
Control	Comment
D1.4-1 Solar Access to Proposed Development	
<p>a) A portion of the north facing living area windows of the proposed development must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June (in so far as it does not contradict any BASIX requirements).</p> <p>b) The private open space of the proposed development must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June. The area covered by the sunlight must be capable of supporting passive recreation activities.</p>	<p><i>The shadow diagrams show that the shadow cast in mid-winter over the southern property is only at 9am, with midday, the shadow not casting over the dwelling and at 3pm, the shadow casting towards the road.</i></p> <p><i>With compliant setbacks and excavated lower ground level, with low profile gable roofs, these impacts have been further minimised.</i></p>

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<p>D1.4-2 Solar Access to Neighbouring Development</p> <p>a) A portion of the north facing living area windows of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June or if less is being received prior to the development, the proposed development must not further reduce direct sunlight.</p> <p>b) The private open space of neighbouring dwellings must receive a minimum of 3 hour of direct sunlight between 8am and 4pm on 21 June. The area covered by sunlight must be capable of supporting passive recreation or if less is being received prior to development, the proposed development must not further reduce direct sunlight.</p> <p>c) Existing solar panels on neighbouring dwellings, which are situated not less than 6 metres above ground level (existing) must retain a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June.</p> <p>d) Any variation from the above requirements will be subject to a merit assessment having regard to the following: how the proposed development meets the FSR, height, setback and site coverage controls; orientation of the subject and adjoining allotments; topography of the subject site and adjoining allotments; location and level of windows; and shadows cast by existing buildings on neighbouring allotments.</p>	
<p>D1.4-3 Visual Privacy</p> <p>a) All habitable room windows must be located to minimise any direct viewing of existing habitable room windows in adjacent dwellings by one or more of the following measures:</p> <ul style="list-style-type: none"> • Offsetting or staggering windows away from those of the adjacent buildings; • Setting the window sills at a minimum of 1700mm above finished floor level; • Installing fixed or translucent glazing up to a minimum of 1700mm above finished floor level; • Installing fixed privacy screens outside the windows in question; <p>b) The windows to the main living and dining rooms must be oriented away from the adjacent dwellings wherever possible, for example oriented to the front or rear of the allotment or a side courtyard.</p> <p>c) Upper floor balconies should be focused to the street or rear yard. Any elevated balconies or balcony returns on the side façade must have a narrow width to minimise privacy impacts on adjoining properties.</p> <p>d) First floor decks, balconies and roof top terraces are not supported where they overlook or have the potential to directly overlook habitable rooms or private open space.</p> <p>e) Screen planting and planter boxes may be used as a supplementary device for reinforcing privacy protection. However they must not be used as the sole privacy protection measure.</p> <p>f) For sloping sites, any ground floor decks or terraces must step down in accordance with the landform, and avoid expansive areas of elevated outdoor recreation space.</p> <p>g) A nine (9) metre separation should be provided between the windows of habitable rooms of dwellings that face each other or abut a public or communal street and a twelve (12) metre separation should be provided for windows above first floor level. Where windows are within the nine (9) metre or twelve (12) metre distance, direct views are to be screened by:</p> <ul style="list-style-type: none"> • A 1.8 metre solid wall or landscaping on flat sites; or • Landscaping, offsetting windows and setting sill heights to 1700mm or fixed translucent glass on sloping sites. <p>Note: a habitable room is defined in the BCA to generally mean: a room used for normal domestic activities, other than a bathroom, laundry, toilet, pantry, walk in wardrobe, hallway, lobby, clothes drying room or other space of a specialised nature that is not occupied frequently or for extended periods.</p>	<p><i>Visual privacy between the apartments has been managed with the design and solid walls between on the balconies.</i></p> <p><i>Visual privacy to the rear is limited by the rear setback and orientation of the buildings in relation to the properties below.</i></p> <p><i>With the curved design and building layout, visual privacy to the south, should not be an issue.</i></p>

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<p>D1.4.4 Acoustic Privacy</p> <p>a) Dwellings must be sited and designed to limit the potential for excessive noise transmission to the sleeping areas of adjacent dwellings. Accordingly, the main living room windows, barbeques, swimming pools and spa pools, garbage collection areas, pumps and air conditioners must not be located immediately adjacent to the bedroom windows of adjoining dwellings.</p> <p>b) Attached dual occupancies and other dwellings with common walls must be designed to reduce noise transmission between dwellings through the following measures:</p> <ul style="list-style-type: none"> • Locate noise generating areas adjacent to each other, and quiet areas next to each other (eg living rooms to living rooms) • Locate less sensitive areas, such as stairways, store rooms, toilets, built-in wardrobes and the like adjacent to the party wall for both dwellings to serve as a noise buffer • Avoid locating wet areas such as toilets, laundries and kitchens adjacent to the bedrooms of the adjoining dwelling. <p>c) To improve acoustic privacy the following can be implemented into building design:</p> <ul style="list-style-type: none"> • bedroom windows and car parking areas are to be a distance of three (3) metres apart; • doors and windows of adjoining dwellings are to be a distance of three (3) metres apart; and • shared walls and floors are to be constructed to reduce noise transmission <p>d) Building setbacks are to be varied to ensure adjoining residents feel an adequate sense of acoustic privacy when using rooms fronting driveways, accessways, pathways and the street.</p> <p>e) Dwellings abutting major roads and other noise generating land uses should be designed and sited to minimise noise impacts. This may be achieved by:</p> <ul style="list-style-type: none"> • Locating bedrooms and other noise sensitive rooms away from the road; • Using thick glass panes or double glazing to windows fronting the road; • Using solid core doors and appropriate seals to vents and other openings; • Mounding within the landscape; and • Solid wall construction 	<p><i>Acoustic privacy and separation has been achieved in part by the layout and distance to the boundaries.</i></p> <p><i>With the proposed setbacks to the adjacent boundaries, potential impacts from the transmission of noise have been reduced.</i></p> <p><i>All bedroom windows are to be double glazed with common walls constructed to meet the acoustic separation requirements under the BCA.</i></p>

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<p>D1.4-5 Landscape Design</p> <p>a) The design of the development is to minimise site disturbance and preserve existing landscape elements such as rock formations, trees and other natural features. The use of a properly qualified arborist will assist in determining which trees should be retained, transplanted or removed.</p> <p>b) Existing mature native trees on the site must be retained and incorporated in the landscape design wherever possible. Where a development involves the removal of such existing trees, suitable replacement planting of equivalent or large size must be provided.</p> <p>c) Proposed and existing trees must be protected by locating paved areas, underground services (including rainwater tanks) and building structures away from their root zones.</p> <p>d) Landscaping is to be designed to meet user requirements including maintenance, specific design opportunities and shade provision without reducing aesthetic quality.</p> <p>e) Landscaping to the street frontage is to be substantial and aimed to enhance the appearance of the development.</p> <p>f) Landscaping design should account for the following:</p> <ul style="list-style-type: none"> • climatic conditions of the area • siting of new trees, shrubs and ground cover based their full growth potential (root system and canopy spread) • scale of the street reserve width and bulk of the building • safety of pedestrians and potential for landscaping to damage services and roads • privacy between dwellings <p>g) Paving is to be provided to walkways, areas in the vicinity of garbage enclosures, letter boxes and clotheslines in materials to compliment the design of the building and in non-slip finishes suitable for use by people with disabilities</p>	<p><i>The development will require two medium and one small Eucalypt of poor to average health and modest size to be removed.</i></p> <p><i>The Concept Landscape Plan includes the planting of four (4) Eucalypt trees plus a range of shrubs and ground covers in accordance with Councils species list prescribed under the DCP.</i></p>
<p>D1.4-6 Tree Replenishment</p> <p>a) Development proposals should contribute to the retention and replenishment of trees so as to retain the predominant character for the area that provides for large canopy trees. A list of recommended landscape species is included in Chapter C5 Tree Preservation and Landscaping (Appendix C5-1).</p> <p>b) Lots with the following sizes should support a minimum number of trees capable of attaining a minimum height of 13 metres on decomposed granite soils:</p> <ul style="list-style-type: none"> • Lots less than 850m² = one (1) tree • Lots 850 – 1000m² = three (3) trees • Lots 1000 – 1500m² = five (5) trees • Lots over 1500m² = seven (7) trees <p>c) When siting trees consideration should be given to solar access in adjoining properties and impact on views and view sharing.</p>	

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<p>D1.4-7 View Sharing</p> <p>a) All property owners should be able to develop their property within existing planning controls however views should not be substantially affected where it is possible to design to share views.</p> <p>b) The location and design of dwellings and outbuildings must reasonably maintain existing developed view corridors or vistas from the neighbouring dwellings, streets and public open space areas.</p> <p>c) In assessing potential view loss impacts on neighbouring dwellings, retaining existing views from the living areas (living room, dining room, lounge and kitchen) should be given a priority over those obtained from the bedrooms and non-habitable rooms.</p> <p>d) The design of fences and selection of plant species must minimise obstruction of views from the neighbouring dwellings and the public domain.</p>	<p><i>The proposal adheres to the view sharing principles. This is discussed further in the SEE.</i></p>
<p>D1.4-8 Safety & Security</p> <p>a) The main entry to a dwelling must be located on the front elevation facing the street and be readily identifiable, unless the site has a narrow frontage width.</p> <p>b) The street number of a dwelling must be clearly display near the main entry.</p> <p>c) Dwellings adjacent to public or communal streets or public space are to be designed to provide for casual surveillance.</p> <p>d) Front fences, parking facilities and landscaping must be designed so as not to obstruct casual surveillance to and from the dwelling and to permit safe access by residents and visitors.</p> <p>e) Adequate lighting is to be made available to all public areas.</p> <p>f) Dwellings must provide at least one (1) habitable room window with a glazed area large enough to provide surveillance and located so as to overlook the street or public place.</p>	<p><i>The main entry to each of the larger upper dwellings have been designed to face the street.</i></p> <p><i>Each of the larger upper dwellings include a bedroom window facing the street.</i></p>
7. Car Parking & Access	
Control	Comment

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<p>1.5-1 Car Parking & Access</p> <p>a) Carparking is to be provided to meet the number of dwellings and the occasional need for overflow and visitor parking and must be designed and located to provide easy access and on-site maneuverability and may include underground or semi basement parking.</p> <p>b) The size of parking structures should reflect:</p> <ul style="list-style-type: none"> • Functional requirements; • Amount of space available (for example having regard to the location of existing buildings or trees); and • Bulk and scale relationship with existing development on-site and adjacent. <p>c) Car parking areas, driveways, garages and carports are not to visually dominate the site and should be sympathetic to existing adjacent development and the streetscape.</p> <p>d) The visual impact of driveways and car parking areas should be reduced by:</p> <ul style="list-style-type: none"> • the use of irregular driveway alignment; • minimising the width of driveways; • breaking up the appearance of driveways with landscaping; <p>e) Minimising the visual dominance of a carport or garage may be achieved by:</p> <ul style="list-style-type: none"> • Integrating structures within the development • Breaking up structures with different surface and wall treatments and landscaping; • Locating parking at the rear of the site where rear access is available; • Limiting garages to single or double; or • Aligning doors at right angles to the street. <p>f) Hard surface driveways should be kept to a minimum.</p> <p>g) Construction of car parking spaces and driveways are to be adequately sealed drained and marked.</p> <p>h) The location of a carport or garage should have regard to:</p> <ul style="list-style-type: none"> • The location of trees on site; • The position of windows and other structures on adjacent sites; • The heritage significance of heritage items and their settings and the heritage significance of conservation areas. <p>i) Accessways, driveways and car parking spaces are to be designed to permit a vehicle to:</p> <ul style="list-style-type: none"> • enter the car parking space in a single movement; • leave the car parking space in no more than 2 movements; • enter and leave the site in a forward direction; • enter and leave the site by a reversing movement where local conditions make it safe to do so. (e.g. cul-de-sacs). 	<p><i>The proposal provides for all the required parking [11 spaces] within the four [4] double garages and three [3] single garages provided, accessed via Kunama Drive.</i></p> <p><i>The carparking and driveways will therefore not dominate the primary street frontage.</i></p> <p><i>Being located at the rear of the upper apartments, the driveways and parking will limit visual impacts and not dominate the streetscape.</i></p> <p><i>All vehicles will be able to enter and exit the site in a forward direction.</i></p>
B. Services & Site Facilities	
Control	Comment

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D1.6-1 Services a) The design and provision of sewerage, water, electricity, street lighting, telephone and gas services are to conform to the cost-effective performance measures of the relevant servicing authority. b) The development shall include designed stormwater management systems which: <ul style="list-style-type: none"> • Consider downstream capacity and the need for on-site stormwater detention and re-use • Opportunities for on-site infiltration of water • Minimise the impacts on water balance and quality • Consider the safety of pedestrians and vehicles • Incorporate emergency spillways and overland flow paths c) Developments serviced by reticulated water supply are to comply with the relevant domestic and fire fighting standards. d) Individual water meters are required to assist with the billing of individual dwellings.	<i>The development will connect into the new sewerage, water, electricity and telephone mains and cabling to be installed for the new subdivision.</i> <i>Hydrant coverage is provided within the new road system.</i>
D1.6-2 Site Facilities a) Adequate and accessible open-air drying facilities are to be provided for residents. External drying facilities at a rate of 7.5m of line per dwelling is to be provided and located so as not to be visible from a public place. b) Garbage bin areas, mail boxes and external storage facilities are to be easily accessible and designed for visual appearance. c) Dwellings are to be provided with adequate storage areas and clothes drying facilities. d) A garbage pick up area capable of accommodating one (1) garbage bin per dwelling is to be provided at the public road frontage. The garbage bin enclosure is to be designed in accordance with Chapter C10Waste and Recycling. e) Only one (1) telecommunications/TV antenna is permitted for residential flat buildings. f) Where air conditioning equipment is proposed it is to be located within the roof space or other non-visible location and not on the roof itself.	<i>Being tourist accommodation, drying facilities will be provided internally.</i> <i>Enclosed waste bin storage structures are proposed, adjacent to the driveway on the street boundary.</i> <i>Internal storage is provided within each garage, which can accommodate ski equipment in winter and bikes in summer.</i>
9. Fencing & Ancillary Development	
Control	Comment
D1.7-1 Fencing – General a) Fences are to be constructed with durable materials that are suitable for their purpose and can properly withstand war and tear and natural weathering. b) Expansive surfaces of blank rendered masonry to the street frontages must be avoided.	<i>No front fences proposed.</i>

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<p>D1.7-2 Front Fences</p> <p>a) The front fence must align with the front property boundary of the predominant fence setback line along the street.</p> <p>b) Gates must not open over public land.</p> <p>c) Front fences should be designed and located so as to:</p> <ul style="list-style-type: none"> • Maintain the streetscape character • Be consistent with the established pattern of fencing • Allow private gardens to merge with their neighbours and support the landscape character of the area • Ensure an adequate amount of useable private open space • Be historically appropriate and retain the heritage significance of heritage items and their settings, and the heritage significance of conservation areas. <p>d) The design of the development sets out the role of front fences or walls where they are a component of the streetscape.</p> <p>e) Front fences or walls enable some outlook from the buildings for safety and surveillance.</p> <p>f) The design of fences or walls is used to highlight entrances.</p> <p>g) The fence or wall is an integral part of the street frontage area and includes mailboxes and garbage collection areas.</p> <p>h) The use of front fences or walls creates private open spaces between the building and the street.</p> <p>i) Front fences or walls should be no more than 1.2m in height. This height may be increased to 1.8m if the fence has openings that make it not less than 50% transparent.</p> <p>j) Front fences or walls should be designed to use similar or compatible materials as used in the locality.</p> <p>k) The use of recesses, openings, landscape bays or variation in colour, texture or materials to create visual interest.</p>	<p><i>Not applicable.</i></p>

