



**SNOWY MONARO**  
REGIONAL COUNCIL

**ATTACHMENTS TO  
REPORTS  
PART 2**

**(Under Separate Cover)**

**Ordinary Council Meeting**

**21 December 2023**





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

**Page No.**

**8 PLANNING AND DEVELOPMENT APPLICATION MATTERS**

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**CONDITIONS OF CONSENT**

10.2023.269.1

**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	Plan Title.	Drawn By.	Date of Plan
1.0	4	Cover Sheet	MiDS	14.08.2023
1.1	4	Content	MiDS	14.08.2023
2.2	4	Site Plan	MiDS	14.08.2023
2.3	4	Site Analysis	MiDS	14.08.2023
2.4	4	Hardscape Plan	MiDS	14.08.2023
3.1	4	Ground Floor	MiDS	14.08.2023
3.2	4	Level 1 Floor Plan	MiDS	14.08.2023
3.3	4	Roof Plan	MiDS	14.08.2023
4.1	4	Elevations 1	MiDS	14.08.2023
4.2	4	Elevations 2	MiDS	14.08.2023
4.3	4	Finishes	MiDS	14.08.2023
4.4	4	Sections 1	MiDS	14.08.2023
4.5	4	Sections 2	MiDS	14.08.2023
6.1	4	Perspectives 1	MiDS	14.08.2023
6.2	4	Perspectives 2	MiDS	14.08.2023
6.3	4	Artist Impressions	MiDS	14.08.2023

**Approved documents**

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Document Title.	Version	Prepared By.	Date
Statement of Environmental Effects	B	Zone Planning Group	Sept 2023
Energy Efficiency Report	-	Seedhaus	undated
Bushfire Assessment Report	1.1	Harris Environmental Consulting	25/07/23

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.

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**ADM\_06 Energy Efficiency requirements**

**Reason**

Under Section J of the NCC 2019, it is a condition of this development consent that all the commitments identified in the Energy Efficiency Report prepared by Seedhaus, for the development are fulfilled.

*Compliance with the NCC.*

**Part B – Other Approvals**

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**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

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

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**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.

**PCC\_03 Payment of section 7.12 contributions**

**Reason**

Before the issue of a construction certificate the applicant must pay a total contribution of **\$11,250.50** 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 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.

To ensure legislative compliance.

**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.

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**PCC\_13 Bushfire**

The building(s) must be designed and constructed so as to comply with the **Bush Fire Attack Level 12.5 (BAL 12.5)** and the requirements of Australian Standard AS 3959 and the specifications and requirements of Planning for Bush Fire Protection 2019.

Details must be submitted to the Principal Certifying Authority with the application for a Construction Certificate demonstrating compliance with the bush fire assessment prepared by Harris Environmental Consulting dated 26/7/23 Ref:6229BF. Compliance with the requirements of Planning for Bush Fire Protection 2019 is to prevail in the extent of any inconsistency with the Building Code of Australia.

**Reason**

*In accordance with the requirements of Section 4.14 of the Environmental Planning and Assessment Act, 1979 and to ensure the development complies with Section 7 (Table 7.4a), Appendix 1 of Planning for Bush Fire Protection 2019' and AS3959*

**PCC\_15 Heating Appliances**

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.

**Reason**

To ensure legislative compliance.

**PCC\_16 Construction near easements**

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.

**Reason**

**Part D – Prior To the Commencement of Works**

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**PCW\_01 Prior to the commencement of works**

No construction works approved by this consent are to commence unless the following have been satisfied:

**Reason**

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- 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:

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

- 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 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' (The Blue Book).

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

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

**PCW\_09 Bushfire Asset Protection Zones**

**Reason**

Prior to the commencement of any vegetation clearance or modification, the boundaries of the Asset Protection Zone (APZ) must be surveyed by a registered surveyor and marked on ground. Clearing of vegetation for establishing the APZ must only occur within the marked APZ boundaries.

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**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
- 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.



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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 time of undertaking the construction activity in accordance with the requirements of the Infrastructure Asset Owner'.

**Part E – During Construction**

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**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\_03 Infrastructure and Public Road and Footpath Areas**

**Reason**

Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation,

To ensure no negative impact on public road and

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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.

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**

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:

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

Monday to Friday:	7.00am to 6.00pm
Saturday:	7.00am to 5.00pm
Sunday:	No work
Public Holidays:	No work

#### **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.*

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#### **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**

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](mailto: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.

#### **Reason**

To ensure the protection of objects of potential significance during works

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

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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**

No sewer service shall traverse or encroach onto any lot to service another.

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**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.*

**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

**Reason**

*To ensure the*

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- 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.

*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*

#### **DC\_26 Erosion and drainage management**

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,

#### **Reason**

To reduce impact on surrounding properties during construction.

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- 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\_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;

All disturbed areas are re-vegetated using drylands grass mix with a complete fertiliser;

**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**

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**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

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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.

**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



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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 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 Energy Efficiency commitments**

The person having benefit of the development consent must demonstrate the fulfilment of all energy efficiency commitments, as outlined in the Energy Efficiency Report prepared by Seedhaus commitments pertaining to the development prior to the issue of the relevant Occupation Certificate as required under Condition **ADM\_06**.

**Reason**

**POC\_16 Clearing for Asset Protection Zones**

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

**Reason**

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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**

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.*

**POC\_21 Serviced Apartment Occupation Certificate**

A final inspection must be carried out by Council prior to the use of the building for the purpose of a serviced apartment. An occupation certificate for change of use will be issued when Council is satisfied that all conditions of consent have been complied with.

**Reason**

**POC\_23 Road Damage**

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.

**Reason**

**POC\_24 Privacy Fence**

Prior to the issue of an Occupation Certificate, a 2.4m high privacy fence must be installed at the southern boundary of Lot 39 DP 1286562.

**Reason**

**PART H – ONGOING USE AND OPERATION**

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**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.*

SNOWY MONARO REGIONAL COUNCIL

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**OU\_02 External lighting**

**Reason**

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.

**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\_07 Smoke alarms**

**Reason**

Smoke alarms must be maintained 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.

**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 Energy Efficiency Commitments**

**Reason**

All Energy Efficiency commitments, proposed in the Energy Efficiency Report prepared by Seedhaus, must be maintained in accordance with the requirements in Condition **ADM\_06**.

**OU\_13 Bushfire Conditions – ongoing requirements**

**1. Asset Protection Zones**

At the commencement of building works and in perpetuity the property around the building the following Asset Protection Zones (APZ) are

*In accordance with  
the requirements of*

SNOWY MONARO REGIONAL COUNCIL

created and maintained in accordance with Section 7 (Table 7.4a) and Appendix 4 of Planning for Bush Fire Protection 2019 for a distance of-

- APZ Inner Protection Area (IPA) of to the boundary for all aspects.

## 2. Water Supply

The water supply is required to be installed in accordance with the provisions of Section 7 (Table 7.4a) Water Supplies, of Planning for Bush Fire Protection 2019.

## 3. Access Requirements

Property Access Roads shall comply with Section 7 (Table 7.4a) and appendix 3 of Planning for Bush Fire Protection 2019.