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<p>D1.7-3 Side and Rear Fences</p> <p>a) Side fences on corner allotments should be designed and located so as to:</p> <ul style="list-style-type: none"> • Maintain the streetscape character; • Be consistent with the established pattern of fences; • Ensure an adequate amount of usable private open space, and • Retain the heritage significance of heritage items and their settings, and conservation areas. <p>b) The maximum height of side, rear or common boundary fences is 1.8m, as measured from the ground level (existing). For sloping sites, the fence must be stepped to follow the topography of the land, with each step not exceeding 2200mm above ground level (existing).</p> <p>c) Where there is a significant level difference between the development site and adjoining allotments, the fencing height will be considered on merit.</p> <p>d) The side fence must be tapered down to match the height of the front fence once past the front façade alignment.</p> <p>e) Fences constructed of corrugated iron, untreated galvanised or zincalume metal panels chain wire are permitted where they do not follow the front or side boundary for a length of not more than 8 metres from the front boundary.</p>	<p><i>Not applicable.</i></p>
<p>D1.7-4 Outbuildings</p> <p>a) Outbuildings are to be located behind the alignment of the front building façade.</p> <p>b) Outbuildings in the backyard space must be positioned to optimise open space and must not be located within the requirement permeable surfaces.</p> <p>c) Outbuildings may be constructed to the side and rear boundaries where:</p> <ul style="list-style-type: none"> • The external walls are finished and do not require frequent maintenance • There are no windows or openings facing the adjoining allotments • Adequate solar access to the adjoining dwellings is maintained 	<p><i>Not applicable.</i></p>

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E1 Tourist Accommodation 5 Serviced Apartments	
5.1 Amenity, Neighbourhood Impacts and Living Conditions	
5.1.1 Objective AMENITY To ensure that the amenity of the area is maintained and protected.	
Controls	Comment
Serviced apartments will: <ul style="list-style-type: none"> • Demonstrate to Council's satisfaction that the development is consistent and compatible with the predominant character, land use and activity levels of the surrounding area. • Demonstrate that any new dwelling to be built for use as a serviced apartment is; <ul style="list-style-type: none"> • compatible with surrounding buildings in bulk and scale. • suitable for and capable of accommodating permanent residents should future need or repurposing arise. • capable of contributing to the housing stock of the Shire should the use of that dwelling change in future. • Demonstrate the proposed serviced apartment has adequate kitchen, bathroom and recreational area within the dwelling for the maximum number of occupants. 	<i>The development is situated in the RU5 Village zone that allows for both medium density residential development and tourist accommodation.</i> <i>The proposed apartments all have adequate kitchens, with the larger apartments including three bathrooms as well as a separate laundry, and large open plan living and dining areas. The smaller apartments each have a bathroom, entry/laundry and an open plan living area.</i>
5.1.2 Objective SIGNAGE To prevent the proliferation of signs in relation to serviced apartments and to ensure that signs are properly designed, located and maintained.	
Controls	Comment
Serviced apartments will: <ul style="list-style-type: none"> • Place or erect any signs in accordance with the Snowy River DCP 2013 requirements. • Be permitted only one sign per premises. 	<i>The development will include a building identification sign.</i>
5.1.3 Objective NOISE To protect the surrounding and adjoining residents from noise intrusion by providing a reasonable acoustic environment for guests.	
Control	Comment

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<p>Serviced apartments will:</p> <ul style="list-style-type: none"> • Provide appropriate floor coverings in sleeping rooms to minimise the impact of noise and noise generation. • Site and design sources of noise (such as the kitchen, communal rooms, communal recreation areas and parking areas) to minimise noise nuisance to adjoining properties, when new serviced apartments are constructed. • Be insulated (new buildings) to the extent that offensive noise levels are minimised at any boundary. 	<p><i>The living space and kitchens will include timber floors.</i></p> <p><i>Bedrooms and open plan living areas area carpeted with only wet areas and entry spaces featuring hard surface flooring.</i></p> <p><i>Parking is orientated centrally within garages.</i></p>
<p>5.1.4 Objective ACCOMMODATION USE</p> <p>To provide a high standard of amenity to visitors of Snowy River Shire free from overcrowding within accommodation dwellings and inappropriate intensification of dwelling use affecting the area at large.</p>	
Controls	Comment
<p>Serviced apartments will:</p> <ul style="list-style-type: none"> • Be permitted a total dwelling occupancy of no more than 10 persons for serviced apartment use. • Adhere to the following table with respect to the number of people accommodated in a sleeping room in an area that is sewered: <ul style="list-style-type: none"> • Number of persons • Minimum floor area (m2) • 2 • 7 • 3 • 11 • 4 • 15 • 5 • 19 • 6 • 23 • Allocate a minimum floor area of 5.5m² per person when accommodating people in a sleeping room in an unsewered area. A specialist report will be required to confirm that waste management can be accommodated. 	<p><i>Each three bedroom serviced apartment has a bedroom between 13m² and 15m², having been designed for a minimum of two (2) persons each and a maximum of four (4) persons each, with a total maximum occupancy of nine (9) persons for each dwelling.</i></p> <p><i>Each one bedroom apartment has a bedroom that is 14m, which is designed for 2 people, but could accommodate 3.</i></p>
<p>5.1.4 Objective SOFA BEDS</p> <p>To avoid inappropriate or unwarranted use of sofa beds for the purpose of extra accommodation resulting in overcrowding, impacting on amenity and use of living spaces.</p>	
Controls	Comment

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Snowy River Development Control Plan 2013	
<p>Serviced apartments will:</p> <ul style="list-style-type: none"> • Not be permitted to use sofa beds for the purpose of sleeping additional guests beyond the approved number for that serviced apartment use. • Only be permitted the use of sofa beds where the total occupancy level of the dwelling will not exceed 10 persons. • Ensure that the dwelling has commensurate living space and facilities to accommodate the additional guests that will utilize sofa beds. • Adhere to a rate of one additional car-parking space provided for each sofa bed used within the dwelling. • Not allow the safety of the dwelling, occupants, or occupants of adjoining properties and dwellings to be compromised through the use of sofa beds. • Be permitted the use of a sofa bed in the living area of studio or one bedroom dwellings used as serviced apartments as an alternative to a bed. • On the condition that there is sufficient internal space, facilities and parking to accommodate such use. 	<p><i>Sofa beds are not intended to be used for the purpose of sleeping additional guests beyond the number of guests approved.</i></p>
5.1.4 Objective PARKING To ensure an adequate level of on-site parking is provided to meet parking demand.	
Controls Serviced apartments will: <ul style="list-style-type: none"> • Provide car parking in accordance with the requirements of Snowy River DCP 2013 – Chapter C3 Car Parking, Traffic and Access. • Adhere to a parking rate of 1 parking space for each bedroom in excess of 3 bedrooms. • Consider Objective 5.1.3 regarding noise when providing for car parking and vehicle access. • Landscape parking areas to soften the visual impact, and minimise potential noise intrusion on neighbouring properties. • Parking areas are to be clearly marked and available to guests on a 24 hour basis. • Council does not encourage, but may consider, stacked parking for parked spaces in a controlled parking situation which: <ul style="list-style-type: none"> • allows no more than two cars in the stacked parking arrangement; • is likely to maintain a very low turnover; or • is able to function easily within the management of the site's future operation. 	Comment <p><i>The proposal includes two (2) parking spaces per three bedroom dwelling and one (1) parking space per studio, with a total of eleven (11) spaces proposed as required under Chapter C3.</i></p> <p><i>The car parking has been designed within the garages central within the site, accessed from Kunama Drive.</i></p> <p><i>Each double garage provides for a stacked parking arrangement.</i></p>
5.2 Ongoing Management and Safety of Serviced Apartments	
5.1.4 Objective FIRE SAFETY To ensure that serviced apartments have a minimum standard of properly maintained fire safety services.	
Controls	Comment

58 Kunama Dr, East Jindabyne ♦ SEE Appendix A: SR DCP 2013 – Assessment Table

Snowy River Development Control Plan 2013	
<p>Serviced apartments will:</p> <ul style="list-style-type: none"> • Be provided with automatic fire detection or smoke detection and alarm system connected to the mains power with battery back up (to comply with the Building Code of Australia). 	<p><i>Smoke detection systems in the apartments are connected to the mains power and have battery back up in accordance with the Building Code of Australia.</i></p>
<p>5.1.4 Objective MANAGEMENT</p> <p>To ensure quality ongoing management of serviced apartments to preserve the amenity of neighbourhoods and the reputation of Snowy River Shire as a holiday destination.</p>	
Controls	Comment
<p>Serviced apartments will:</p> <ul style="list-style-type: none"> • Include the name and contact details of the manager of the serviced apartment with the development application for the serviced apartment. • Include a written statement accepting the management's responsibility for ensuring guest numbers do not exceed the number permitted. • Display the number of persons permitted to be accommodated in the serviced apartment on the back of the main entrance door into the premises at all times. • Display the contact details of the property manager on the back of the main entry door of the premises at all times. • Require notification to be given to Council when management of that serviced apartment changes. 	<p><i>The name and contact details of the manager of the serviced apartments are to be provided prior to Occupation.</i></p> <p><i>The provision of a statement accepting the management's responsibility for ensuring guest numbers do not exceed the number permitted can be provided as a condition of consent.</i></p> <p><i>The contact details of the property manager and the number of persons permitted to be accommodated in the apartment will be placed on the back of the main entrance door to each apartment.</i></p>
<p>5.1.4 Objective WASTE</p> <p>To ensure that serviced apartments make adequate provision for the management of waste and recyclable materials.</p>	
Controls	Comment
<p>Serviced apartments will:</p> <ul style="list-style-type: none"> • Provide waste bins within the serviced apartment in food preparation rooms and communal areas (if any). • Display signage indicating the location of waste and recycling bins when in a unit complex of more than two dwellings. • Provide clearly identified indoor recycling bins adjacent to waste bins within the premises. • Assign responsibility to the manager of the serviced apartment for ensuring that garbage bins are placed at the kerbside in time for collection. Waste is contracted for weekly collection and recycling for fortnightly collection from the kerbside adjacent to the premises. Note: Council can provide a service for waste bin collection where bins are taken from bin enclosures and replaced after emptying for a fee. • Assign responsibility to the manager of the serviced apartment for ensuring that the garbage and recycling bins are removed from the kerbside after collection. Garbage bins are not to remain on the kerbside for longer than 24 hours at a time (either before or after collection). • Assign responsibility to the manager of the serviced apartment for ensuring that recycling bins are placed at the kerbside in time for collection. 	<p><i>Waste bins will be provided within the apartments, with appropriate displays.</i></p> <p><i>An enclosed storage areas for bins has been provided on the street (Kunama) boundary, adjacent to the two staircases for easy access and movement to the kerb for collection.</i></p> <p><i>Management of the bins will be undertaken by organised by the managing agent.</i></p>

NatHERS & BASIX ASSESSMENT

58 Kunama Drive
EAST JINDABYNE NSW 2627



Ella Fairbairn
NATHERS BASIX RE

Assessor. Ella Fairbairn
Accreditation Number. 101004
AAO. ABSA
Phone. 0417 419 022
Email. ella.c.fairbairn@gmail.com

BASIX Submission Window Until: 24th October 2023

Thermal Performance Summary	Issue	Date of Issue
Construction and Material Notes	[Draft]	14/12/2021
BASIX Commitments Summary	[Final] DA Submission	21/12/2021
BASIX Certificate	[Draft] July 2023 Update	14/7/2023
NatHERS Group Certificate	[Final] July 2023 Update	24/7/2023
NatHERS Universal Certificates		

This assessment has been conducted in accordance with
NaiHERS Protocols September 2022, the BASIX Thermal Comfort Protocol
November 2020 and the ABSA HERS Code of Practice

This assessment is backed by professional indemnity insurance

THERMAL PERFORMANCE SUMMARY

The energy consumption of the dwelling represents how much heating and cooling will be required throughout the year to maintain a comfortable indoor temperature.

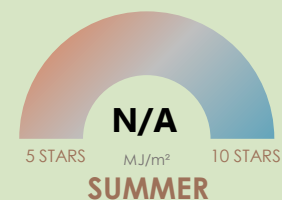
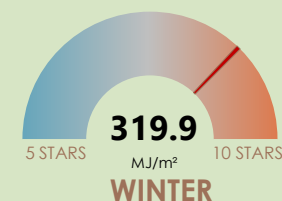
This is calculated with respect to the local climate and is rated on a scale between 0 and 10 stars. The minimum star rating as required by BASIX regulations is 5 stars for both heating and cooling respectively.

A higher star rating will result in lower energy bills and smaller, cheaper heating and air conditioning systems.

The closer to 10 stars, the more naturally comfortable the dwelling will be. In a multi-residential assessment such as this, while each dwelling must meet an individual performance target, the project is also bound by an average target.

The climate zone in Jindabyne does not have a requirement to assess summer performance on account of its alpine classification.

	Winter Performance (Heating Demand) (MJ/m ²)	Summer Performance (Cooling Demand) (MJ/m ²)
Townhouse 1	328.8	47.3
Townhouse 2	269.4	42.6
Townhouse 3	269.0	41.2
Townhouse 4	346.4	42.8
Townhouse 5	383.0	91.4
Townhouse 6	351.6	85.4
Townhouse 7	364.3	80.6



Average Star Rating: 5.7



CONSTRUCTION & MATERIAL NOTES

Most of the important information relating to the construction, materials and insulation is located within the official NatHERS certificate however there are some especially important details that are highlighted here to ensure full compliance and reduce the likelihood of any issues in the future.

INSULATION

Location	Details
Cross Laminated Timber	Cross Laminated Timber (CLT) modelled to have a thermal conductivity of 0.098W/mK as per referenced products and prior NatHERS assessments, where 90mm provides a thermal resistance of R1.0. No batt or rigid insulation products required

CONSTRUCTION

Location	Details
External Walls	190mm core filled concrete block to LG (TH 1-4) 90mm CLT wall panel to all other ext. walls
Inter-tenancy Walls	190mm core filled concrete block to LG (TH 1-4) 140mm CLT to all other inter-tenancy walls
Internal Walls	90mm timber studs with PB lining to bathrooms (TH 5-7) 90mm CLT wall panel to all other int. walls
Floors	100mm concrete slab on ground to garages 220mm CLT timber to G (TH 1-4) 220mm suspended CLT timber (TH 5-7) 200mm CLT timber to FF (TH 1-4)
Floor Coverings	Carpet to bedrooms, tiles to wet areas, timber elsewhere
Roof / Ceiling	Metal roof with exposed CLT panel of min. thickness 90mm

WINDOWS

Type	U-value	SHGC
Casement + Awning	4.8	0.51
All Other Glazing	4.8	0.59

The window specifications shown above show both a U-value and an SHGC value. In order for compliance with the assessment, the U-value of the window system (both glass and frame) must be equal to or low than the figure shown here as per BASIX Thermal Comfort Protocol. The SHGC figure of the window system (both glass and frame) must be within $\pm 10\%$ of the figure shown here as per BASIX Thermal Comfort Protocol.

RECESSED DOWNLIGHTS

Type	Insulation Clearance (mm)	Maximum
None modelled	N/A	N/A

The number of downlights in the final build must correlate with the number indicated on the NatHERS certificate. Note that due to suspended under slab, batt insulation, provision of recessed downlights would require fire separation from insulation, severely impacting the insulative capacity of the roof envelope.

BASIX Colour Classification (Solar Absorptance %)

Light	Medium	Dark
0 - 0.475	0.475 - 0.7	0.7 - 1.0

BASIX colour classification differs from the BCA/NCC colours. The colours indicated in the NatHERS certificate for external surfaces refer to the BASIX metric above. Note that concrete and roof gardens are assumed to have low solar absorbance. Walls deemed to be light colour from second cover page of provided plan set.

External walls	LIGHT	To garage of townhouses 1 - 4
	DARK	To all other external walls
Roofs	DARK	

BASIX COMMITMENTS

This is a summary of the specifications included within the BASIX certificate for water efficiency. These have been specified in order to ensure that the efficiency of the dwelling meets its regulatory requirements.

These specifications indicate the minimum required to meet the regulatory targets. It is possible and encouraged to go beyond these where feasible.

These specifications must be shown in either DA or CDC drawings (as indicated by green tick marks in the BASIX certificate) and will be checked for compliance by the certifying authority during construction and the consent authority at the approval stage.

The star rating for water consuming fixtures is based on the federal Water Efficiency Labelling and Standards (WELS) scheme. This label is what to look for when ensuring that your fixtures and appliances meet the minimum efficiency ratings, as indicated in the BASIX certificate.



WATER

FIXTURES

Showerheads	3 stars (max 9.0 litres per min)
Toilets	4 stars
Taps	5 stars

RAINWATER TANKS

None required

LANDSCAPE

Landscaped Area	No lawn 150m² for garden
Low Water Use Plants (Min)	None required

BASIX COMMITMENTS

The following is a summary of the specifications included within the BASIX assessment for energy efficiency. These have been specified in order to ensure that the efficiency of the dwelling meets its regulatory requirements.

These specifications indicate the minimum required to meet the regulatory targets. It is possible and encouraged to go beyond these where feasible.

Heating and cooling systems shown here are the primary heating and cooling systems. Secondary systems such as ceiling fans or fireplaces may also be installed.

These specifications must be shown in either DA or CDC drawings (as indicated in the BASIX certificate) and will be checked for compliance by the certifying authority during construction and the consent authority at the approval stage.

ENERGY

COOLING SYSTEMS

Living Spaces	Single phase AC – 3 star (cold zone)
Bedrooms	Single phase AC – 3 star (cold zone)

HEATING SYSTEMS

Living Spaces	Single phase AC – 4 star (cold zone)
Bedrooms	Single phase AC – 4 star (cold zone)

VENTILATION

Bathroom(s)	Single fan, ducted to facade, interlocked to light
Kitchen (rangehood)	Single fan, ducted to facade, manual on/off
Laundry	Single fan, ducted to facade, interlocked to light

ARTIFICIAL LIGHTING

Fixed Lamp Type to All Rooms	LED or CFL throughout
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MISCELLANEOUS

Hot Water	Electric storage
Cooktop	Induction cooktop and electric oven
Well Ventilated Fridge Space	Yes

ON-SITE ENGERY GENARATION

Min. Photovoltaics (PV solar)	Minimum 10kW peak for site (averaged 1.42kW over seven dwellings)
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BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1266714M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 1266714M lodged with the consent authority or certifier on 08 January 2022 with application 10.2022.8.001.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary

Date of issue: Monday, 24 July 2023

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary

Project name	58 Kunama Drive_02
Street address	58 Kunama Drive East Jindabyne 2627
Local Government Area	Snowy Monaro Regional Council
Plan type and plan number	deposited 1085153
Lot no.	7
Section no.	-
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	7
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

Certificate Prepared by

Name / Company Name: Ella Fairbairn

ABN (if applicable): 77887663268

Description of project

Project address

Project name	58 Kunama Drive_02
Street address	58 Kunama Drive East Jindabyne 2627
Local Government Area	Snowy Monaro Regional Council
Plan type and plan number	deposited 1085153
Lot no.	7
Section no.	-

Project type

No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	7
No. of single dwelling houses	0

Site details

Site area (m²)	2381
Roof area (m²)	540
Non-residential floor area (m²)	0.0
Residential car spaces	6
Non-residential car spaces	0

Common area landscape

Common area lawn (m²)	0.0
Common area garden (m²)	150.0
Area of indigenous or low water use species (m²)	0.0

Assessor details

Assessor number	101004
Certificate number	ZKMLMTG42F
Climate zone	69
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1	3	123.8	0.0	0.0	0.0
6	1	58.9	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
2	3	123.8	0.0	0.0	0.0
7	1	58.9	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
3	3	123.8	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
4	3	123.8	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
5	1	58.9	0.0	0.0	0.0

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Comfort

2. Commitments for single dwelling houses

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	4 star	5 star	5 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	electric storage	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	natural ventilation only, or no laundry	-

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
5, 6, 7	1-phase airconditioning 3 star (cold zone)	1-phase airconditioning 3 star (cold zone)	1-phase airconditioning 4 star (cold zone)	1-phase airconditioning 4 star (cold zone)	1	1	yes	yes	no	yes	0	yes
All other dwellings	1-phase airconditioning 3 star (cold zone)	1-phase airconditioning 3 star (cold zone)	1-phase airconditioning 4 star (cold zone)	1-phase airconditioning 4 star (cold zone)	3	2	yes	yes	yes	yes	2	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	induction cooktop & electric oven	-	yes	-	-	-	no	no

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	1.42

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1	328.8	47.3
2	269.4	42.6
3	269.0	41.2
4	346.4	42.8

	Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
5	383.0	91.4
6	351.6	85.4
All other dwellings	364.3	80.6

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground(m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
5, 6, 7	-	-	59	-	No
All other dwellings	-	11	-	61	No

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities, NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Nationwide House Energy Rating Scheme — Class 1 summary

NatHERS Certificate No. ZKMLMTG42F

Generated on 24 Jul 2023 using

Property

Address 58 Kunama Drive, East Jindabyne, NSW,
2627

Lot/DP

NatHERS climate zone

Accredited assessor

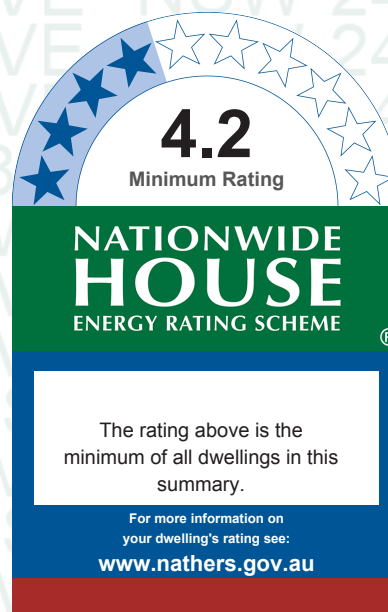
Ella Fairbairn

ella.c.fairbairn@gmail.com

0417419022

Accreditation No. 101004

Assessor Accrediting Organisation ABSA



Verification

To verify this certificate, scan the QR code or visit

<https://www.fr5.com.au/QRCodeLanding?PublicId=ZKMLMTG42F&GrpCert=1> When using either link, ensure you are visiting www.fr5.com.au.

Summary of all dwellings

Certificate number and link	Unit number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
4Y92PZJI80	1	328.80	47.30	376.10	5.1
8G4G9BRHPS	2	269.40	42.60	312.00	5.8
CM9KB24UDY	3	269.00	41.20	310.20	5.9
VGD950HJK6	4	346.40	42.80	389.20	4.9
GPEJQAQ8M0	5	383.00	91.40	474.40	4.2
H15TSRZZ1X	6	351.60	85.40	437.00	4.5
4YFJE2C5KJ	7	364.30	80.60	444.90	4.4

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements.

The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

ZKMLMTG42F NatHERS Certificate



Explanatory notes

About this report

This is a summary of ratings of all NCC Class 1 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

Nationwide House Energy Rating Scheme NatHERS Certificate No. 4Y92PZJI80

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 1, 58 Kunama Drive, East Jindabyne, NSW, 2627
Lot/DP 7/1085153
NCC Class* Class 1a
Type New Home

Plans

Main plan C / 23.7.2023
Prepared by MC

Construction and environment

Assessed floor area (m²)*	Exposure type
Conditioned* 123.8	suburban
Unconditioned* 65.2	NatHERS climate zone
Total 189	69 Thredbo Valley
Garage 65.2	



Accredited assessor

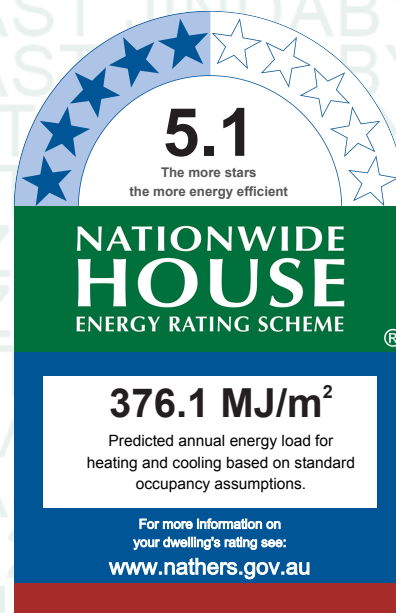
Name Ella Fairbairn
Business name Ella Fairbairn
Email ella.c.fairbairn@gmail.com
Phone 0417419022
Accreditation No. 101004
Assessor Accrediting Organisation ABSA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
328.8	47.3
MJ/m ²	MJ/m ²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=4Y92PZJI80> When using either link, ensure you are visiting www.FR5.com.au.



* Refer to glossary.

4Y92PZJ180 NatHERS Certificate

5.1 Star Rating as of 24 Jul 2023



Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

CLT modelled to have a thermal conductivity of 0.098W/mK at 90mm thickness.

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-003-01 A	Aluminium A DG Air Fill Clear-Clear	4.8	0.51	0.48	0.54
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59	0.56	0.62

Custom* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Window and glazed door *Schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Ensuite 01	ALM-003-01 A	W02 F	1500	600	awning	32.0	WNW	No
Ensuite 01	ALM-003-01 A	W02 A	625	580	awning	90.0	WNW	No
Bed 01	ALM-004-01 A	W01 F B1	1500	1100	fixed	0.0	WNW	No

* Refer to glossary.

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 1, 58 Kunama Drive, East

4Y92PZJI80 NatHERS Certificate

5.1 Star Rating as of 24 Jul 2023



Bed 01	ALM-003-01 A	W01 A B1	1500	1100	awning	90.0	WNW	No
Entry/Laundry	ALM-003-01 A	Entry Door	2080	980	casement	100.0	ESE	No
Bed 02	ALM-004-01 A	W03	900	1800	sliding	45.0	ESE	No
Kitchen/Living	ALM-004-01 A	W06 Lower	2700	5455	sliding	45.0	WNW	No
Kitchen/Living	ALM-004-01 A	W06 CS	428	5455	fixed	0.0	WNW	No
Ensuite 03	ALM-003-01 A	W05 Ens	329	1550	fixed	0.0	ESE	No
Bedroom 03	ALM-003-01 A	W05 Bed A	300	3900	awning	90.0	ESE	No
Bedroom 03	ALM-004-01 A	W05 Bed F	550	3900	fixed	0.0	ESE	No
Bedroom 03	ALM-003-01 A	W05 Bed CS	300	3900	fixed	0.0	ESE	No

Roof window type and performance value

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Custom 100 windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window schedule

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2780	4070	100.0	WNW

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	58JIN - 190mm Core-filled CB	0.3	Light		No
2	58JIN - 190mm Core-filled CB	0.5	Medium		No

* Refer to glossary.

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 1, 58 Kunama Drive, East

4Y92PZJI80 NatHERS Certificate

5.1 Star Rating as of 24 Jul 2023



3	58JIN - 90mm CLT	0.7	Dark	No
4	58JIN - 140mm CLT	0.5	Medium	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage	1	2780	5491	WNW	0	Yes
Garage	2	2780	11135	SSW	0	No
Garage	1	2780	11153	NNE	0	No
Ensuite 01	3	2480	1894	WNW	2317	No
Ensuite 01	3	2480	3675	NNE	0	No
WIR	3	2480	1603	NNE	0	No
Bed 01	3	2480	3549	WNW	2322	No
Bed 01	4	2480	4674	SSW	0	No
Stairs	4	2480	3376	SSW	0	No
Entry/Laundry	4	2480	3252	SSW	0	No
Entry/Laundry	3	2480	2398	ESE	1928	Yes
Bathroom	3	2480	1535	NNE	0	No
Bed 02	3	2480	3029	ESE	1929	Yes
Bed 02	3	2480	4413	NNE	0	No
Kitchen/Living	3	3410	5491	WNW	2318	Yes
Kitchen/Living	4	3650	9441	SSW	0	No
Kitchen/Living	3	2700	10035	NNE	0	No
Ensuite 03	3	2800	1551	ESE	318	Yes
Ensuite 03	3	2700	3323	NNE	0	No
Bedroom 03	4	3650	3921	SSW	0	No
Bedroom 03	3	3250	3911	ESE	313	Yes

Internal wall *type*

Wall ID	Wall type	Area (m ²)	Bulk insulation
1	58JIN - 190mm Core-filled CB	15.2	
2	58JIN - 90mm CLT with PB	97.6	
3	58JIN - 90mm CLT	1	

Floor *type*

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage	58JIN - CSOG: Slab on Ground	61.1	Enclosed	R0.0	none
Ensuite 01	58JIN - Cross Laminated Timber	7	Enclosed	R0.0	Tiles
WIR	58JIN - Cross Laminated Timber	3.1	Enclosed	R0.0	Carpet
Bed 01	58JIN - Cross Laminated Timber	17.3	Enclosed	R0.0	Carpet
Stairs	58JIN - Cross Laminated Timber	4	Enclosed	R0.0	Timber

* Refer to glossary.

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Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 1, 58 Kunama Drive, East

4Y92PZJI80 NatHERS Certificate

5.1 Star Rating as of 24 Jul 2023



Hall	58JIN - Cross Laminated Timber	3.9	Enclosed	R0.0	Timber
Entry/Laundry	58JIN - Cross Laminated Timber	7.8	Enclosed	R0.0	Tiles
Bathroom	58JIN - Cross Laminated Timber	4.7	Enclosed	R0.0	Tiles
Bed 02	58JIN - Cross Laminated Timber	13.4	Enclosed	R0.0	Carpet
Kitchen/Living	58JIN - Cross Laminated Timber	53.7	Enclosed	R0.0	Timber
Ensuite 03	58JIN - Cross Laminated Timber	3.1	Open	R0.0	Tiles
Ensuite 03	58JIN - Cross Laminated Timber	2	Enclosed	R0.0	Tiles
Bedroom 03	58JIN - Cross Laminated Timber	6.4	Enclosed	R0.0	Carpet
Bedroom 03	58JIN - Cross Laminated Timber	7.8	Open	R0.0	Carpet

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage	58JIN - Cross Laminated Timber	R0.0	No
Ensuite 01	58JIN - Cross Laminated Timber	R0.0	No
WIR	58JIN - Cross Laminated Timber	R0.0	No
Bed 01	58JIN - Cross Laminated Timber	R0.0	No
Stairs	58JIN - Cross Laminated Timber	R0.0	No
Hall	58JIN - Cross Laminated Timber	R0.0	No
Entry/Laundry	58JIN - Cross Laminated Timber	R0.0	No
Bathroom	58JIN - Cross Laminated Timber	R0.0	No
Bed 02	58JIN - Cross Laminated Timber	R0.0	No
Kitchen/Living	Plasterboard	R1.0	No
Ensuite 03	Plasterboard	R1.0	No
Ensuite 03	Plasterboard	R1.0	No
Bedroom 03	Plasterboard	R1.0	No
Bedroom 03	Plasterboard	R1.0	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
No Data Available				

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.7	Dark

* Refer to glossary.

4Y92PZJ180 NatHERS Certificate

5.1 Star Rating as of 24 Jul 2023



Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way. Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

* Refer to glossary.

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 1, 58 Kunama Drive, East

4Y92PZJ180 NatHERS Certificate

5.1 Star Rating as of 24 Jul 2023



National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au .
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

* Refer to glossary.

Nationwide House Energy Rating Scheme NatHERS Certificate No. 8G4G9BRHPS

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 2, 58 Kunama Drive, East Jindabyne, NSW, 2627
Lot/DP 7/1085153
NCC Class* Class 1a
Type New Home

Plans

Main plan C / 23.7.2023
Prepared by MC

Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	123.8	suburban
Unconditioned*	65.2	NatHERS climate zone
Total	189	69 Thredbo Valley
Garage	65.2	



Accredited assessor

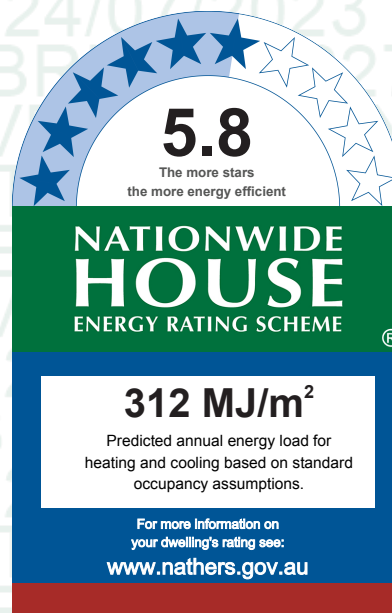
Name Ella Fairbairn
Business name Ella Fairbairn
Email ella.c.fairbairn@gmail.com
Phone 0417419022
Accreditation No. 101004
Assessor Accrediting Organisation ABSA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
269.4	42.6
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=8G4G9BRHPS> When using either link, ensure you are visiting www.FR5.com.au.



* Refer to glossary.

8G4G9BRHPS NatHERS Certificate

5.8 Star Rating as of 24 Jul 2023



Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

CLT modelled to have a thermal conductivity of 0.098W/mK at 90mm thickness.

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-003-01 A	Aluminium A DG Air Fill Clear-Clear	4.8	0.51	0.48	0.54
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59	0.56	0.62

Custom* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
				No Data Available	

Window and glazed door *Schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Ensuite 01	ALM-003-01 A	W02 F	1500	600	awning	32.0	WNW	No
Ensuite 01	ALM-003-01 A	W02 A	625	580	awning	90.0	WNW	No
Bed 01	ALM-004-01 A	W01 F B1	1500	1100	fixed	0.0	WNW	No

* Refer to glossary.