## 4. Landscaping Requirements

Landscaping to the site is to comply with Section 7 (Table 7.4a) and the NSW RFS 'Asset protection zone standards' (Appendix 4)

## 5. Utility Service Requirements

Water, electricity and gas services for the dwelling are to comply with Section 7 (Table 7.4a) of Planning for Bush Fire Protection 2019.

*Section 4.14 of the Environmental Planning and Assessment Act, 1979 and to ensure the development complies with Planning for Bush Fire Protection 2019'.*

### 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\_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 rainwater storage tanks.

### 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,

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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\_23 Garbage Disposal**

**Reason**

A 240-litre capacity wheeled garbage bin and a 360 litre recycling bin of a type provided by Council must be provided for each unit.

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**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\_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\_27 Vehicular Entrance**

**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.

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\_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

To ensure the structure is in

SNOWY MONARO REGIONAL COUNCIL

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surrounding natural materials (e.g. olive or mist green, light or slate grey, light browns) and shall be non-reflective. keeping with the character of the area.

The approved colours of the exterior of the building are:

Roof: Monument

Walls/Cladding: Smoke, Monument and Black

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\_31 House/Street Numbers**

#### **Reason**

A house number that is clearly visible from the street frontage of the property shall be attached to the front of the development.

The street number for the development are as follows:

Unit 1 – 68a

Unit 2 – 68b

Unit 3 – 68c

Unit 4 – 68d

#### **OU\_35 Occupancy of Garages**

#### **Reason**

The proposed garages are not approved for use as a separate occupancy or for sleeping accommodation.

#### **OU\_37 Storm Water Drainage Connection Point**

#### **Reason**

All storm water discharging from roof or hardstand surfaces shall be connected to the kerb and gutter in Twynam Street or a storm water drainage pit. 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 management devices.

Where applicable, a pipe/kerb adaptor to match the kerb profile shall be inserted into the kerb. The kerb must be saw cut to the invert level and the adaptor grouted in place. A minimum depth of 50mm bedding shall be placed under the pipe in the road verge/footpath area. All affected areas shall be reinstated and revegetated with suitable erosion

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and sediment control.

The storm water drainage pipe shall be inspected by Council's Development Engineer or his delegate prior to backfill. Arrangements for inspections can be made by telephoning 1300 345 345 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\_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\_49 Internal driveway**

**Reason**

The developer shall provide a driveway for the entire length of the access corridor to each unit in conformity with Council's Development Design and Construction Specifications, to include the following:

To comply with the Snowy River Development Control Plan

- a) concrete pavement not less than 3.0 metres wide
- b) minimum concrete thickness 150mm
- c) minimum concrete strength grade 25MPa
- d) minimum reinforcement SL72 steel mesh
- e) concrete footpath crossover between kerbline and the road boundary
- f) suitable stormwater drainage

**HOL\_01 Occupancy Rates**

**Reason**

- a) The developer is to ensure that each bedroom in the serviced apartment is to be occupied by the number of persons not exceeding the number listed in the following schedule:

Unit 1

Bedroom 1 = 10m<sup>2</sup> – 2 persons

Bedroom 2 = 19m<sup>2</sup> – 5 persons

Bedroom 3 = 8 m<sup>2</sup> – 2 persons



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Unit 2

Bedroom 1 = 10m<sup>2</sup> – 2 persons

Bedroom 2 = 11m<sup>2</sup> – 3 persons

Bedroom 3 = 8 m<sup>2</sup> – 2 persons

Unit 3

Bedroom 1 = 10m<sup>2</sup> – 2 persons

Bedroom 2 = 11m<sup>2</sup> – 3 persons

Bedroom 3 = 8 m<sup>2</sup> – 2 persons

Unit 4

Bedroom 1 = 10m<sup>2</sup> – 2 persons

Bedroom 2 = 19m<sup>2</sup> – 5 persons

Bedroom 3 = 8 m<sup>2</sup> – 2 persons

- b) The developer shall ensure that serviced apartments 1 and 4 are not used to accommodate more than 9 persons.
- c) The developer shall ensure that serviced apartments 2 and 3 are not used to accommodate more than 7 persons.
- d) The developer shall ensure that a sign shall be erected on the back of the main entrance door(s) into the serviced apartment stating the following:

**Unit 1 & 4:** "The maximum number of persons permitted to be accommodated in the serviced apartment is 9.

**Unit 2 & 3:** "The maximum number of persons permitted to be accommodated in the serviced apartment is 7.

**HOL\_02 Sofa Beds**

**Reason**

The developer shall ensure that any sofa bed in the unit is locked/adjusted so it cannot be used for the sleeping accommodation of persons using the serviced apartment.

**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**

The development is approved 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.

**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 the 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 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
- (d) be accessible at all times.

**PART J – AGENCY SPECIFIC CONDITIONS**

---

**AS\_01 Agency Specific**

**Reason**

**General Conditions**

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

- The plan titled Site Plan prepared by Mi Design Studio Pty Ltd dated 14/8/23 ref: 023-014
- The bush fire assessment prepared by Harris Environmental Consulting dated 26/7/23 Ref:6229BF

SNOWY MONARO REGIONAL COUNCIL

#### **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. For all proposed lots, an APZ should be established from the commencement of building works and maintained for perpetuity for the entire lot.

#### **Construction Standards**

***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.***

3. New construction 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.

#### **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.***

4. 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:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419;
- hydrants are and not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419;
- all above-ground water service pipes are metal, including and up to any taps;
- 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

SNOWY MONARO REGIONAL COUNCIL

- 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;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 – The storage and handling of LP Gas, 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.***

5. 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,

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SNOWY MONARO REGIONAL COUNCIL

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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 of SFPP developments.***

6. A 'Bushfire Emergency Management and Evacuation Plan' is be prepared in accordance with Table 6.8d of Planning for Bush Fire Protection 2019 and be consistent with the RFS document 'A Guide to Developing a Bushfire Emergency Management and Evacuation Plan' (NSW RFS 2014) prior to receiving Occupation Certificate