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Bed 01	ALM-003-01 A	W01 A B1	1500	1100	awning	90.0	WNW	No
Entry/Laundry	ALM-003-01 A	Entry Door	2080	980	casement	100.0	ESE	No
Bed 02	ALM-004-01 A	W03	900	1800	sliding	45.0	ESE	No
Kitchen/Living	ALM-004-01 A	W06 Lower	2700	5455	sliding	45.0	WNW	No
Kitchen/Living	ALM-004-01 A	W06 CS	428	5455	fixed	0.0	WNW	No
Ensuite 03	ALM-003-01 A	W05 Ens	329	1550	fixed	0.0	ESE	No
Bedroom 03	ALM-003-01 A	W05 Bed A	300	3900	awning	90.0	ESE	No
Bedroom 03	ALM-004-01 A	W05 Bed F	550	3900	fixed	0.0	ESE	No
Bedroom 03	ALM-003-01 A	W05 Bed CS	300	3900	fixed	0.0	ESE	No

Roof window type and performance value

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Custom 100 windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window schedule

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2780	4070	100.0	WNW

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	58JIN - 190mm Core-filled CB	0.5	Medium		No
2	58JIN - 190mm Core-filled CB	0.3	Light		No

* Refer to glossary.

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5.8 Star Rating as of 24 Jul 2023



3	58JIN - 140mm CLT	0.5	Medium	No
4	58JIN - 90mm CLT	0.7	Dark	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage	1	2780	11153	SSW	0	No
Garage	1	2780	11135	NNE	0	No
Garage	2	2780	5491	WNW	0	Yes
Ensuite 01	3	2480	3675	SSW	0	No
Ensuite 01	4	2480	1894	WNW	2317	No
WIR	3	2480	1603	SSW	0	No
Bed 01	3	2480	4674	NNE	0	No
Bed 01	4	2480	3549	WNW	2322	No
Stairs	3	2480	3376	NNE	0	No
Entry/Laundry	4	2480	2398	ESE	1928	Yes
Entry/Laundry	3	2480	3252	NNE	0	No
Bathroom	3	2480	1535	SSW	0	No
Bed 02	3	2480	4413	SSW	0	No
Bed 02	4	2480	3029	ESE	1929	Yes
Kitchen/Living	3	2700	10035	SSW	0	No
Kitchen/Living	3	3650	9441	NNE	0	No
Kitchen/Living	4	3410	5491	WNW	2318	Yes
Ensuite 03	3	2700	3323	SSW	0	No
Ensuite 03	4	2800	1551	ESE	318	Yes
Bedroom 03	4	3250	3911	ESE	313	Yes
Bedroom 03	3	3650	3921	NNE	0	No

Internal wall *type*

Wall ID	Wall type	Area (m ²)	Bulk insulation
1	58JIN - 190mm Core-filled CB	15.2	
2	58JIN - 90mm CLT with PB	97.6	
3	58JIN - 90mm CLT	1	

Floor *type*

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage	58JIN - CSOG: Slab on Ground	61.1	Enclosed	R0.0	none
Ensuite 01	58JIN - Cross Laminated Timber	7	Enclosed	R0.0	Tiles
WIR	58JIN - Cross Laminated Timber	3.1	Enclosed	R0.0	Carpet
Bed 01	58JIN - Cross Laminated Timber	17.3	Enclosed	R0.0	Carpet
Stairs	58JIN - Cross Laminated Timber	4	Enclosed	R0.0	Timber

* Refer to glossary.

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8G4G9BRHPS NatHERS Certificate**5.8 Star Rating** as of 24 Jul 2023

Hall	58JIN - Cross Laminated Timber	3.9	Enclosed	R0.0	Timber
Entry/Laundry	58JIN - Cross Laminated Timber	7.8	Enclosed	R0.0	Tiles
Bathroom	58JIN - Cross Laminated Timber	4.7	Enclosed	R0.0	Tiles
Bed 02	58JIN - Cross Laminated Timber	13.4	Enclosed	R0.0	Carpet
Kitchen/Living	58JIN - Cross Laminated Timber	53.7	Enclosed	R0.0	Timber
Ensuite 03	58JIN - Cross Laminated Timber	3.1	Open	R0.0	Tiles
Ensuite 03	58JIN - Cross Laminated Timber	2	Enclosed	R0.0	Tiles
Bedroom 03	58JIN - Cross Laminated Timber	6.4	Enclosed	R0.0	Carpet
Bedroom 03	58JIN - Cross Laminated Timber	7.8	Open	R0.0	Carpet

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage	58JIN - Cross Laminated Timber	R0.0	No
Ensuite 01	58JIN - Cross Laminated Timber	R0.0	No
WIR	58JIN - Cross Laminated Timber	R0.0	No
Bed 01	58JIN - Cross Laminated Timber	R0.0	No
Stairs	58JIN - Cross Laminated Timber	R0.0	No
Hall	58JIN - Cross Laminated Timber	R0.0	No
Entry/Laundry	58JIN - Cross Laminated Timber	R0.0	No
Bathroom	58JIN - Cross Laminated Timber	R0.0	No
Bed 02	58JIN - Cross Laminated Timber	R0.0	No
Kitchen/Living	Plasterboard	R1.0	No
Ensuite 03	Plasterboard	R1.0	No
Ensuite 03	Plasterboard	R1.0	No
Bedroom 03	Plasterboard	R1.0	No
Bedroom 03	Plasterboard	R1.0	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
No Data Available				

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.7	Dark

* Refer to glossary.

8G4G9BRHPS NatHERS Certificate

5.8 Star Rating as of 24 Jul 2023



Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way. Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

* Refer to glossary.

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 2, 58 Kunama Drive, East

8G4G9BRHPS NatHERS Certificate

5.8 Star Rating as of 24 Jul 2023



National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au .
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

* Refer to glossary.

Nationwide House Energy Rating Scheme NatHERS Certificate No. CM9KB24UDY

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 3, 58 Kunama Drive, East Jindabyne, NSW, 2627
Lot/DP 7/1085153
NCC Class* Class 1a
Type New Home

Plans

Main plan C / 23.7.2023
Prepared by MC

Construction and environment

Assessed floor area (m²)*	Exposure type
Conditioned* 123.8	suburban
Unconditioned* 65.2	NatHERS climate zone
Total 189	69 Thredbo Valley
Garage 65.2	



Accredited assessor

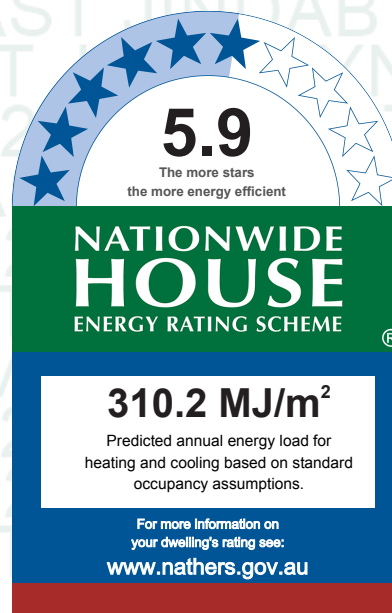
Name Ella Fairbairn
Business name Ella Fairbairn
Email ella.c.fairbairn@gmail.com
Phone 0417419022
Accreditation No. 101004
Assessor Accrediting Organisation ABSA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
269	41.2
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=CM9KB24UDY> When using either link, ensure you are visiting www.FR5.com.au.



* Refer to glossary.

CM9KB24UDY NatHERS Certificate

5.9 Star Rating as of 24 Jul 2023



Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

CLT modelled to have a thermal conductivity of 0.098W/mK at 90mm thickness.

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-003-01 A	Aluminium A DG Air Fill Clear-Clear	4.8	0.51	0.48	0.54
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59	0.56	0.62

Custom* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
				No Data Available	

Window and glazed door *Schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Ensuite 01	ALM-003-01 A	W02 F	1500	600	awning	32.0	WNW	No
Ensuite 01	ALM-003-01 A	W02 A	625	580	awning	90.0	WNW	No
Bed 01	ALM-004-01 A	W01 F B1	1500	1100	fixed	0.0	WNW	No

* Refer to glossary.

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CM9KB24UDY NatHERS Certificate

5.9 Star Rating as of 24 Jul 2023



Bed 01	ALM-003-01 A	W01 A B1	1500	1100	awning	90.0	WNW	No
Entry/Laundry	ALM-003-01 A	Entry Door	2080	980	casement	100.0	ESE	No
Bed 02	ALM-004-01 A	W03	900	1800	sliding	45.0	ESE	No
Kitchen/Living	ALM-004-01 A	W06 Lower	2700	5455	sliding	45.0	WNW	No
Kitchen/Living	ALM-004-01 A	W06 CS	428	5455	fixed	0.0	WNW	No
Ensuite 03	ALM-003-01 A	W05 Ens	329	1550	fixed	0.0	ESE	No
Bedroom 03	ALM-003-01 A	W05 Bed A	300	3900	awning	90.0	ESE	No
Bedroom 03	ALM-004-01 A	W05 Bed F	550	3900	fixed	0.0	ESE	No
Bedroom 03	ALM-003-01 A	W05 Bed CS	300	3900	fixed	0.0	ESE	No

Roof window type and performance value

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Custom 100 windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window schedule

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2780	4070	100.0	WNW

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	58JIN - 190mm Core-filled CB	0.3	Light		No
2	58JIN - 190mm Core-filled CB	0.5	Medium		No

* Refer to glossary.

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 3, 58 Kunama Drive, East

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CM9KB24UDY NatHERS Certificate

5.9 Star Rating as of 24 Jul 2023



3	58JIN - 90mm CLT	0.7	Dark	No
4	58JIN - 140mm CLT	0.5	Medium	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage	1	2780	5491	WNW	0	Yes
Garage	2	2780	11135	SSW	0	No
Garage	2	2780	11153	NNE	0	No
Ensuite 01	3	2480	1894	WNW	2317	No
Ensuite 01	4	2480	3675	NNE	0	No
WIR	4	2480	1603	NNE	0	No
Bed 01	3	2480	3549	WNW	2322	No
Bed 01	4	2480	4674	SSW	0	No
Stairs	4	2480	3376	SSW	0	No
Entry/Laundry	4	2480	3252	SSW	0	No
Entry/Laundry	3	2480	2398	ESE	1928	Yes
Bathroom	4	2480	1535	NNE	0	No
Bed 02	3	2480	3029	ESE	1929	Yes
Bed 02	4	2480	4413	NNE	0	No
Kitchen/Living	3	3410	5491	WNW	2318	Yes
Kitchen/Living	4	3650	9441	SSW	0	No
Kitchen/Living	4	2700	10035	NNE	0	No
Ensuite 03	3	2800	1551	ESE	318	Yes
Ensuite 03	4	2700	3323	NNE	0	No
Bedroom 03	4	3650	3921	SSW	0	No
Bedroom 03	3	3250	3911	ESE	313	Yes

Internal wall *type*

Wall ID	Wall type	Area (m ²)	Bulk insulation
1	58JIN - 190mm Core-filled CB	15.2	
2	58JIN - 90mm CLT with PB	97.6	
3	58JIN - 90mm CLT	1	

Floor *type*

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage	58JIN - CSOG: Slab on Ground	61.1	Enclosed	R0.0	none
Ensuite 01	58JIN - Cross Laminated Timber	7	Enclosed	R0.0	Tiles
WIR	58JIN - Cross Laminated Timber	3.1	Enclosed	R0.0	Carpet
Bed 01	58JIN - Cross Laminated Timber	17.3	Enclosed	R0.0	Carpet
Stairs	58JIN - Cross Laminated Timber	4	Enclosed	R0.0	Timber

* Refer to glossary.

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CM9KB24UDY NatHERS Certificate**5.9 Star Rating** as of 24 Jul 2023

Hall	58JIN - Cross Laminated Timber	3.9	Enclosed	R0.0	Timber
Entry/Laundry	58JIN - Cross Laminated Timber	7.8	Enclosed	R0.0	Tiles
Bathroom	58JIN - Cross Laminated Timber	4.7	Enclosed	R0.0	Tiles
Bed 02	58JIN - Cross Laminated Timber	13.4	Enclosed	R0.0	Carpet
Kitchen/Living	58JIN - Cross Laminated Timber	53.7	Enclosed	R0.0	Timber
Ensuite 03	58JIN - Cross Laminated Timber	3.1	Open	R0.0	Tiles
Ensuite 03	58JIN - Cross Laminated Timber	2	Enclosed	R0.0	Tiles
Bedroom 03	58JIN - Cross Laminated Timber	6.4	Enclosed	R0.0	Carpet
Bedroom 03	58JIN - Cross Laminated Timber	7.8	Open	R0.0	Carpet

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage	58JIN - Cross Laminated Timber	R0.0	No
Ensuite 01	58JIN - Cross Laminated Timber	R0.0	No
WIR	58JIN - Cross Laminated Timber	R0.0	No
Bed 01	58JIN - Cross Laminated Timber	R0.0	No
Stairs	58JIN - Cross Laminated Timber	R0.0	No
Hall	58JIN - Cross Laminated Timber	R0.0	No
Entry/Laundry	58JIN - Cross Laminated Timber	R0.0	No
Bathroom	58JIN - Cross Laminated Timber	R0.0	No
Bed 02	58JIN - Cross Laminated Timber	R0.0	No
Kitchen/Living	Plasterboard	R1.0	No
Ensuite 03	Plasterboard	R1.0	No
Ensuite 03	Plasterboard	R1.0	No
Bedroom 03	Plasterboard	R1.0	No
Bedroom 03	Plasterboard	R1.0	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
No Data Available				

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.7	Dark

* Refer to glossary.

CM9KB24UDY NatHERS Certificate

5.9 Star Rating as of 24 Jul 2023



Explanatory Notes

About this report

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Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
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Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

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CM9KB24UDY NatHERS Certificate

5.9 Star Rating as of 24 Jul 2023



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Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

* Refer to glossary.

Nationwide House Energy Rating Scheme NatHERS Certificate No. VGD950HJK6

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 4, 58 Kunama Drive, East Jindabyne, NSW, 2627
Lot/DP 7/1085153
NCC Class* Class 1a
Type New Home

Plans

Main plan C / 23.7.2023
Prepared by MC

Construction and environment

Assessed floor area (m²)*	Exposure type
Conditioned* 123.8	suburban
Unconditioned* 65.2	NatHERS climate zone
Total 189	69 Thredbo Valley
Garage 65.2	



Accredited assessor

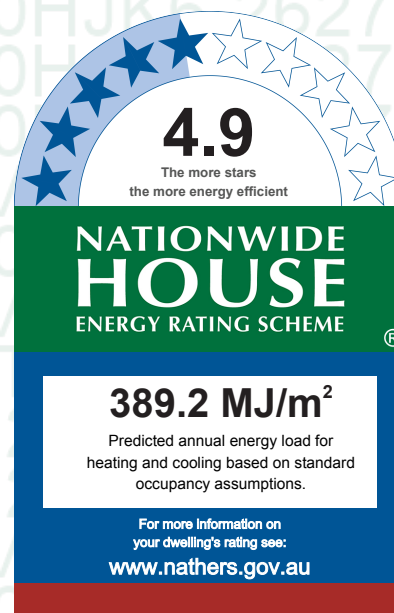
Name	Ella Fairbairn
Business name	Ella Fairbairn
Email	ella.c.fairbairn@gmail.com
Phone	0417419022
Accreditation No.	101004
Assessor Accrediting Organisation	ABSA
Declaration of interest	Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
346.4	42.8
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=VGD950HJK6> When using either link, ensure you are visiting www.FR5.com.au.



* Refer to glossary.

VGD950HJK6 NatHERS Certificate

4.9 Star Rating as of 24 Jul 2023



Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

CLT modelled to have a thermal conductivity of 0.098W/mK at 90mm thickness.

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-003-01 A	Aluminium A DG Air Fill Clear-Clear	4.8	0.51	0.48	0.54
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59	0.56	0.62

Custom* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
				No Data Available	

Window and glazed door *Schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Ensuite 01	ALM-003-01 A	W02 F	1500	600	awning	32.0	WNW	No
Ensuite 01	ALM-003-01 A	W02 A	625	580	awning	90.0	WNW	No
Bed 01	ALM-004-01 A	W01 F B1	1500	1100	fixed	0.0	WNW	No

* Refer to glossary.