PROPOSED SERVICED APARTMENTS DEVELOPMENT

68 TWYNAM ST JINDABYNE

14.08.23 // 023-014

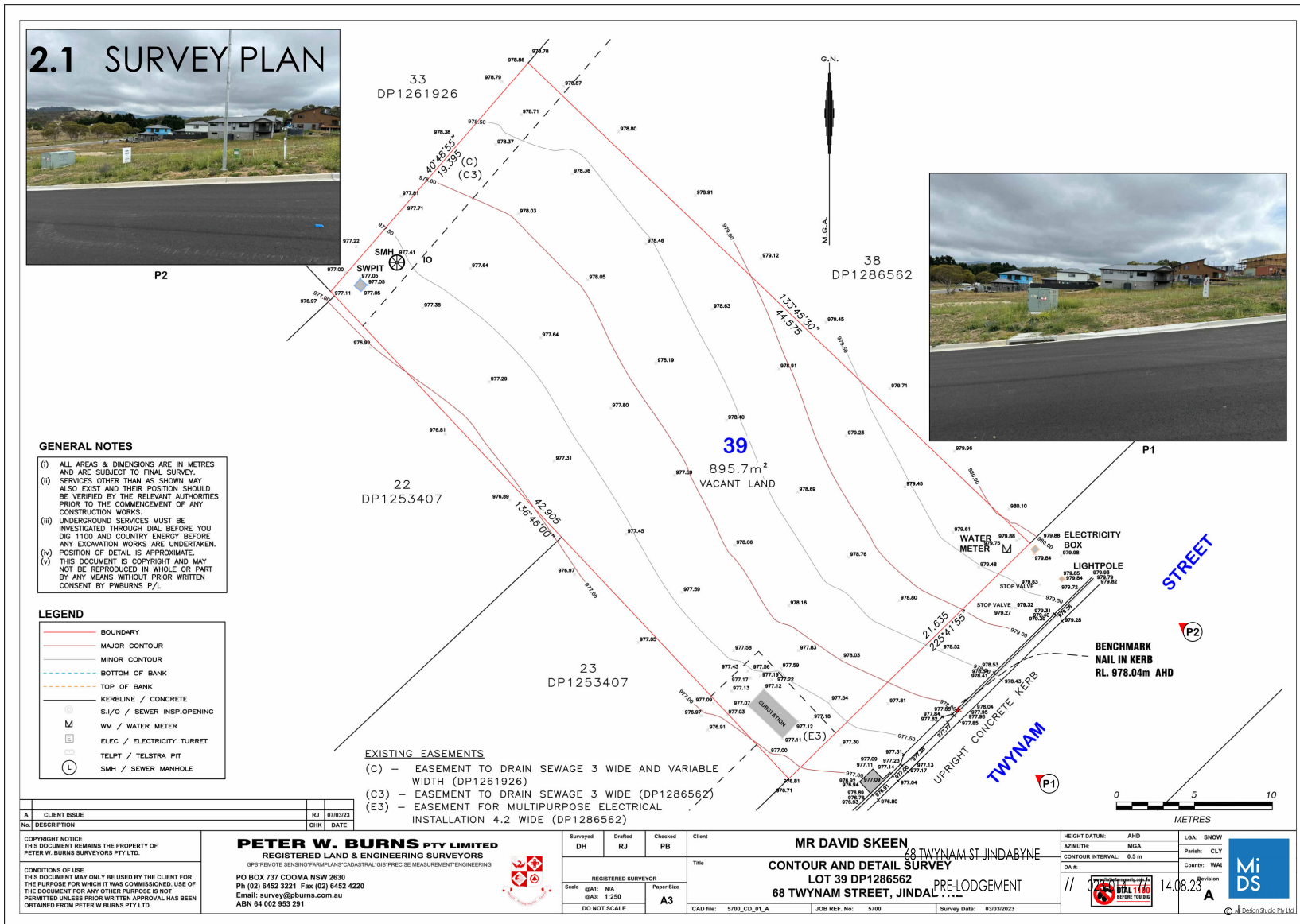


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## 1.1 CONTENT

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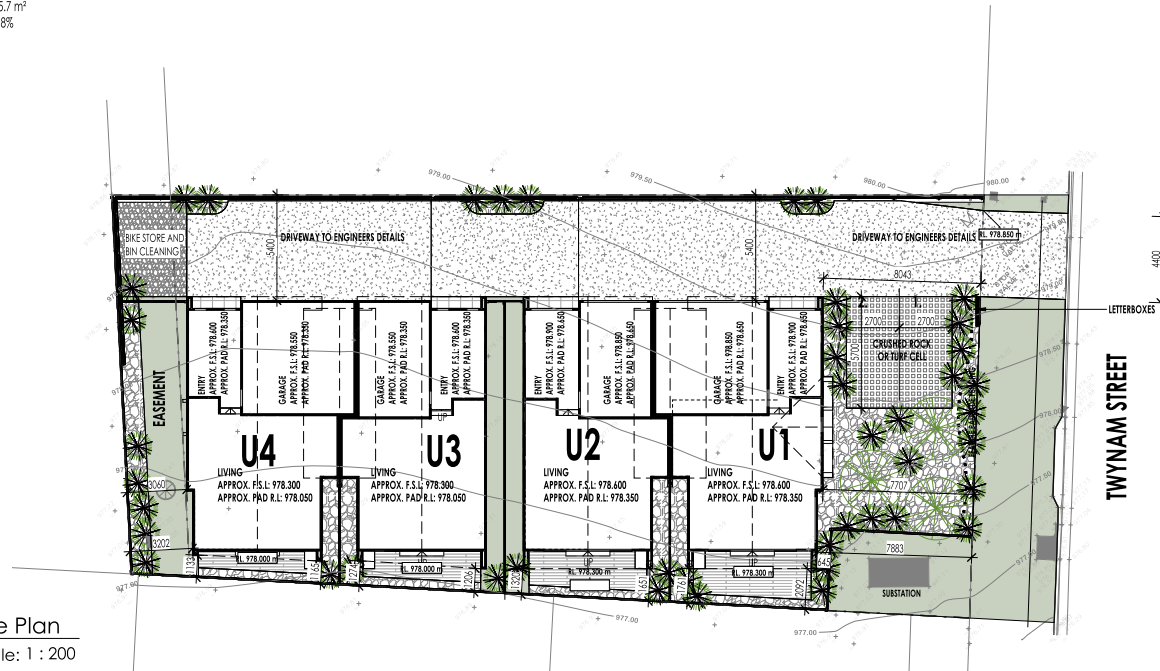




## 2.2 SITE PLAN

LOT NO. 39  
TWINAM STREET  
JINDABYNE

Footprint Area 401.61 m<sup>2</sup>  
Site Area 895.7 m<sup>2</sup>  
Site Coverage 44.8%



1 Site Plan  
Scale: 1 : 200

LANDSCAPED AREA - 185M2



68 TWINAM ST JINDABYNE

PRE-LODGE MENT // 023-014 // 14.08.23



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U1 Floor Areas	
Name	Area
U1 GF LIVING	58.52 m <sup>2</sup>
U1 GARAGE	34.32 m <sup>2</sup>
U1 PATIO	5.94 m <sup>2</sup>
U1 MUD	3.49 m <sup>2</sup>
U1 GF STAIRS	3.35 m <sup>2</sup>
U1 PORCH	1.66 m <sup>2</sup>
	107.27 m <sup>2</sup>
U1 L1 LIVING	83.46 m <sup>2</sup>
U1 VOID	9.80 m <sup>2</sup>
U1 L1 STAIRS	4.05 m <sup>2</sup>
	97.31 m <sup>2</sup>
Grand total	204.57 m <sup>2</sup>

U2 Floor Areas	
Name	Area
U2 GF LIVING	56.96 m <sup>2</sup>
U2 GARAGE	22.54 m <sup>2</sup>
U2 PATIO	5.94 m <sup>2</sup>
U2 GF STAIRS	3.46 m <sup>2</sup>
U2 MUD	3.45 m <sup>2</sup>
U2 PORCH	1.69 m <sup>2</sup>
	94.03 m <sup>2</sup>
U2 L1 LIVING	71.14 m <sup>2</sup>
U2 VOID	9.68 m <sup>2</sup>
U2 L1 STAIRS	4.05 m <sup>2</sup>
	84.87 m <sup>2</sup>
Grand total	178.90 m <sup>2</sup>