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VGD950HJK6 NatHERS Certificate

4.9 Star Rating as of 24 Jul 2023



Bed 01	ALM-003-01 A	W01 A B1	1500	1100	awning	90.0	WNW	No
Entry/Laundry	ALM-003-01 A	Entry Door	2080	980	casement	100.0	ESE	No
Bed 02	ALM-004-01 A	W03	900	1800	sliding	45.0	ESE	No
Kitchen/Living	ALM-004-01 A	W06 Lower	2700	5455	sliding	45.0	WNW	No
Kitchen/Living	ALM-004-01 A	W06 CS	428	5455	fixed	0.0	WNW	No
Ensuite 03	ALM-003-01 A	W05 Ens	329	1550	fixed	0.0	ESE	No
Bedroom 03	ALM-003-01 A	W05 Bed A	300	3900	awning	90.0	ESE	No
Bedroom 03	ALM-004-01 A	W05 Bed F	550	3900	fixed	0.0	ESE	No
Bedroom 03	ALM-003-01 A	W05 Bed CS	300	3900	fixed	0.0	ESE	No

Roof window type and performance value

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Custom 100 windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window schedule

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2780	4070	100.0	WNW

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	58JIN - 190mm Core-filled CB	0.3	Light		No
2	58JIN - 190mm Core-filled CB	0.5	Medium		No

* Refer to glossary.

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4.9 Star Rating as of 24 Jul 2023



3	58JIN - 90mm CLT	0.7	Dark	No
4	58JIN - 140mm CLT	0.5	Medium	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage	1	2780	11153	SSW	0	No
Garage	2	2780	11135	NNE	0	No
Garage	1	2780	5491	WNW	0	Yes
Ensuite 01	3	2480	3675	SSW	0	No
Ensuite 01	3	2480	1894	WNW	2317	No
WIR	3	2480	1603	SSW	0	No
Bed 01	4	2480	4674	NNE	0	No
Bed 01	3	2480	3549	WNW	2322	No
Stairs	4	2480	3376	NNE	0	No
Entry/Laundry	3	2480	2398	ESE	1928	Yes
Entry/Laundry	4	2480	3252	NNE	0	No
Bathroom	3	2480	1535	SSW	0	No
Bed 02	3	2480	4413	SSW	0	No
Bed 02	3	2480	3029	ESE	1929	Yes
Kitchen/Living	3	2700	10035	SSW	0	No
Kitchen/Living	4	3650	9441	NNE	0	No
Kitchen/Living	3	3410	5491	WNW	2318	Yes
Ensuite 03	3	2700	3323	SSW	0	No
Ensuite 03	3	2800	1551	ESE	318	Yes
Bedroom 03	3	3250	3911	ESE	313	Yes
Bedroom 03	4	3650	3921	NNE	0	No

Internal wall *type*

Wall ID	Wall type	Area (m ²)	Bulk insulation
1	58JIN - 190mm Core-filled CB	15.2	
2	58JIN - 90mm CLT with PB	97.6	
3	58JIN - 90mm CLT	1	

Floor *type*

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage	58JIN - CSOG: Slab on Ground	61.1	Enclosed	R0.0	none
Ensuite 01	58JIN - Cross Laminated Timber	7	Enclosed	R0.0	Tiles
WIR	58JIN - Cross Laminated Timber	3.1	Enclosed	R0.0	Carpet
Bed 01	58JIN - Cross Laminated Timber	17.3	Enclosed	R0.0	Carpet
Stairs	58JIN - Cross Laminated Timber	4	Enclosed	R0.0	Timber

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Hall	58JIN - Cross Laminated Timber	3.9	Enclosed	R0.0	Timber
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Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage	58JIN - Cross Laminated Timber	R0.0	No
Ensuite 01	58JIN - Cross Laminated Timber	R0.0	No
WIR	58JIN - Cross Laminated Timber	R0.0	No
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Bathroom	58JIN - Cross Laminated Timber	R0.0	No
Bed 02	58JIN - Cross Laminated Timber	R0.0	No
Kitchen/Living	Plasterboard	R1.0	No
Ensuite 03	Plasterboard	R1.0	No
Ensuite 03	Plasterboard	R1.0	No
Bedroom 03	Plasterboard	R1.0	No
Bedroom 03	Plasterboard	R1.0	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
No Data Available				

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Framed:Flat - Flat Framed (Metal Deck)	0.0	0.7	Dark

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Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

* Refer to glossary.

Nationwide House Energy Rating Scheme NatHERS Certificate No. GPEJQAQ8M0

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 5, 58 Kunama Drive, East Jindabyne, NSW, 2627
Lot/DP 7/1085153
NCC Class* Class 1a
Type New Home

Plans

Main plan C / 23.7.2023
Prepared by MC

Construction and environment

Assessed floor area (m²)*	Exposure type
Conditioned* 58.9	suburban
Unconditioned* 24.3	NatHERS climate zone
Total 83.2	69 Thredbo Valley
Garage 24.3	



Accredited assessor

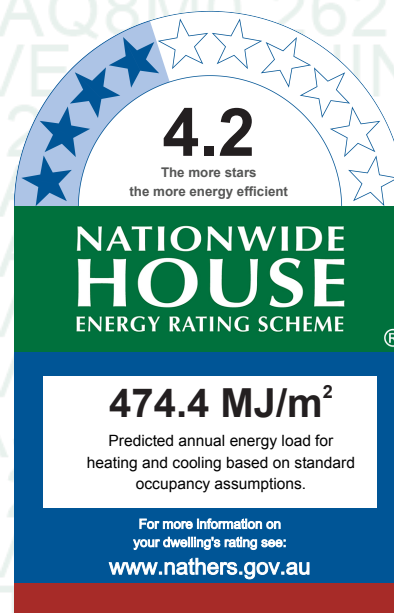
Name Ella Fairbairn
Business name Ella Fairbairn
Email ella.c.fairbairn@gmail.com
Phone 0417419022
Accreditation No. 101004
Assessor Accrediting Organisation
ABSA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
383	91.4
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=GPEJQAQ8M0> When using either link, ensure you are visiting www.FR5.com.au.



* Refer to glossary.

GPEJQAQ8M0 NatHERS Certificate

4.2 Star Rating as of 24 Jul 2023



Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

CLT modelled to have a thermal conductivity of 0.098W/mK at 90mm thickness.

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59	0.56	0.62

Custom* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Window and glazed door *Schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Kitchen/Lounge/-Dining	ALM-004-01 A	N Clerestory	850	2700	fixed	0.0	WNW	No
Kitchen/Lounge/-Dining	ALM-004-01 A	S Clerestory copy	850	2700	fixed	0.0	WNW	No

* Refer to glossary.

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 5, 58 Kunama Drive, East

GPEJQAQ8M0 NatHERS Certificate

4.2 Star Rating as of 24 Jul 2023



Kitchen/Lounge/- Dining	ALM-004-01 A	Deck Sliding Door	2210	5800	sliding	45.0	WNW	No
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Roof window *type and performance value*

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient- ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2700	3000	100.0	ESE

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	58JIN - 90mm CLT	0.7	Dark		No
2	58JIN - 140mm CLT	0.5	Medium		No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage	1	255	4036	ESE	0	Yes
Garage	1	3600	4036	ESE	0	Yes
Garage	2	3600	6020	SSW	0	No

* Refer to glossary.

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 5, 58 Kunama Drive, East

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GPEJQAQ8M0 NatHERS Certificate**4.2 Star Rating** as of 24 Jul 2023

Bathroom	1	2050	2113	NNE	0	No
Bathroom	1	255	3994	ESE	0	Yes
Bathroom	1	2050	3994	ESE	0	Yes
Bedroom	1	2050	3861	NNE	0	No
Kitchen/Lounge/Dining	2	2600	3221	SSW	0	No
Kitchen/Lounge/Dining	2	3600	1102	SSW	0	No
Kitchen/Lounge/Dining	1	2600	4323	NNE	0	No
Kitchen/Lounge/Dining	1	890	8130	WNW	2000	Yes
Kitchen/Lounge/Dining	1	2210	8130	WNW	2000	Yes

Internal wall type

Wall ID	Wall type	Area (m²)	Bulk insulation
1	58JIN - 90mm CLT	1.6	
2	58JIN - Internal Stud Wall	15.3	
3	58JIN - 90mm CLT with PB	25.8	

Floor type

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage	58JIN - CSOG: Slab on Ground	24.3	Enclosed	R0.0	none
Bathroom	58JIN - Cross Laminated Timber	9.1	Enclosed	R0.0	Tiles
Bedroom	58JIN - Cross Laminated Timber	14.7	Enclosed	R0.0	Carpet
Kitchen/Lounge/Dining	58JIN - Cross Laminated Timber	35.1	Enclosed	R0.0	Timber

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage	Plasterboard	R1.0	No
Bathroom	Plasterboard	R1.0	No
Bedroom	Plasterboard	R1.0	No
Kitchen/Lounge/Dining	Plasterboard	R1.0	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
No Data Available				

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorbance	Roof shade
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* Refer to glossary.

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Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 5, 58 Kunama Drive, East

GPEJQAQ8M0 NatHERS Certificate

4.2 Star Rating as of 24 Jul 2023



Framed:Flat - Flat Framed (Metal Deck)

0.0

0.7

Dark

* Refer to glossary.

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 5, 58 Kunama Drive, East

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GPEJQAQ8M0 NatHERS Certificate

4.2 Star Rating as of 24 Jul 2023



Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

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Disclaimer

The format of the NatHERS Certificate was developed by the NatHERSAdministrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way. Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

* Refer to glossary.

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 5, 58 Kunama Drive, East

GPEJQAQ8M0 NatHERS Certificate

4.2 Star Rating as of 24 Jul 2023



National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au .
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

* Refer to glossary.

Nationwide House Energy Rating Scheme NatHERS Certificate No. H15TSRZZ1X

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 6, 58 Kunama Drive, East Jindabyne, NSW, 2627
Lot/DP 7/1085153
NCC Class* Class 1a
Type New Home

Plans

Main plan C / 23.7.2023
Prepared by MC

Construction and environment

Assessed floor area (m²)*		Exposure type
Conditioned*	58.9	suburban
Unconditioned*	24.3	NatHERS climate zone
Total	83.2	69 Thredbo Valley
Garage	24.3	



Accredited assessor

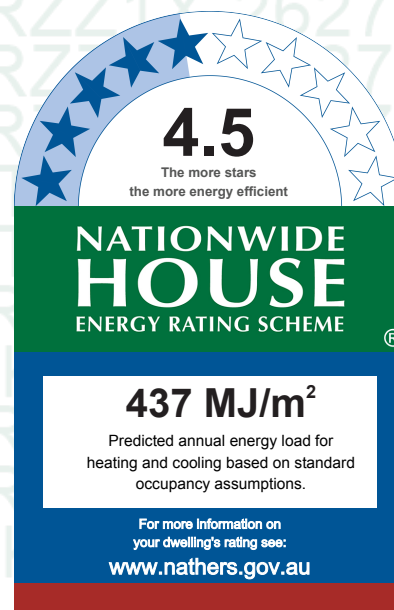
Name Ella Fairbairn
Business name Ella Fairbairn
Email ella.c.fairbairn@gmail.com
Phone 0417419022
Accreditation No. 101004
Assessor Accrediting Organisation ABSA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
351.6	85.4
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=H15TSRZZ1X> When using either link, ensure you are visiting www.FR5.com.au.



* Refer to glossary.

H15TSRZZ1X NatHERS Certificate**4.5 Star Rating** as of 24 Jul 2023**Certificate Check**

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

CLT modelled to have a thermal conductivity of 0.098W/mK at 90mm thickness.

Window and glazed door *type and performance***Default* windows**

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59	0.56	0.62

Custom* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Window and glazed door *Schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Kitchen/Lounge/- Dining	ALM-004-01 A	Deck Sliding Door	2210	5800	sliding	45.0	WNW	No
Kitchen/Lounge/- Dining	ALM-004-01 A	N Clerestory	850	2700	fixed	0.0	WNW	No

* Refer to glossary.

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 6, 58 Kunama Drive, East

H15TSRZZ1X NatHERS Certificate**4.5 Star Rating** as of 24 Jul 2023

Kitchen/Lounge/- Dining	ALM-004-01 A	S Clerestory copy	850	2700	fixed	0.0	WNW	No
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Roof window type and performance value

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
				No Data Available	

Roof window schedule

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient- ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2700	3000	100.0	ESE

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	58JIN - 140mm CLT	0.5	Medium		No
2	58JIN - 90mm CLT	0.7	Dark		No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage	1	3600	6020	NNE	0	No
Garage	2	3600	4036	ESE	0	Yes
Garage	2	255	4036	ESE	0	Yes

* Refer to glossary.

Page 3 of 7

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 6, 58 Kunama Drive, East

H15TSRZZ1X NatHERS Certificate**4.5 Star Rating** as of 24 Jul 2023

Bathroom	2	2050	3994	ESE	0	Yes
Bathroom	2	255	3994	ESE	0	Yes
Bathroom	1	2050	2113	SSW	0	No
Bedroom	1	2050	3861	SSW	0	No
Kitchen/Lounge/Dining	2	2210	8130	WNW	2000	Yes
Kitchen/Lounge/Dining	2	890	8130	WNW	2000	Yes
Kitchen/Lounge/Dining	1	2600	4323	SSW	0	No
Kitchen/Lounge/Dining	1	3600	1102	NNE	0	No
Kitchen/Lounge/Dining	1	2600	3221	NNE	0	No

Internal wall type

Wall ID	Wall type	Area (m²)	Bulk insulation
1	58JIN - 90mm CLT	1.6	
2	58JIN - Internal Stud Wall	15.3	
3	58JIN - 90mm CLT with PB	25.8	

Floor type

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage	58JIN - CSOG: Slab on Ground	24.3	Enclosed	R0.0	none
Bathroom	58JIN - Cross Laminated Timber	9.1	Enclosed	R0.0	Tiles
Bedroom	58JIN - Cross Laminated Timber	14.7	Enclosed	R0.0	Carpet
Kitchen/Lounge/Dining	58JIN - Cross Laminated Timber	35.1	Enclosed	R0.0	Timber

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage	Plasterboard	R1.0	No
Bathroom	Plasterboard	R1.0	No
Bedroom	Plasterboard	R1.0	No
Kitchen/Lounge/Dining	Plasterboard	R1.0	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
No Data Available				

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorbance	Roof shade
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* Refer to glossary.

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Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 6, 58 Kunama Drive, East

H15TSRZZ1X NatHERS Certificate

4.5 Star Rating as of 24 Jul 2023



Framed:Flat - Flat Framed (Metal Deck)

0.0

0.7

Dark

* Refer to glossary.

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 6, 58 Kunama Drive, East

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H15TSRZZ1X NatHERS Certificate**4.5 Star Rating** as of 24 Jul 2023**Explanatory Notes****About this report**

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

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Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.

* Refer to glossary.

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 6, 58 Kunama Drive, East

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H15TSRZZ1X NatHERS Certificate**4.5 Star Rating** as of 24 Jul 2023

National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au .
Opening Percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

* Refer to glossary.

Nationwide House Energy Rating Scheme NatHERS Certificate No. 4YFJE2C5KJ

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address 7, 58 Kunama Drive, East Jindabyne, NSW, 2627
Lot/DP 7/1085153
NCC Class* Class 1a
Type New Home

Plans

Main plan C / 23.7.2023
Prepared by MC

Construction and environment

Assessed floor area (m²)*	Exposure type
Conditioned* 58.9	suburban
Unconditioned* 24.3	NatHERS climate zone
Total 83.2	69 Thredbo Valley
Garage 24.3	



Accredited assessor

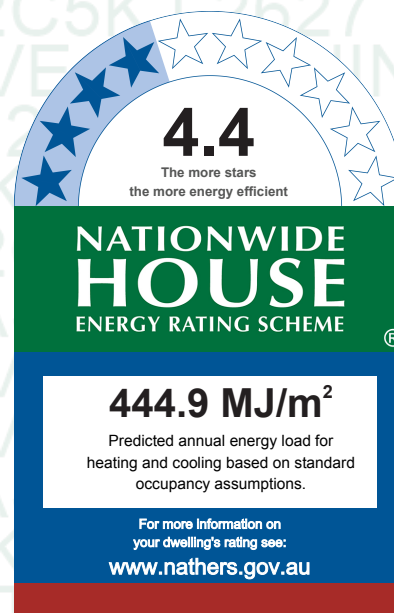
Name Ella Fairbairn
Business name Ella Fairbairn
Email ella.c.fairbairn@gmail.com
Phone 0417419022
Accreditation No. 101004
Assessor Accrediting Organisation ABSA
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Thermal performance

Heating	Cooling
364.3	80.6
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=4YFJE2C5KJ> When using either link, ensure you are visiting www.FR5.com.au.