U3 Floor Areas	
Name	Area
U3 GF LIVING	56.96 m <sup>2</sup>
U3 GARAGE	22.54 m <sup>2</sup>
U3 PATIO	5.94 m <sup>2</sup>
U3 GF STAIRS	3.46 m <sup>2</sup>
U3 MUD	3.45 m <sup>2</sup>
U3 PORCH	1.69 m <sup>2</sup>
	94.03 m <sup>2</sup>
U3 L1 LIVING	71.14 m <sup>2</sup>
U3 VOID	9.68 m <sup>2</sup>
U3 L1 STAIRS	4.05 m <sup>2</sup>
	84.87 m <sup>2</sup>
Grand total	178.90 m <sup>2</sup>

U4 Floor Areas	
Name	Area
U4 GF LIVING	58.52 m <sup>2</sup>
U4 PARKING	34.32 m <sup>2</sup>
U4 PATIO	4.95 m <sup>2</sup>
U4 MUD	3.49 m <sup>2</sup>
U4 GF STAIRS	3.35 m <sup>2</sup>
U4 PORCH	1.66 m <sup>2</sup>
	106.28 m <sup>2</sup>
U4 L1 LIVING	83.46 m <sup>2</sup>
U4 VOID	9.80 m <sup>2</sup>
U4 L1 STAIRS	4.05 m <sup>2</sup>
	97.31 m <sup>2</sup>
Grand total	203.58 m <sup>2</sup>

## 2.3 SITE ANALYSIS



1

Site Analysis Existing Conditions  
Scale: 1 : 200

68 TWYNAM ST JINDABYNE

PRE-LODGEMENT

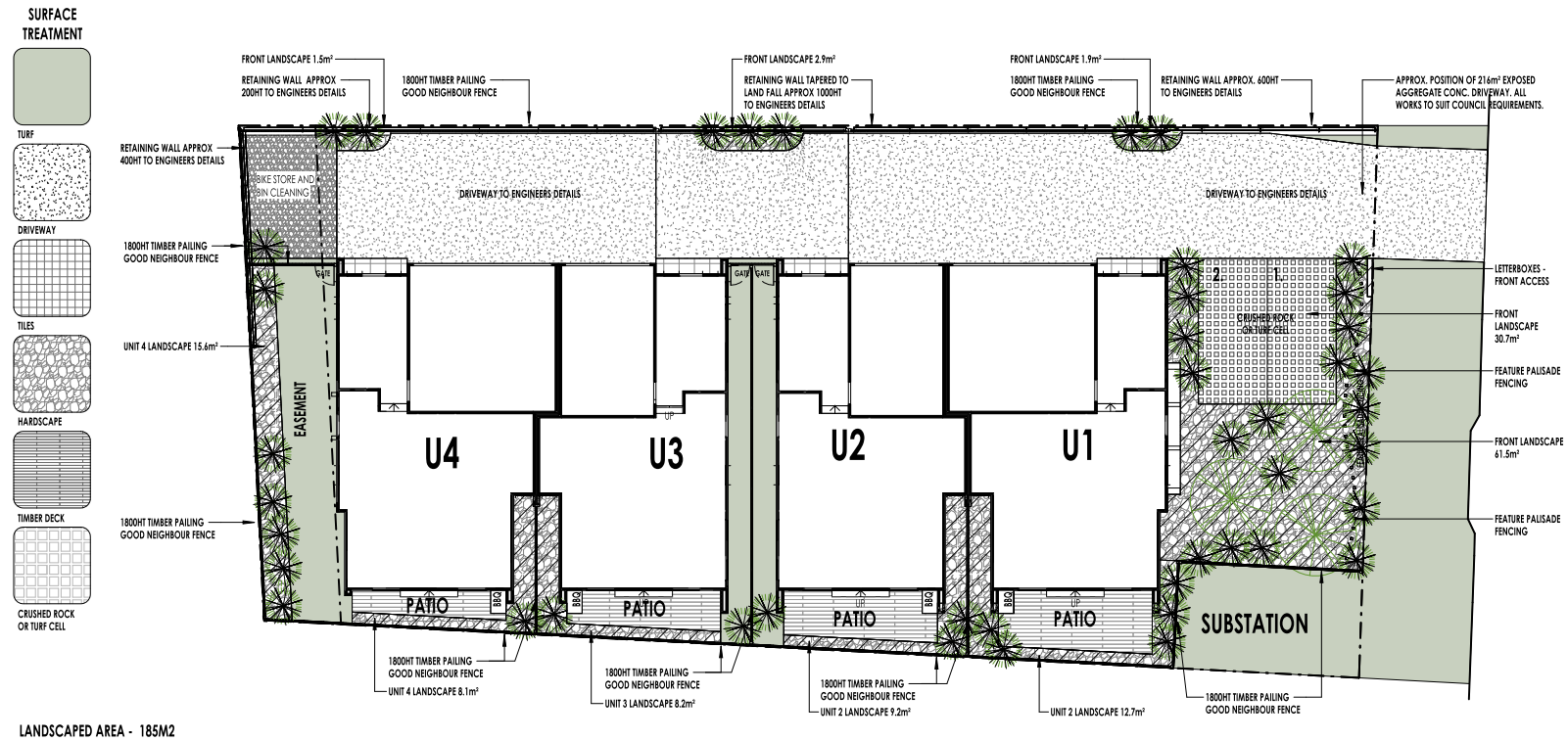
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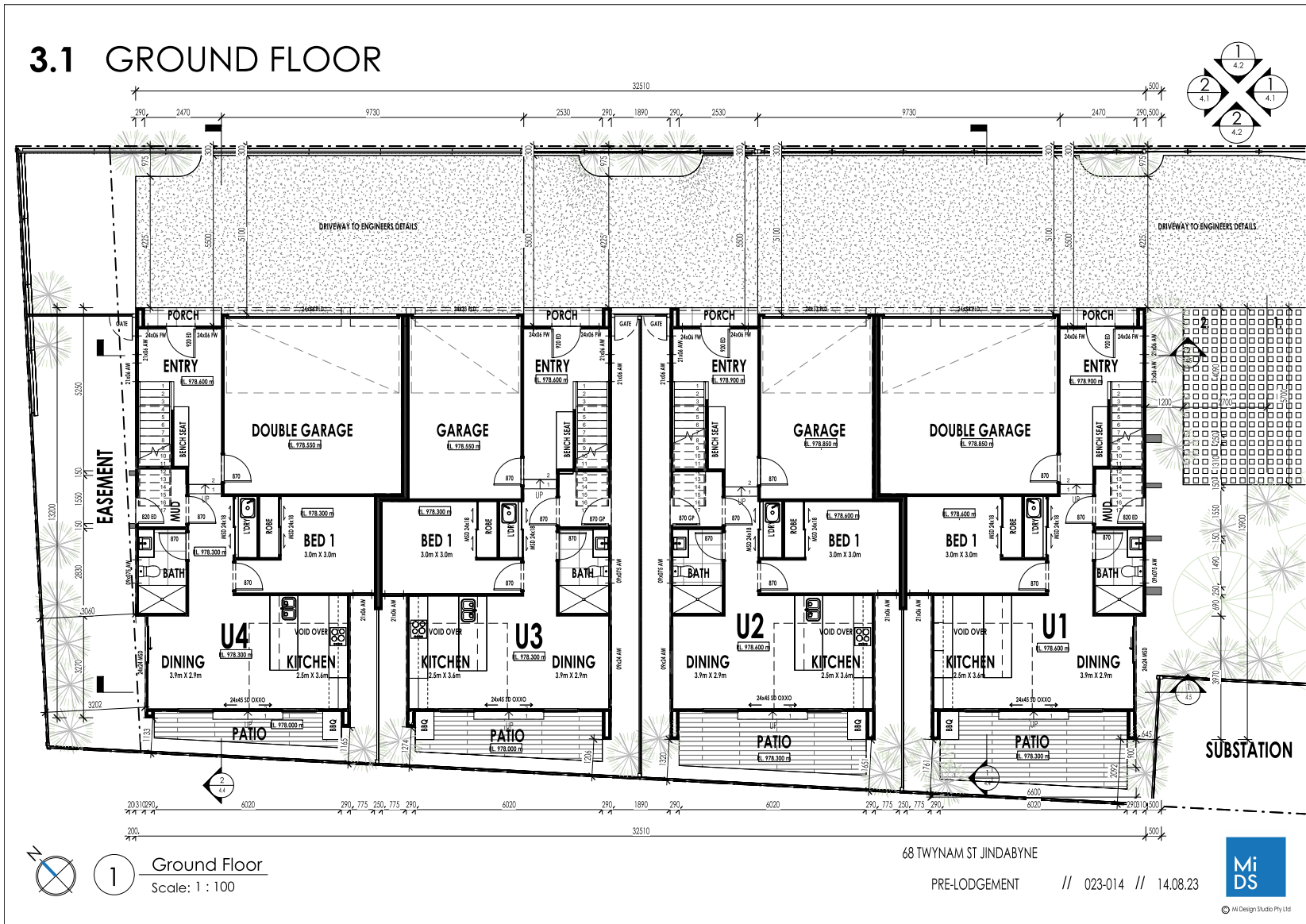
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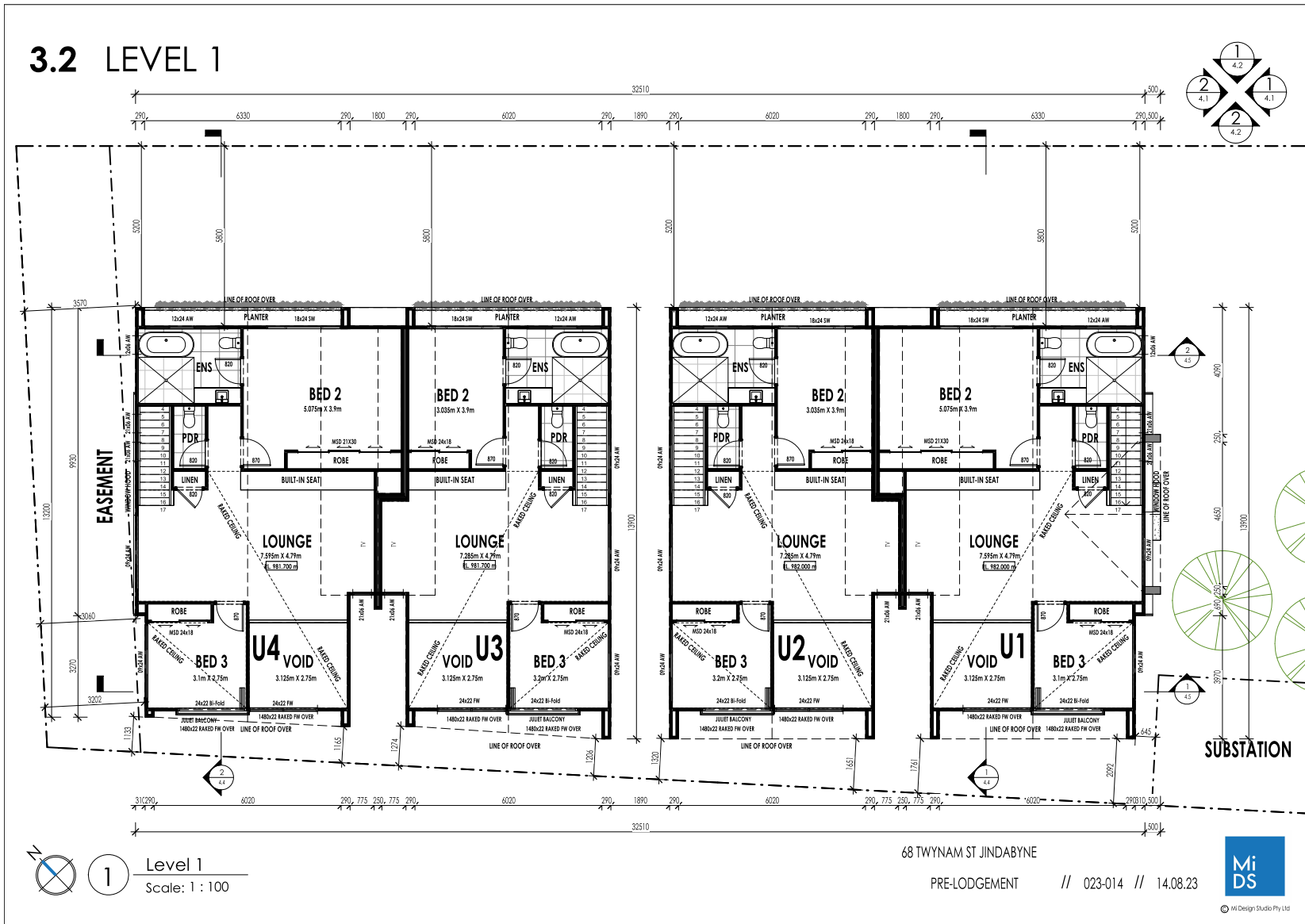
## 2.4 HARDSCAPE PLAN