* Refer to glossary.

4YFJE2C5KJ NatHERS Certificate

4.4 Star Rating as of 24 Jul 2023



Certificate Check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page?
Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional Notes

CLT modelled to have a thermal conductivity of 0.098W/mK at 90mm thickness.

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-004-01 A	Aluminium B DG Air Fill Clear-Clear	4.8	0.59	0.56	0.62

Custom* windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
				No Data Available	

Window and glazed door *Schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Kitchen/Lounge/-Dining	ALM-004-01 A	N Clerestory	850	2700	fixed	0.0	WNW	No
Kitchen/Lounge/-Dining	ALM-004-01 A	S Clerestory copy	850	2700	fixed	0.0	WNW	No

* Refer to glossary.

Generated on 24 Jul 2023 using FirstRate5: 5.3.2b (3.21) for 7/1085153, U 7, 58 Kunama Drive, East

4YFJE2C5KJ NatHERS Certificate

4.4 Star Rating as of 24 Jul 2023



Kitchen/Lounge/- Dining	ALM-004-01 A	Deck Sliding Door	2210	5800	sliding	45.0	WNW	No
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Roof window type and performance value

Default* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

				Substitution tolerance ranges	
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
				No Data Available	

Roof window schedule

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient- ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2700	3000	100.0	ESE

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	58JIN - 90mm CLT	0.7	Dark		No
2	58JIN - 140mm CLT	0.5	Medium		No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage	1	255	4036	ESE	0	Yes
Garage	1	3600	4036	ESE	0	Yes
Garage	1	3600	6020	SSW	0	No

* Refer to glossary.

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4YFJE2C5KJ NatHERS Certificate**4.4 Star Rating** as of 24 Jul 2023

Bathroom	2	2050	2113	NNE	0	No
Bathroom	1	255	3994	ESE	0	Yes
Bathroom	1	2050	3994	ESE	0	Yes
Bedroom	2	2050	3861	NNE	0	No
Kitchen/Lounge/Dining	1	2600	3221	SSW	0	No
Kitchen/Lounge/Dining	1	3600	1102	SSW	0	No
Kitchen/Lounge/Dining	2	2600	4323	NNE	0	No
Kitchen/Lounge/Dining	1	890	8130	WNW	2000	Yes
Kitchen/Lounge/Dining	1	2210	8130	WNW	2000	Yes

Internal wall type

Wall ID	Wall type	Area (m²)	Bulk insulation
1	58JIN - 90mm CLT	1.6	
2	58JIN - Internal Stud Wall	15.3	
3	58JIN - 90mm CLT with PB	25.8	

Floor type

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage	58JIN - CSOG: Slab on Ground	24.3	Enclosed	R0.0	none
Bathroom	58JIN - Cross Laminated Timber	9.1	Enclosed	R0.0	Tiles
Bedroom	58JIN - Cross Laminated Timber	14.7	Enclosed	R0.0	Carpet
Kitchen/Lounge/Dining	58JIN - Cross Laminated Timber	35.1	Enclosed	R0.0	Timber

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage	Plasterboard	R1.0	No
Bathroom	Plasterboard	R1.0	No
Bedroom	Plasterboard	R1.0	No
Kitchen/Lounge/Dining	Plasterboard	R1.0	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
No Data Available				

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorbance	Roof shade
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* Refer to glossary.

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4YFJE2C5KJ NatHERS Certificate

4.4 Star Rating as of 24 Jul 2023



Framed:Flat - Flat Framed (Metal Deck)

0.0

0.7

Dark

* Refer to glossary.

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4YFJE2C5KJ NatHERS Certificate

4.4 Star Rating as of 24 Jul 2023



Explanatory Notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

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58 Kunama Dr, East Jindabyne

Estimated Cost of Works:

GFA Per 3 Bedroom Unit	Total (x 4)	Cost /m2	Total
Unit 133m2	532m2	\$2000/m2	\$1,064,000
Garage 61m2	244m2	\$750/m2	\$183,000
Deck: 12.2m2	48.8m2	\$750/m2	\$36,600
			\$1,283,600

GFA Per 1 Bedroom Unit	Total (x 3)	Cost /m2	Total
Unit 62.6m2	187.8m2	\$2000/m2	\$375,600
Garage 23.8m2	71.4m2	\$750/m2	\$53,550
Deck: 16.2m2	48.6m2	\$750/m2	\$36,450
			\$465,600

TOTAL: \$1,749,200



Development Application Form

Portal Application number: PAN-354382

Council Application number: 10.2023.225.1

Applicant contact details

Title	
First given name	Rhosa
Other given name/s	
Family name	Developments Pty Ltd
Contact number	0424359662
Email	ivan@dabyneplanning.com.au
Address	PO Box 179, Jindabyne NSW 2627
Application on behalf of a company, business or body corporate	Yes
ABN	99627806991
ACN	627806991
Name	RHOSA DEVELOPMENTS PTY LTD
Trading name	RHOSA DEVELOPMENTS PTY LTD
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	There are multiple owners of the development site and I am one of them
Owner #	1
Title	
First given name	Rhosa
Other given name/s	
Family name	Developments Pty Ltd
Contact number	0424359662
Email	ivan@dabyneplanning.com.au
Address	PO Box 179, Jindabyne NSW 2627

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
---	----

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	58 KUNAMA DRIVE EAST JINDABYNE 2627
Local government area	SNOWY MONARO REGIONAL
Lot / Section Number / Plan	7/-/DP1085153 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP Snowy River Local Environmental Plan 2013</p> <p>Land Zoning RU5: Village</p> <p>Height of Building 9 m</p> <p>Floor Space Ratio (n:1) 0.5:1</p> <p>Minimum Lot Size 700 m²</p> <p>Heritage NA</p> <p>Land Reservation Acquisition NA</p> <p>Foreshore Building Line NA</p> <p>Terrestrial Biodiversity Biodiversity</p>

Proposed development

Proposed type of development	Multi-dwelling housing Subdivision of land
Description of development	Multi-dwelling Housing & Strata Subdivision
Is the development proposed to be build-to-rent housing?	No
Does the development include affordable housing?	No
Dwelling count details	
Number of dwellings / units proposed	7
Number of storeys proposed	3
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Cost of development	
Estimated cost of work / development (including GST)	\$1,749,200.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1266714M_02
Subdivision	
Number of existing lots	
Type of subdivision proposed	Strata Title
Number of proposed lots	7
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

First name	Rhosa
Other given name(s)	
Family name	Developments Pty Ltd
Contact number	0424359662
Email address	ivan@dabyneplanning.com.au
Billing address	PO Box 179, Jindabyne NSW 2627

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	58 kunama DA [NatHERS Stamped]
BASIX certificate	BASIX and NatHERS Certificate Package - 58 Kunama Drive - July 23 Update
Cost estimate report	54-21 - 58 Kunama Dr - Estimated Cost of Works - Revised Scheme
Digitised Plans	58 kunama DA [NatHERS Stamped]_PAN-354382_Architectural Plans.gpkg
Generated Pre-DA form	Pre-DA form_1690471700.pdf
Other	L(A) Development Application Lodged - Rhosa Developments Pty Ltd - DA 010.2023.00000225
Owner's consent	54-21 - Owners Consent Signed
Statement of environmental effects	54-21 - 58 Kunama Dr, East Jindabyne - Revised Scheme DA - SEE - M - 26.7.23
Survey plan	5016_Kneller_Contour&Detail_58_Kunama_PWBURNS_PL_20210427

Applicant declarations

I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes

I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Applicant paid the fees?	Yes
Total fee paid	\$5,725.00
Council unique identification number	10.2023.225.1
Date on which the application was lodged into Council's system	1/08/2023

10.2023.225.1



28 August 2023

FAO
Mr Evan Radford
Town Planner
Snowy Monaro Regional Council
PO Box 714
NSW 2630

Dear sir,

OBJECTIONS TO THE PROPOSED DEVELOPMENT APPLICATION
58 KUNAMA DRIVE EAST JINDABYNE 2627
Lot 7 DP 1085153 Ph Jinderboin
APPLICATION NO. 10.2023.225.1

Please find below the objections to the above-mentioned development application.

Building style and design

1. Despite assertions to the contrary in the submitted Statement of Environmental Effects (SEE) paragraph 2.1, the building style and design in this DA fails to conform with the existing visual character of the area. The multi-dwelling housing developments referred to, including the completed serviced apartments at 80 Kunama Drive and those currently under construction as tourist cabins at number 88, are 500m and 600m respectively away from this site. To suggest that these buildings are now part of the locality is a distortion of the truth, particularly since they are very recent builds and not part of the original Alpine Sands development.
2. The original development, i.e., the older buildings surrounding Lot 7 DP 1085153, on both Kunama Drive and Lakeview Terrace, are all individual owner/occupier dwelling houses, the majority having been built more than 10 years ago. More recent builds on both streets have also conformed to this ideal. All are built on substantial blocks and are single residential houses - not commercial short stay holiday serviced apartments/townhouses.
3. In comparison, the proposed development seeks to construct seven townhouses/serviced apartments on a block that is severely constrained by the riparian easement on its northern aspect that reduces the available land area by approximately a third. To suggest that, as it does in the SEE paragraph 4.1.2, that this block of 2381m² "...is capable of being subdivided into three (3) lots, with each lot able to accommodate a dual occupancy development. This could allow for six (6) large dwellings to be constructed on the allotment with a total gross floor area of 1190m² structure consisting of serviced apartments." is at

best unintentionally misleading, and at worst an intended misrepresentation of the facts. Ultimately, this development is not in keeping with its immediate surroundings of low density/occupancy and high land/block area.

Building set-back and privacy.

4. This DA also fails to comply with requirement for a minimum 8 m set-back for buildings with two or more stories. The plans show two buildings each with three floors with only a 6m set-back at the front and a 3 m set-back at the rear. If the front building was to be set-back according to regulations, and other measurements remain extant, then the rear building would encroach on easements both to the west and north.
5. Using the sections and plans provided, the footprint of the rear building appears to be less than 4 m from its rear boundary with 62B Kunama Drive. However, based on the supplied drawings in the SEE, the rear balconies of units 5,6 & 7 overlap the ground footprint. The sun deck of the dwelling house at 62B is in direct line of sight of these balcony areas. An adult standing on these balconies would be approximately 6.5 m above and less than 15 m distant. This is an unacceptable invasion of privacy for any resident living at 62B since they would feel reluctant to use the deck for its intended purposes.

Traffic, parking and safety.

6. The upper larger 3 bedroom apartments are similar to those constructed at 80 Kunama Drive and therefore one would expect at least an 8-person holiday-let capacity in each of the four dwellings. The lower studio apartments only have single bedrooms but would, nevertheless, likely be at least a 3-person occupancy. This assumes, of course, that guests and landlords stick to the capacity rules.
7. However, given typical practice and the clear evidence of what occurs throughout Jindabyne during peak holiday periods, it would be naive in the extreme to expect that the proposed parking capacity (11) will be even remotely sufficient. So where will other cars park, particularly in peak ski season? The area of Kunama Drive in question is on a dangerous bend that includes the junction with Lakeview Terrace. This section of road already has an unhealthy reputation amongst local residents, which has been exacerbated by the significantly increased traffic flow due to the new builds in the Kunama Estate.
8. There is no safe street parking on the road at this point. This is abundantly clear to local residents during periods when there are guests at number 63A (opposite the proposed development) when several cars are often parked haphazardly on the street or nature strip. This has led to numerous "close calls" and at least one pet fatality in the last couple of years.

Capacity and noise pollution.

9. The proposed development envisages seven serviced apartments for holiday letting, which at capacity would house approximately 40 people (4x8 plus 3x3). Even if the capacity rules are adhered to, this still represents more than a 10-fold increase in numbers and noise pollution compared to the maximum numbers living permanently on any one adjacent block (60 Kunama - 3; 62

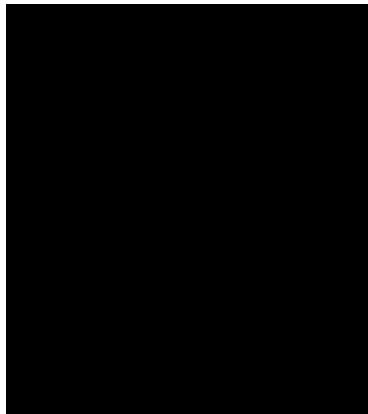
Kunama – 2; 63 Kunama – 2; 2 Lakeview Terrace – 4). Since most noise pollution (from the living areas and balconies) will occur from the western elevations and will be directed downhill, this will have a significant effect on properties directly below i.e., number 7 Lakeview and particularly number 62 Kunama. By comparison, since the SEE saw fit to use number 80 Kunama Drive as an example, it has been constructed directly above the first lot on the right descending Willow Bay Drive (the gated community). However, this block is currently vacant therefore no complaints to Council – yet! This by itself should be cause for considerable concern and adds significantly to the privacy issues described in paragraph 5 above.



Political donations and gifts disclosure statement. (added in accordance with instructions contained on page 2 of the SMRC letter dated 11 Aug 23 ref 10.2023.225.1 – *Guide to Making a Submission*).

10. *Have you or any other person with a financial interest in this development application made a political donation or gift within the last 2 years?*

NO

Yours faithfully,



Hi Evan & Sarah,

RE: Objection Submission to Amended Plans for Development Application:

SEVEN SERVICED APARTMENTS & STRATA SUBDIVISION

58 Kunama Drive, East Jindabyne 2627

Lot: 7, DP 1085153

Application No.10.2023.225.1

After analysing the development application of our immediate neighbours and consultation with neighbours we respectfully submit and object to the proposed development on the following grounds.

Areas of Objection:

As you are aware East Jindabyne has had significant development over the past few years and these developments have placed a spotlight on planning controls that should protect the existing neighbourhood and community. These issues include amenity of locals, bulk and size of developments which escalates the problems with traffic and parking:

This is demonstrated with NO PARKING' signs on Jerrara Drive, East Jindabyne to address a number of pedestrian and car safety issues as a consequence of council approvals to multi dwelling developments.

A casing point is 30C Kunama Dr originally had proposed 4 x 3-bedroom dwellings and then modified that proposal to 3 x 3-bedroom dwellings. The modification come about through local community pressure and objection to the original approval.

The developers of 58 Kunama Drive have shown little respect for the local community at there previous development, at 80 Kunama Dr. With increased bed numbers from the original approval. The bedrooms have gone from 2 persons(1 x queen bed) to 4 persons (2 x sets of bunks).



General Comments:

- o The proposed development does not fit within the established character of the area and is considered out of context for the locality and community
- o All existing neighbouring dwellings are 2 storey, not 3 storey.
- o This is a large commercial application that does not fit with the residential area of families, locality and community
- o The proposed development results in a substantial impact on the privacy of the neighbour surrounding and community
- o Does not take into consideration of neighbours with car headlights coming up and down the proposed driveway shining into homes at night.
- o Very large commercial development does not take into consideration noise impact on neighbours and community
- o This is a family area filled with local children whom already navigate the area without sidewalks, narrow streets, no off street parking. Adding of proposed cars on continual rotation, whom aren't aware of local children/families, narrow roads will create safety issues and will have impact on the local traffic network already under strain.

C2.1-1 Visual Landscape Character Assessment

(b) Ensuring fencing and building styles are compatible with the visual character of the area

The building form fails to match the existing visual character of the area and neighbouring properties.

- All neighbouring/existing dwellings are free standing.
- No multi dwelling developments exist amongst the neighbouring properties.

C2.1-5 Building Design pg55

(b) All structures are designed and sited in order to minimise the need for excavation or fill for foundations and associated hardstand areas

(d) On steeply sloping sites and treed hillsides, building height and bulk, particularly on the downhill side is to be minimised and the need for cut and fill is to be reduced by designs which minimise the building footprint and allow the building mass to step down the slope

A massive amount of excavation required to achieve the 9m height limit by pushing the proposed dwelling down which is direct contrast to councils principles.

The proposed development is monolith in form and hasn't stepped to the slope/topography.

The Proposed design is a total contrast to existing neighbours in form, scale and finishes.



D1.2-1 Building Height pg144

- a) The height of a building must not exceed the maximum height shown for the land on the Snowy River LEP 2013 – Height of Buildings
- b) Map. Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant, solar panels and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Building Height allowed in DCP is 9m.

Sheet A3.1C Section 1 shows the height greater than 9m

D1.2-3 Setbacks – General pg146

- a) The minimum setback requirements at ground level are shown on the Table below.
Multi dwelling housing & Residential flat buildings
As shown on the drawings provided the building is 3 storey. The building setback of all 2 and 3 storey buildings is 8m according to the table in the DCP.
Multi dwelling housing & Residential flat buildings
Height 2 storey Front setback 8.0m Side Setback 2290mm Rear Setback 4.0m

Proposed dwelling encroaches on the minimum front setback required by 2m, noted on drawing A1.5A. The rear setback would also seem to be encroach by 1m.

D1.3-1 All Residential Development pg148

- b) Built form must respect and follow the natural topography of the site. On sloping sites the building mass must be modeled on stepped in response to the land gradient and avoid concentrating the structural bulk on the uphill or downhill side of the site.
The proposed dwelling design has not shown any consideration for topography, of site.
Proposed dwelling not in keeping with the bulk and scale of the surrounding developed area. As all of the surrounding dwellings are individual dwellings.
All existing neighbouring dwellings are 2 storey, not 3 storey.
Therefore, the proposed development doesn't match the existing.
A massive amount of excavation required for the development and fill for the driveway area.
This is not a suitable site for this scale of development. I would suggest not considering the 30C Kunama Dr, being of similar land size

D1.5-1 Car Parking & Access:

- a) Carparking is to be provided to meet the number of dwellings and the occasional need for overflow and visitor parking and must be designed and located to provide easy access and on-site maneuverability and may include underground or semi-basement parking
The carparking provided has no guest parking or over flow parking detailed in the design. **Therefore, does not comply with SMRC DCP2013.**



**Please see the actual Parking Numbers for one 3 bedroom dwelling as
Demonstrated below.**

Attached is an image demonstrating the vehicle numbers at 63 Kunama Dr



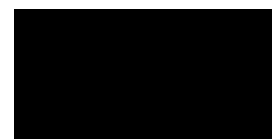
7 Vehicles Shown for one 3 x bedroom dwelling.

From this we've calculated the parking requirements are:

4 x 3 bedroom own house = 28 Vehicles

3 x 1 bedroom town house = 6 Vehicles

Total= 34 Vehicles



80 Kunama Dr Street View Demonstrating

Attached is an image demonstrating the same developers complete disregard for planning and bed numbers per bedroom, thus increasing the numbers of occupants and cars on the street.



Developers track record of doubling the bed numbers will also double the parking required.

Total= 68 Vehicles



6.3 Visual Privacy

The design of buildings can optimize privacy by minimising cross viewing and overlooking to adjoining dwellings. The emphasis of the control is on minimising cross viewing and overlooking from the indoor and outdoor living areas of dwellings to maintain the amenity of the neighbours.

The proposed dwelling towers over lot:3/-/ DP121816 and lot:29/-/DP108304 shows no respect for privacy.

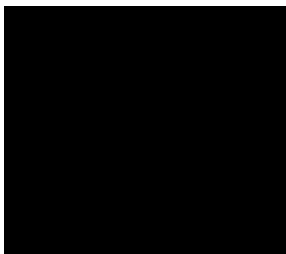
Conclusion

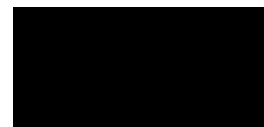
The proposed development fails to respect the neighbouring properties and community. Failing to match the bulk and scale of the existing neighbouring properties in the locality, as well as many of the DCP controls created by SMRC. Increasing pedestrian and car safety issues.

One property owners gain comes at the expense of 9 existing property owners and community.

Please note, I have been in contact with other homeowners and residents and we all have the same concerns regarding this proposed development.

Kind regards,





Mr Evan Radford. TOWN PLANNER

Dear Mr Radford,

1. We write to object to the above proposed holiday short stay let COMMERCIAL development, by Scale and Usage - on a single Residential block, itself impaired by significant easements.

The revised proposal from 2022, again, we contend does not comply in respect of council codes, intended use of the block, nor provide full and frank disclosure and address their responsibility for the onus it will impose onto established neighbourhood amenity.

DA 10.2023.225.1 PAN-354382 58 KUNAMA DRIVE EAST JINDABYNE 2627
LOT 7 DP 1085153 Rhosa Developments Pty Ltd.

2. Not disclosed is, we believe, the operator track record use to proposed property, of similar small bedrooms rented at FOUR beds per room. Is that government compliant use?

Proposed Four x 3 bedrooms plus three x 1 bedroom = 15 bedrooms x4/room, ergo implies an undisclosed SIXTY PERSON (60) person occupancy. Plus guests. Plus other 'unregulated' use.

On a single residential block.

3. A revised DA which 1.1 Again *fails to comply with intended use* of the block. Which when we were looking to acquire the block were advised DA for 2 family usage had already been denied by council.

Low occupancy/ high open space on block precinct

1.2. Shows *no respect of existing usage and amenity* that does accord the low occupancy / high land area precinct. Please refer to our previous response to council re first version DA.

4. *Fails to comply with basic council code requirement of minimum 8,000mm [8metre setback]* for two or more stories. The plans shows four buildings each of three (3) stories, with only 6,000mm setback.

4.1. Applying the required MINIMUM setback to the 12 bedrooms proposal , intrudes the plan's driveway access to the rear 3 apartments AND pushing their site back 2,000mm required CANCELS them as complying with setback from rear easement and boundary.

4.2. This need to, again, not comply with minimum council standards as the only way to fit the proposed

buildings - does that not in itself evidence, an attempt at *implicit over development* ?

4.3. Previous version DA also failed to respect all published council, minimum, requirements. If the understanding of a lay person of council requirement is correct ; it begs the question as to how a corporate developer and their professional planner are not able, repeatedly, to comply? Could this be part of a business model, where the downside is borne by the ratepayers and future neighbours?

4.4. Rather than allow such conduct to burden ratepayers in total and neighbors with significant health issues, what *sanctions are available to council to punish and deter such future conduct?*

5. WHAT ONGOING REGULATION , ENFORCEMENT against breeches after DA?

HEALTH: does not council have minimum bed / area mandatory codes?

If this is still a bed / at least every 5m2 of bedroom floorspace, how does the proposer's track record of similar extant development use comply? Including during Covid restrictions and flu outbreaks.

5.1. If council obtains evidence of breeches (systematic), eg take a picture through the windows of multiple small bedrooms with several sets double bunks/room from the public road top end Kunama Drive- what will, or can, Council do to, even belatedly, enforce its codes?

TRAFFIC: Proposed short stay holiday let usage in a *established precinct of low density* occupancy/ high land area. Such boundary fencing is not the norm.

FENCING: Street and on block traffic noise and intrusion, the developer brings these problems. But has not accepted responsibility to erect 2.2 metre high Colour bond fencing of agreed appearance and function, or otherwise agreed in advance with neighbours - to attenuate the onus they seek to impose and profit from by disrespecting existing amenity and intended usage.

PARKING: Will impose around the clock high traffic, with high noise load onto a narrow corner. And on site noise.

A single, one, winter rental home opposite this site: with a maximum 8 occupants, incurs 7 vehicles off block parking. Dangerously already obscures vision; informing a husky being run over by a utility.

Just past the School Bus Stop, that is the frontage of 58 Kunama Drive. Could easily been a child.

The proposal includes est. FIFTY (50) car parking deficit of what is generated, over what the developer provides. 11 spaces for some potential 60 plus cars , with high comings and goings at all hours seven days a week. Please also consult NSW Police re Jerrara Drive debacle - and it is 'too late' after council grants DA to remedy. Causing dangerous impost on the area and total disregard of intended and evidenced amenity. Council has confirmed every person staying onsite may have a vehicle.

SUMMARY: If the front 3 storey, building is made to comply, like everyone else, with minimum set backs - this removes the possibility of the three rear properties to fit on site, if they retain the, setback, driveway.

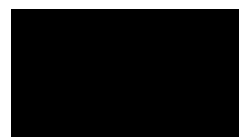
Even the four apartment block = 12 bedrooms: would *twice exceed* intended and actual precinct usage. with current average bedroom occupancy less than two; as overwhelmingly families , with a child per bedroom. Not 4 persons/ minimum size room. Plus 'guests', sofa surfing, floors etc?

We believe the differing track records of the extant precinct users / bedroom and the developer, and the inability of Council to monitor, regulate or enforce post approval - strongly argue the developer should *not be allowed to exceed half the average bedrooms* per residential block.

And provide agreed, in advance, fencing with neighbours. And adequate on site parking for ALL the people they charge to visit; as per council, every single one is entitled to a vehicle . Plus visitor parking. And there is no, zero, safe on street parking to that block, fronting the school bus-stop and blind corner.

Yours sincerely





Hi Evan & Sarah,

Comments regarding the proposed development proposed dwellings at

RE: Objection Submission to Amended Plans for Development Application:

SEVEN SERVICED APARTMENTS & STRATA SUBDIVISION

58 Kunama Drive, East Jindabyne 2627

Lot: 7, DP 1085153

Application No.10.2023.225.1

Areas of Objection:

Background:

East Jindabyne has had significant development over the past few years. That development has shown the lack of planning controls that should protect the existing neighbourhood/community. The main issues are traffic and parking:

- as demonstrated with NO PARKING' signs on Jerrara Drive, East Jindabyne to address a number of pedestrian and car safety issues.
- 30C Kunama Dr originally had proposed 4 x 3-bedroom dwellings and then modified that proposal to 3 x 3-bedroom dwellings. The modification come about through local community pressure and objection to the original approval.

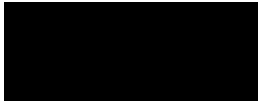
The developers proposing this develop have shown little respect for the local community and SMRC at there previous development, at 80 Kunama Dr. With increased bed numbers from the original approval. The bedrooms have gone from 2 persons(1 x queen bed) to 4 persons (2 x sets of bunks).

This is one the reasons we object to the existing development in its current form.

Short term gain for long term community and SMRC pain!

General Comment:

- o The proposed development does not fit within the established character of the area and is considered out of context for the locality and community
- o All existing neighbouring dwellings are 2 storey, not 3 storey.
- o This is a large commercial application that does not fit with the residential area of families, locality and community
- o The proposed development results in a substantial impact on the privacy of the neighbour surrounding and community
- o Does not take into consideration of neighbours with car headlights coming up and down the proposed driveway shining into homes at night.
- o Very large commercial development does not take into consideration noise impact on neighbours and community
- o This is a family area filled with local children whom already navigate the area without sidewalks, narrow streets, no off street parking. Adding of



proposed cars on continual rotation, whom aren't aware of local children/families, narrow roads will create safety issues and will have impact on the local traffic network already under strain.

C2.1-1 Visual Landscape Character Assessment

(b) Ensuring fencing and building styles are compatible with the visual character of the area

The building form fails to match the existing visual character of the area and neighbouring properties.

- All neighbouring/existing dwellings are free standing.
- No multi dwelling developments exist amongst the neighbouring properties.

C2.1-5 Building Design pg55

(b) All structures are designed and sited in order to minimise the need for excavation or fill for foundations and associated hardstand areas

(d) On steeply sloping sites and treed hillsides, building height and bulk, particularly on the downhill side is to be minimised and the need for cut and fill is to be reduced by designs which minimise the building footprint and allow the building mass to step down the slope

A massive amount of excavation required to achieve the 9m height limit by pushing the proposed dwelling down.

(d) On steeply sloping sites and treed hillsides, building height and bulk, particularly on the downhill side is to be minimised and the need for cut and fill is to be reduced by designs which minimise the building footprint and allow the building mass to step down the slope

The development is monolith in form and hasn't stepped to the slope/topography.

(g) New structures are designed to blend rather than contrast with the existing environment and the use of external reflective finishes is restricted.

Proposed design is a total contrast to existing neighbours in form, scale and finishes.

D1.2-1 Building Height pg144

a) The height of a building must not exceed the maximum height shown for the land on the Snowy River LEP 2013 – Height of Buildings

Map. Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant, solar panels and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Building Height allowed in DCP is 9m.

Sheet A3.1C Section 1 shows the height greater than 9m

D1.2-3 Setbacks – General pg146

a) The minimum setback requirements at ground level are shown on the Table below.
Multi dwelling housing & Residential flat buildings



As shown on the drawings provided the building is 3 storey. The building setback of all 2 and 3 storey buildings is 8m according to the table in the DCP.

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Height 2 storey Front setback 8.0m Side Setback 2290mm Rear Setback 4.0m

Proposed dwelling encroaches on the minimum front setback required by 2m, noted on drawing A1.5A. The rear setback would also seem to be encroach by 1m.

D1.3-1 All Residential Development pg148

b) Built form must respect and follow the natural topography of the site. On sloping sites the building mass must be modeled on stepped in response to the land gradient and avoid concentrating the structural bulk on the uphill or downhill side of the site.

The proposed dwelling design has not shown any consideration for topography, of site. Proposed dwelling not in keeping with the bulk and scale of the surrounding developed area. As all of the surrounding dwellings are individual dwellings.

All existing neighbouring dwellings are 2 storey, not 3 storey.

Therefore, the proposed development doesn't match the existing.

A massive amount of excavation required for the development and fill for the driveway area.

Is the site suitable to this scale of development? I would suggest not considering the 30C Kunama Dr, being of similar land size that is able to be developed.

D1.5-1 Car Parking & Access:

a) Carparking is to be provided to meet the number of dwellings and the occasional need for overflow and visitor parking and must be designed and located to provide easy access and on-site maneuverability and may include underground or semi-basement parking

The carparking provided has no guest parking or over flow parking detailed in the design. Therefore hasn't complied with SMRC DCP2013.

Actual Parking Numbers Demonstrated

Attached is an image demonstrating the vehicle numbers at 63 Kunama Dr



7 Vehicles Shown for one 3 x bedroom dwelling.

From this we've calculated the parking requirements are:

4 x 3 bedroom own house = 28 Vehicles

3 x 1 bedroom town house = 6 Vehicles

Total= 34 Vehicles

Please see attached sheet/drawing demonstrating the vehicle numbers.



80 Kunama Dr Street View Demonstrating

Attached is an image demonstrating the developers disregard for planning and bed numbers per bedroom



Developers track record of doubling the bed numbers

Total= 68 Vehicles

The driveway access at 80 Kunama also makes the proposed driveway access 58 Kunama questionable to current standards. When taking into account sight distance that will be effected by the number of cars park on street, angle to kerbline approach etc.

6.3 Visual Privacy

The design of buildings can optimize privacy by minimising cross viewing and overlooking to adjoining dwellings. The emphasis of the control is on minimising cross viewing and overlooking from the indoor and outdoor living areas of dwellings to maintain the amenity of the neighbours.

The proposed dwelling towers over lot:3/-/ DP121816 and lot:29/-/DP108304 shows no respect for privacy.