NOTE: LANDSCAPE PLAN BY OTHERS

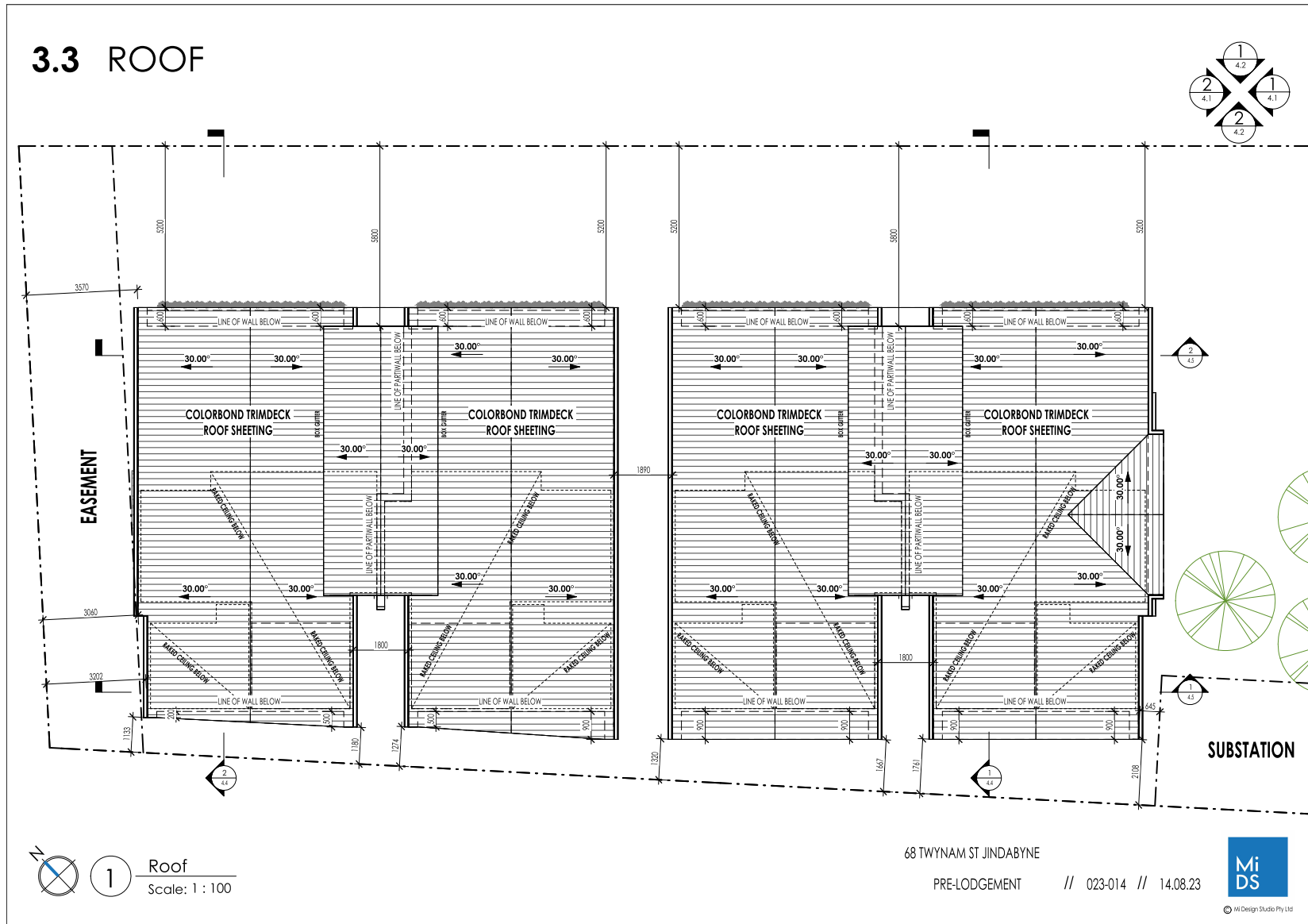


### 3.1 GROUND FLOOR





### 3.3 ROOF



### 3.4 FSR GROUND FLOOR PLAN

UNIT 1 GFA	
Name	Area
U1 GROUND GFA	55.68 m <sup>2</sup>
U1 LEVEL 1 GFA	79.42 m <sup>2</sup>
Grand total	135.10 m <sup>2</sup>

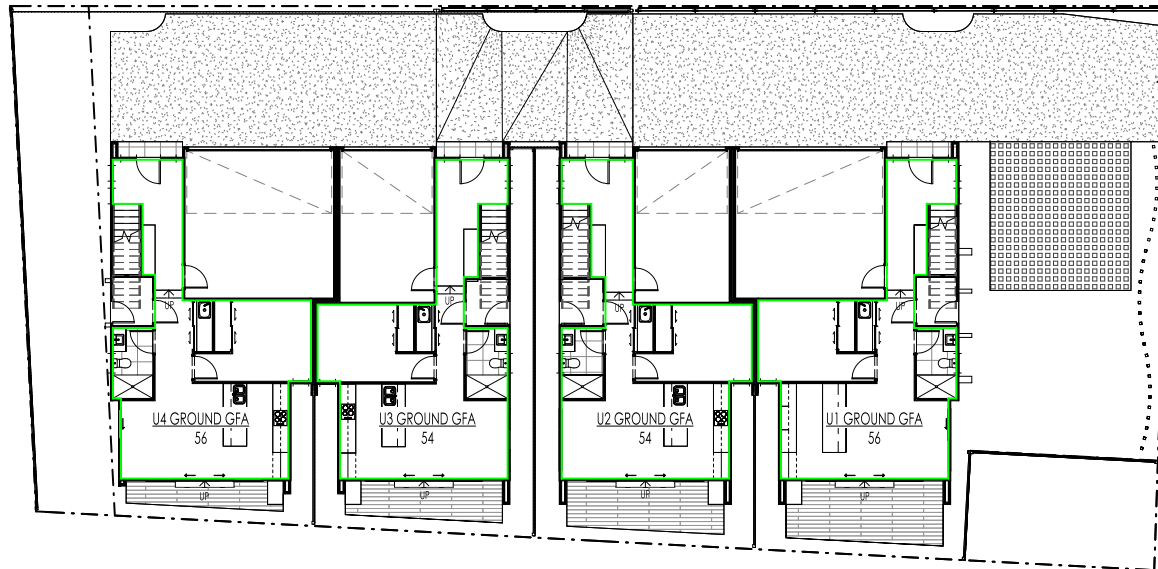
UNIT 2 GFA	
Name	Area
U2 GROUND GFA	54.04 m <sup>2</sup>
U2 LEVEL 1 GFA	68.11 m <sup>2</sup>
Grand total	122.15 m <sup>2</sup>

UNIT 3 GFA	
Name	Area
U3 GROUND GFA	54.04 m <sup>2</sup>
U3 LEVEL 1 GFA	68.11 m <sup>2</sup>
Grand total	122.15 m <sup>2</sup>

UNIT 4 GFA	
Name	Area
U4 GROUND GFA	55.68 m <sup>2</sup>
U4 LEVEL 1 GFA	79.42 m <sup>2</sup>
Grand total	135.10 m <sup>2</sup>

GFA TOTAL	
Name	Area
U1 GROUND GFA	55.68 m <sup>2</sup>
U4 GROUND GFA	55.68 m <sup>2</sup>
U2 GROUND GFA	54.04 m <sup>2</sup>
U3 GROUND GFA	54.04 m <sup>2</sup>
U1 LEVEL 1 GFA	219.44 m <sup>2</sup>
U4 LEVEL 1 GFA	79.42 m <sup>2</sup>
U2 LEVEL 1 GFA	68.11 m <sup>2</sup>
U3 LEVEL 1 GFA	68.11 m <sup>2</sup>
U2 VOID	295.06 m <sup>2</sup>
Grand total	514.50 m <sup>2</sup>

Floor Area	Allowable Deductions
Proposed Living Areas	00.00 m <sup>2</sup>
Proposed Kitchens	29.82 m <sup>2</sup>
Loading/Unloading (MUD)	13.88 m <sup>2</sup>
Level 1 Living Areas	295.06 m <sup>2</sup>
Voies	38.96 m <sup>2</sup>
<b>Total :</b>	<b>597.16 m<sup>2</sup></b>
<b>Total Floor Space Ratio</b>	<b>= 597.16 m<sup>2</sup> - 82.66 m<sup>2</sup> = 514.50 m<sup>2</sup></b>
<b>Allowable Floor Space Ratio</b>	<b>= 447.85 m<sup>2</sup> (0.50)</b>



U1 Floor Areas	
Name	Area
U1 GF LIVING	58.52 m <sup>2</sup>
U1 GARAGE	34.32 m <sup>2</sup>
U1 PATIO	5.94 m <sup>2</sup>
U1 MUD	3.49 m <sup>2</sup>
U1 GF STAIRS	3.35 m <sup>2</sup>
U1 PORCH	1.66 m <sup>2</sup>
U1 VOID	107.27 m <sup>2</sup>
U1 L1 LIVING	83.46 m <sup>2</sup>
U1 VOID	9.80 m <sup>2</sup>
U1 L1 STAIRS	4.05 m <sup>2</sup>
Grand total	204.57 m <sup>2</sup>

U2 Floor Areas	
Name	Area
U2 GF LIVING	56.96 m <sup>2</sup>
U2 GARAGE	22.54 m <sup>2</sup>
U2 PATIO	5.94 m <sup>2</sup>
U2 GF STAIRS	3.46 m <sup>2</sup>
U2 MUD	3.45 m <sup>2</sup>
U2 PORCH	1.69 m <sup>2</sup>
U2 VOID	94.03 m <sup>2</sup>
U2 L1 LIVING	71.14 m <sup>2</sup>
U2 VOID	9.68 m <sup>2</sup>
U2 L1 STAIRS	4.05 m <sup>2</sup>
Grand total	178.90 m <sup>2</sup>

U3 Floor Areas	
Name	Area
U3 GF LIVING	56.96 m <sup>2</sup>
U3 GARAGE	22.54 m <sup>2</sup>
U3 PATIO	5.94 m <sup>2</sup>
U3 GF STAIRS	3.46 m <sup>2</sup>
U3 MUD	3.45 m <sup>2</sup>
U3 PORCH	1.69 m <sup>2</sup>
U3 VOID	94.03 m <sup>2</sup>
U3 L1 LIVING	71.14 m <sup>2</sup>
U3 VOID	9.68 m <sup>2</sup>
U3 L1 STAIRS	4.05 m <sup>2</sup>
Grand total	178.90 m <sup>2</sup>

U4 Floor Areas	
Name	Area
U4 GF LIVING	58.52 m <sup>2</sup>
U4 PARKING	34.32 m <sup>2</sup>
U4 PATIO	4.95 m <sup>2</sup>
U4 MUD	3.49 m <sup>2</sup>
U4 GF STAIRS	3.35 m <sup>2</sup>
U4 PORCH	1.66 m <sup>2</sup>
U4 VOID	106.28 m <sup>2</sup>
U4 L1 LIVING	83.46 m <sup>2</sup>
U4 VOID	9.80 m <sup>2</sup>
U4 L1 STAIRS	4.05 m <sup>2</sup>
Grand total	203.58 m <sup>2</sup>

1 Ground Floor FSR PLAN  
Scale: 1 : 150

68 TWYNAM ST JINDABYNE

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### 3.5 FSR LEVEL 1 FLOOR PLAN

UNIT 1 GFA	
Name	Area
U1 GROUND GFA	55.68 m <sup>2</sup>
U1 LEVEL 1 GFA	79.42 m <sup>2</sup>
Grand total	135.10 m <sup>2</sup>

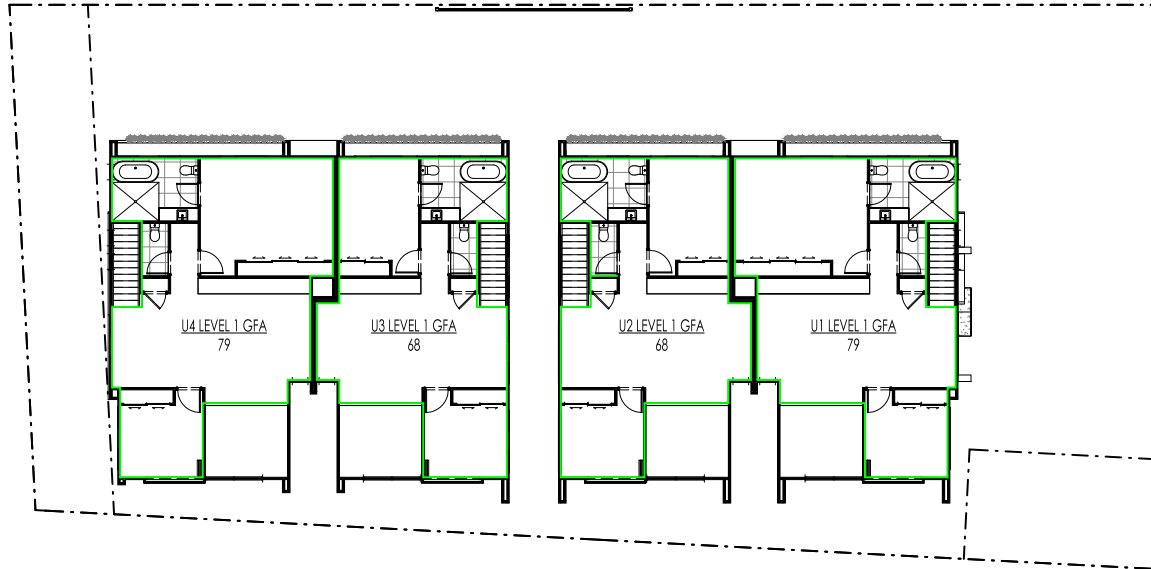
UNIT 2 GFA	
Name	Area
U2 GROUND GFA	54.04 m <sup>2</sup>
U2 LEVEL 1 GFA	68.11 m <sup>2</sup>
Grand total	122.15 m <sup>2</sup>

UNIT 3 GFA	
Name	Area
U3 GROUND GFA	54.04 m <sup>2</sup>
U3 LEVEL 1 GFA	68.11 m <sup>2</sup>
Grand total	122.15 m <sup>2</sup>

UNIT 4 GFA	
Name	Area
U4 GROUND GFA	55.68 m <sup>2</sup>
U4 LEVEL 1 GFA	79.42 m <sup>2</sup>
Grand total	135.10 m <sup>2</sup>

GFA TOTAL	
Name	Area
U1 GROUND GFA	55.68 m <sup>2</sup>
U4 GROUND GFA	55.68 m <sup>2</sup>
U2 GROUND GFA	54.04 m <sup>2</sup>
U3 GROUND GFA	54.04 m <sup>2</sup>
U1 LEVEL 1 GFA	219.44 m <sup>2</sup>
U4 LEVEL 1 GFA	79.42 m <sup>2</sup>
U2 LEVEL 1 GFA	68.11 m <sup>2</sup>
U3 LEVEL 1 GFA	68.11 m <sup>2</sup>
Level 1 Living Areas	295.06 m <sup>2</sup>
Grand total	514.50 m <sup>2</sup>

Floor	Area	Allowable Deductions
Level 1 Living Areas	219.44 m <sup>2</sup>	00.00 m <sup>2</sup>
Level 1 Living Areas	29.82 m <sup>2</sup>	29.82 m <sup>2</sup>
Loading/Unloading (MUD)	13.88 m <sup>2</sup>	13.88 m <sup>2</sup>
Level 1 Living Areas	295.06 m <sup>2</sup>	00.00 m <sup>2</sup>
Voies	38.96 m <sup>2</sup>	38.96 m <sup>2</sup>
<b>Total :</b>	<b>597.16 m<sup>2</sup></b>	<b>82.66 m<sup>2</sup></b>
Total Floor Space Ratio = 597.16 m <sup>2</sup> - 82.66 m <sup>2</sup> = 514.50 m <sup>2</sup>		Allowable Floor Space Ratio = 447.85 m <sup>2</sup> (0.50)