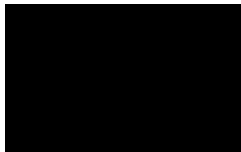
Conclusion

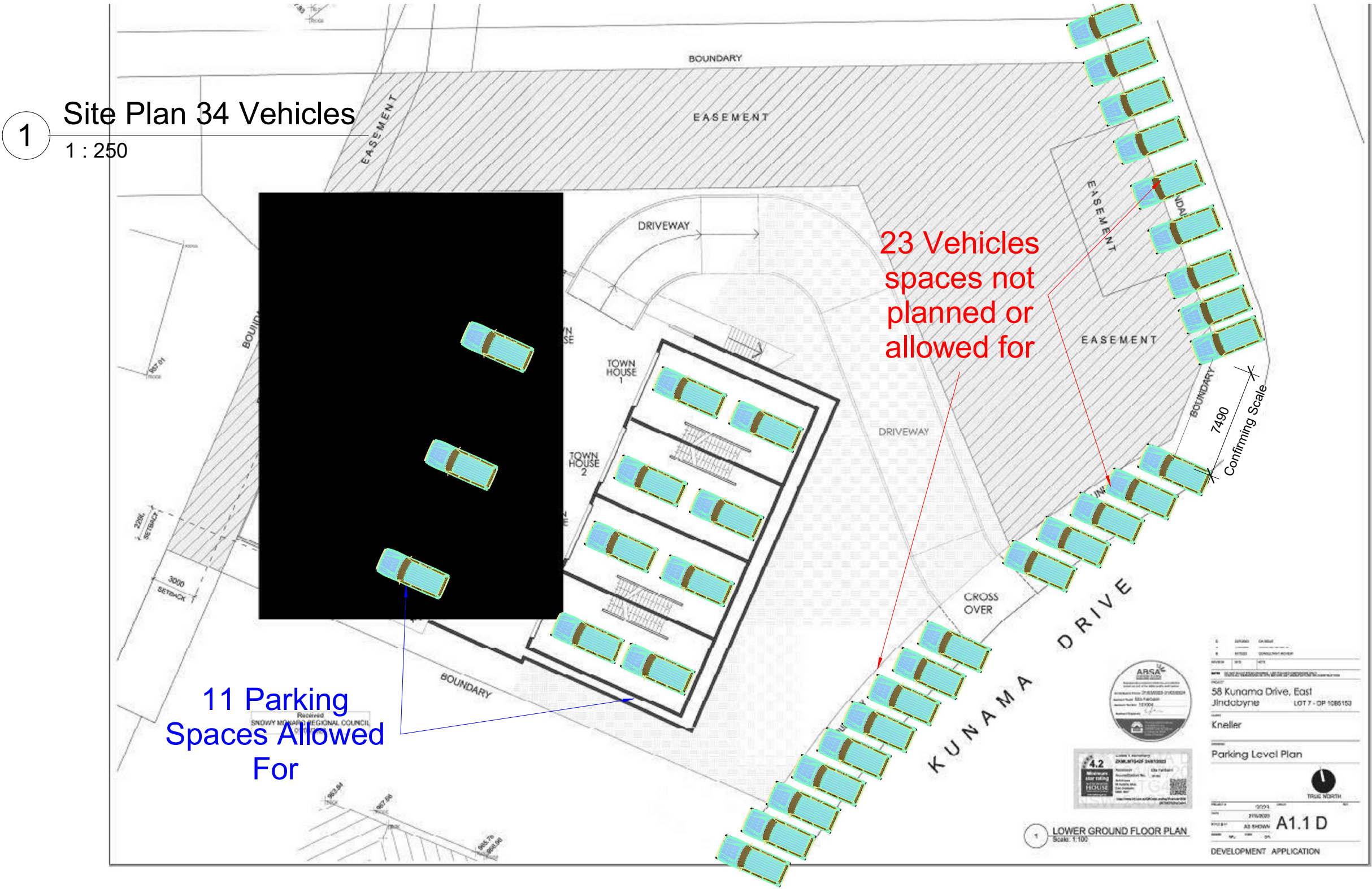
The proposed development fails to respect the neighbouring properties and community. Failing to match the bulk and scale of the existing neighbouring properties in the locality, as well as many of the DCP controls created by SMRC. Increasing pedestrian and vehicle safety issues . History is showing that over development in East Jindabyne is causing serious problems for SMRC and community, once a DA is approved its to hard to solve problems with retrospect decisions!

One property owners gain comes at the expense of 9 existing property owners and community.

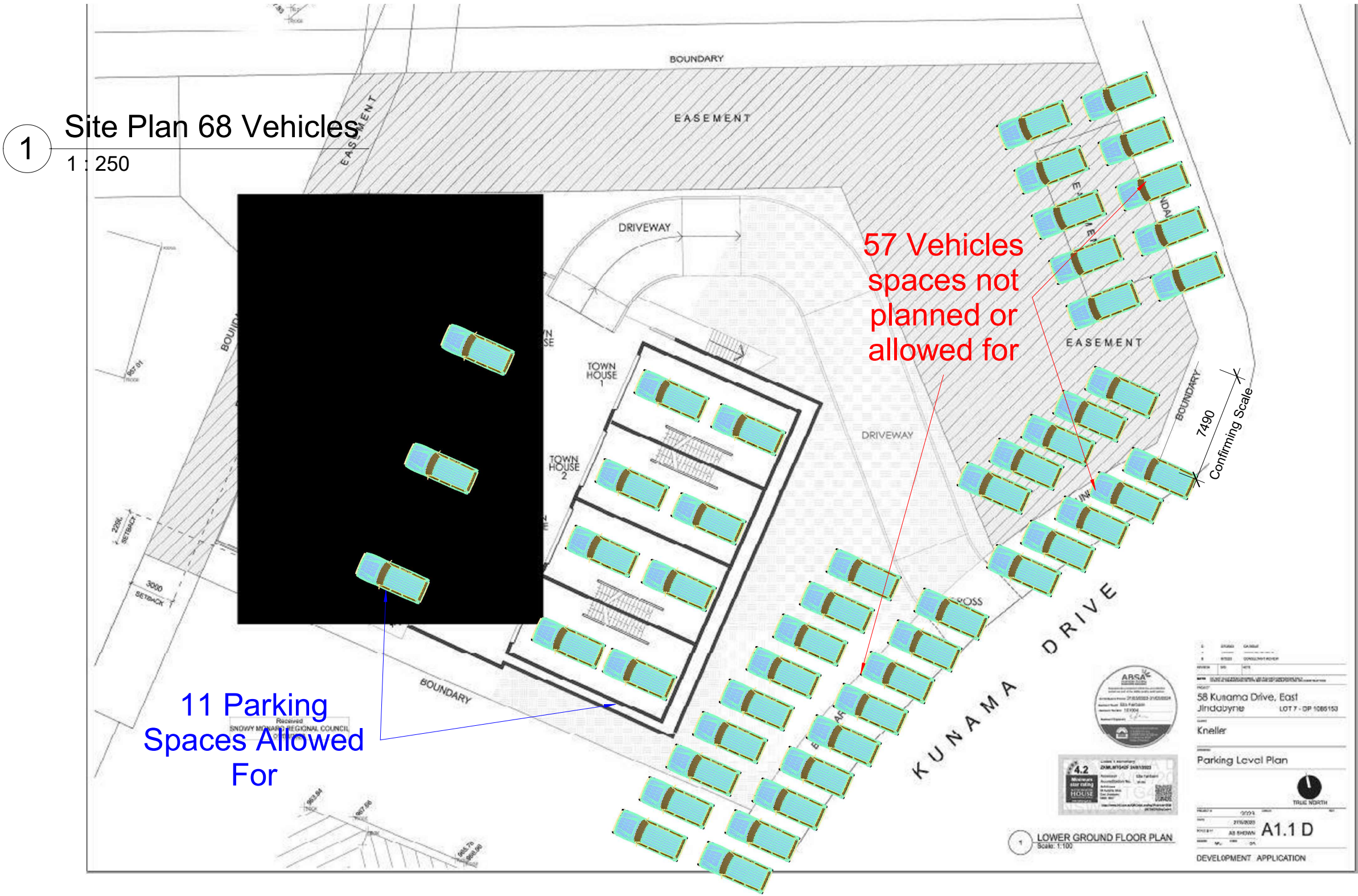
Short term gain for long term community and SMRC pain!

Thank you for having the opportunity to review this submission. I hope you consider favourably with the existing residents and community.





Note: 34 Vehicles Total Shown



Note: 68 Vehicles Total Shown

RE: Objection Submission against Development Application:
Serviced Apartments
58 Kunama Drive, East Jindabyne 2627
Lot: 7 DP 1085153 Ph Jinderboin
Application No.10.2022.8.0011

Dear Mr Radford,

After reviewing this latest application it appears that the developer and their town planner have failed yet again to read the Snowy River Local Environment Plan 2013 or take any notice of the objections that were submitted to the previous DA last August.

The first two objectives of the plan still state:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To protect and conserve the historical significance, character and scenic quality of rural village settings.

The revised building proposal fails to comply with either of those objectives. Proposing to plonk an enormous square block of cheap little apartments is a disgrace and completely out of character with the surrounding area. Such an out of place, low quality development would be hard to justify even Zone R1, maybe even in Leesville.

Note: Just because Council has previously failed to insist on compliance with ALL planning controls in the past by approving a range of completely incompatible lumps of building materials thrown together and called a building, does not mean it will happen this time.

It appears from some plans that the proposed building still will breach the setback requirements for buildings which will have a detrimental impact on the immediate neighbours

To approve such plans would be a complete failure of Council's role in the DCP process and would create a

precedent for greedy developers that would allow an “anything goes” reputation for all future development applications for this area.

The proposal is completely out of character for this area of east Jindabyne.

- The Alpine Sands development was established as a rural village development which is sympathetic to the East Jindabyne rural village concept.
- The placement of all proposed balconies has an invasive view into the homes and living areas of almost all the neighbours and would have a drastic effect on their amenity and their right to privacy.
- The sheer scale of the proposed building amongst the established homes is completely incompatible with a suburban streetscape.
- The proposal seeks to insert a high density, purely commercial centre of high activity of industrial proportions into a streetscape of mainly family homes.
- As Council would be fully aware, many commercial holiday properties in the Jindabyne area exceed the licenced person per room ratio. The fact that these apartments are 3 bedrooms means that when rented out for short stay holidays it is certain that they will be accommodating well in excess of 2 people per room.
- Given this developer's history of fiddling the bed numbers in his other apartments, this will undoubtedly result in far more cars (estimated to be over 60) parking in a narrow suburban street with the inherent safety impacts. Especially as it is right next to a school bus stop.
- As the Jindabyne area is being promoted as an adventure sport destination many guests in these sorts of developments will be driving in and out of the proposed

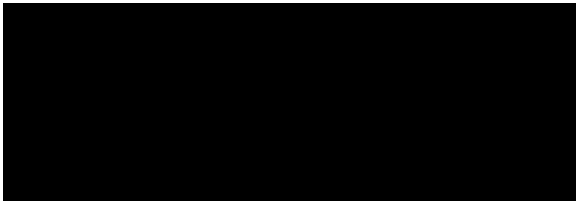
building at all times of the day and night which will have
a highly detrimental impact on the safety and amenity of
many residents in the whole street.

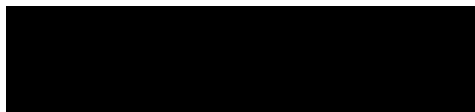
Conclusion

To approve the proposed development would be a complete travesty of the
planning process and
may very well lead to long, drawn out and expensive legal processes for the
Council.

Political Donations and Gifts Disclosure

In accordance with Section 147 of the Environmental Planning and Assessment Act 1979, we
the undersigned,
declare that we do not have a financial interest in the development application and that we
have not made any political
donation or gifts within the last 2 years, nor any associate.





Hi Evan & Sarah,

RE: Objection Submission to Amended Plans for Development Application:

SEVEN SERVICED APARTMENTS & STRATA SUBDIVISION

58 Kunama Drive, East Jindabyne 2627

Lot: 7, DP 1085153

Application No.10.2023.225.1

After analysing the development application of our immediate neighbours and consultation with neighbours we respectfully submit and object to the proposed development on the following grounds.

Areas of Objection:

As you are aware East Jindabyne has had significant development over the past few years and these developments have placed a spotlight on planning controls that should protect the existing neighbourhood and community. These issues include amenity of locals, bulk and size of developments which escalates the problems with traffic and parking:

This is demonstrated with NO PARKING' signs on Jerrara Drive, East Jindabyne to address a number of pedestrian and car safety issues as a consequence of council approvals to multi dwelling developments.

A casing point is 30C Kunama Dr originally had proposed 4 x 3-bedroom dwellings and then modified that proposal to 3 x 3-bedroom dwellings. The modification come about through local community pressure and objection to the original approval.

The developers of 58 Kunama Drive have shown little respect for the local community at there previous development, at 80 Kunama Dr. With increased bed numbers from the original approval. The bedrooms have gone from 2 persons(1 x queen bed) to 4 persons (2 x sets of bunks).

General Comments:

- o The proposed development does not fit within the established character of the area and is considered out of context for the locality and community
- o All existing neighbouring dwellings are 2 storey, not 3 storey.
- o This is a large commercial application that does not fit with the residential area of families, locality and community
- o The proposed development results in a substantial impact on the privacy of the neighbour surrounding and community
- o Does not take into consideration of neighbours with car headlights coming up and down the proposed driveway shining into homes at night.
- o Very large commercial development does not take into consideration noise impact on neighbours and community
- o This is a family area filled with local children whom already navigate the area without sidewalks, narrow streets, no off street parking. Adding of proposed cars on continual rotation, whom aren't aware of local children/families, narrow roads will create safety issues and will have impact on the local traffic network already under strain.

C2.1-1 Visual Landscape Character Assessment

(b) Ensuring fencing and building styles are compatible with the visual character of the area

The building form fails to match the existing visual character of the area and neighbouring properties.

- All neighbouring/existing dwellings are free standing.
- No multi dwelling developments exist amongst the neighbouring properties.

C2.1-5 Building Design pg55

(b) All structures are designed and sited in order to minimise the need for excavation or fill for foundations and associated hardstand areas

(d) On steeply sloping sites and treed hillsides, building height and bulk, particularly on the downhill side is to be minimised and the need for cut and fill is to be reduced by designs which minimise the building footprint and allow the building mass to step down the slope

A massive amount of excavation required to achieve the 9m height limit by pushing the proposed dwelling down which is direct contrast to councils principles.

The proposed development is monolith in form and hasn't stepped to the slope/topography.

The Proposed design is a total contrast to existing neighbours in form, scale and finishes.

D1.2-1 Building Height pg/44

- a) The height of a building must not exceed the maximum height shown for the land on the Snowy River LEP 2013 – Height of Buildings
- b) Map. Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant, solar panels and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Building Height allowed in DCP is 9m.

Sheet A3.1C Section 1 shows the height greater than 9m

D1.2-3 Setbacks – General pg/46

- a) The minimum setback requirements at ground level are shown on the Table below.
Multi dwelling housing & Residential flat buildings
As shown on the drawings provided the building is 3 storey. The building setback of all 2 and 3 storey buildings is 8m according to the table in the DCP.
Multi dwelling housing & Residential flat buildings
Height 2 storey Front setback 8.0m Side Setback 2290mm Rear Setback 4.0m

Proposed dwelling encroaches on the minimum front setback required by 2m, noted on drawing A1.5A. The rear setback would also seem to be encroach by 1m.

D1.3-1 All Residential Development pg/48

- b) Built form must respect and follow the natural topography of the site. On sloping sites the building mass must be modeled on stepped in response to the land gradient and avoid concentrating the structural bulk on the uphill or downhill side of the site.
The proposed dwelling design has not shown any consideration for topography, of site. Proposed dwelling not in keeping with the bulk and scale of the surrounding developed area. As all of the surrounding dwellings are individual dwellings.
All existing neighbouring dwellings are 2 storey, not 3 storey.
Therefore, the proposed development doesn't match the existing.
A massive amount of excavation required for the development and fill for the driveway area.
This is not a suitable site for this scale of development. I would suggest not considering the 30C Kunama Dr, being of similar land size

D1.5-1 Car Parking & Access:

- a) Carparking is to be provided to meet the number of dwellings and the occasional need for overflow and visitor parking and must be designed and located to provide easy access and on-site maneuverability and may include underground or semi-basement parking
The carparking provided has no guest parking or over flow parking detailed in the design. **Therefore, does not comply with SMRC DCP2013.**

**Please see the actual Parking Numbers for one 3 bedroom dwelling as
Demonstrated below.**

Attached is an image demonstrating the vehicle numbers at 63 Kunama Dr



7 Vehicles Shown for one 3 x bedroom dwelling.

From this we've calculated the parking requirements are:

4 x 3 bedroom own house = 28 Vehicles

3 x 1 bedroom town house = 6 Vehicles

Total= 34 Vehicles

80 Kunama Dr Street View Demonstrating

Attached is an image demonstrating the same developers complete disregard for planning and bed numbers per bedroom, thus increasing the numbers of occupants and cars on the street.



Developers track record of doubling the bed numbers will also double the parking required.

Total= 68 Vehicles

6.3 Visual Privacy

The design of buildings can optimize privacy by minimising cross viewing and overlooking to adjoining dwellings. The emphasis of the control is on minimising cross viewing and overlooking from the indoor and outdoor living areas of dwellings to maintain the amenity of the neighbours.

The proposed dwelling towers over lot:3/-/ DP121816 and lot:29/-/DP108304 shows no respect for privacy.

Conclusion

The proposed development fails to respect the neighbouring properties and community. Failing to match the bulk and scale of the existing neighbouring properties in the locality, as well as many of the DCP controls created by SMRC. Increasing pedestrian and car safety issues.

One property owners gain comes at the expense of 9 existing property owners and community.

Please note, I have been in contact with other homeowners and residents and we all have the same concerns regarding this proposed development.

Kind regards,