U1 Floor Areas	
Name	Area
U1 GF LIVING	58.52 m <sup>2</sup>
U1 GARAGE	34.32 m <sup>2</sup>
U1 PATIO	5.94 m <sup>2</sup>
U1 MUD	3.49 m <sup>2</sup>
U1 GF STAIRS	3.35 m <sup>2</sup>
U1 PORCH	1.66 m <sup>2</sup>
	107.27 m <sup>2</sup>
U1 L1 LIVING	83.46 m <sup>2</sup>
U1 VOID	9.80 m <sup>2</sup>
U1 L1 STAIRS	4.05 m <sup>2</sup>
	97.31 m <sup>2</sup>
Grand total	204.57 m <sup>2</sup>

U2 Floor Areas	
Name	Area
U2 GF LIVING	56.96 m <sup>2</sup>
U2 GARAGE	22.54 m <sup>2</sup>
U2 PATIO	5.94 m <sup>2</sup>
U2 GF STAIRS	3.46 m <sup>2</sup>
U2 MUD	3.45 m <sup>2</sup>
U2 PORCH	1.69 m <sup>2</sup>
	94.03 m <sup>2</sup>
U2 L1 LIVING	71.14 m <sup>2</sup>
U2 VOID	9.68 m <sup>2</sup>
U2 L1 STAIRS	4.05 m <sup>2</sup>
	84.87 m <sup>2</sup>
Grand total	178.90 m <sup>2</sup>

U3 Floor Areas	
Name	Area
U3 GF LIVING	56.96 m <sup>2</sup>
U3 GARAGE	22.54 m <sup>2</sup>
U3 PATIO	5.94 m <sup>2</sup>
U3 GF STAIRS	3.46 m <sup>2</sup>
U3 MUD	3.45 m <sup>2</sup>
U3 PORCH	1.69 m <sup>2</sup>
	94.03 m <sup>2</sup>
U3 L1 LIVING	71.14 m <sup>2</sup>
U3 VOID	9.68 m <sup>2</sup>
U3 L1 STAIRS	4.05 m <sup>2</sup>
	84.87 m <sup>2</sup>
Grand total	178.90 m <sup>2</sup>

U4 Floor Areas	
Name	Area
U4 GF LIVING	58.52 m <sup>2</sup>
U4 PARKING	34.32 m <sup>2</sup>
U4 PATIO	4.95 m <sup>2</sup>
U4 MUD	3.49 m <sup>2</sup>
U4 GF STAIRS	3.35 m <sup>2</sup>
U4 PORCH	1.66 m <sup>2</sup>
	106.28 m <sup>2</sup>
U4 L1 LIVING	83.46 m <sup>2</sup>
U4 VOID	9.80 m <sup>2</sup>
U4 L1 STAIRS	4.05 m <sup>2</sup>
	97.31 m <sup>2</sup>
Grand total	203.58 m <sup>2</sup>

1 Level 1 FSR PLAN  
 Scale: 1 : 150

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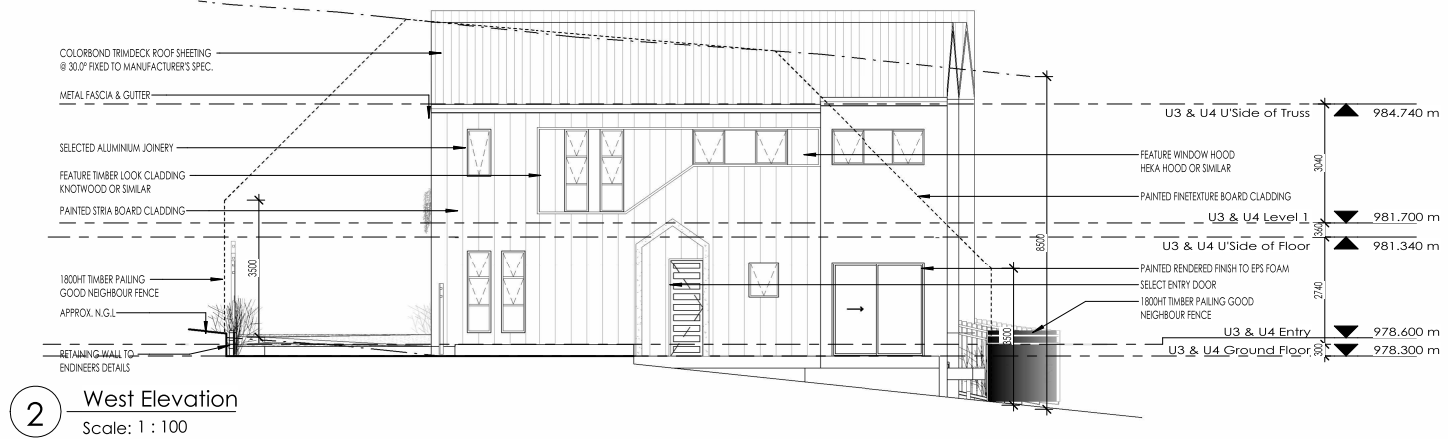




# 4.1 ELEVATIONS

**SURFACE TREATMENT**

- FINE TEXTURE CLADDING  
JAMES HARDE  
PAINTED FINE TEXTURE CLADDING
- STRIA CLADDING  
JAMES HARDE  
PAINTED STRIA CLADDING
- FEATURE CLADDING  
KNOTWOOD CLADDING  
SMOKE FINISH
- EPS FOAM  
PAINTED RENDER TO EPS FOAM
- FINE TEXTURE CLADDING  
JAMES HARDE  
PAINTED FINE TEXTURE CLADDING



68 TWYNAM ST JINDABYNE






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# 4.2 ELEVATIONS

**SURFACE TREATMENT**

-   
**FINE TEXTURE CLADDING**  
JAMES HARDE  
 PAINTED FINE TEXTURE CLADDING
-   
**STRIA CLADDING**  
JAMES HARDE  
 PAINTED STRIA CLADDING
-   
**FEATURE CLADDING**  
KNOTWOOD CLADDING  
 SMOKE FINISH
-   
**EPS FOAM**  
PAINTED RENDER TO EPS FOAM
-   
**FINE TEXTURE CLADDING**  
JAMES HARDE  
 PAINTED FINE TEXTURE CLADDING



**1** North Elevation  
 Scale: 1 : 100



**2** South Elevation  
 Scale: 1 : 100

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### 4.3 FINISHES

**SURFACE FINISH**

							
<b>1. PAINT FINISH</b> COLORBOND 'MONYMENT'	<b>2. CLADDING FINISH</b> KNOTWOOD 'SMOKE'	<b>3. ROOF FINISH</b> COLORBOND 'MONYMENT'	<b>4. FACIA &amp; GUTTER</b> COLORBOND 'MONYMENT'	<b>5. GLAZING FINISH</b> POWDERCOATED 'BLACK'	<b>6. DRIVEWAY FINISH</b> BORAL EXPOSED AGGREGATE 'SALT & PEPPER'	<b>7. FRONT DOOR</b> TO MATCH KNOTWOOD CLADDING	<b>8. GARAGE DOOR</b> COLORBOND 'MONYMENT'



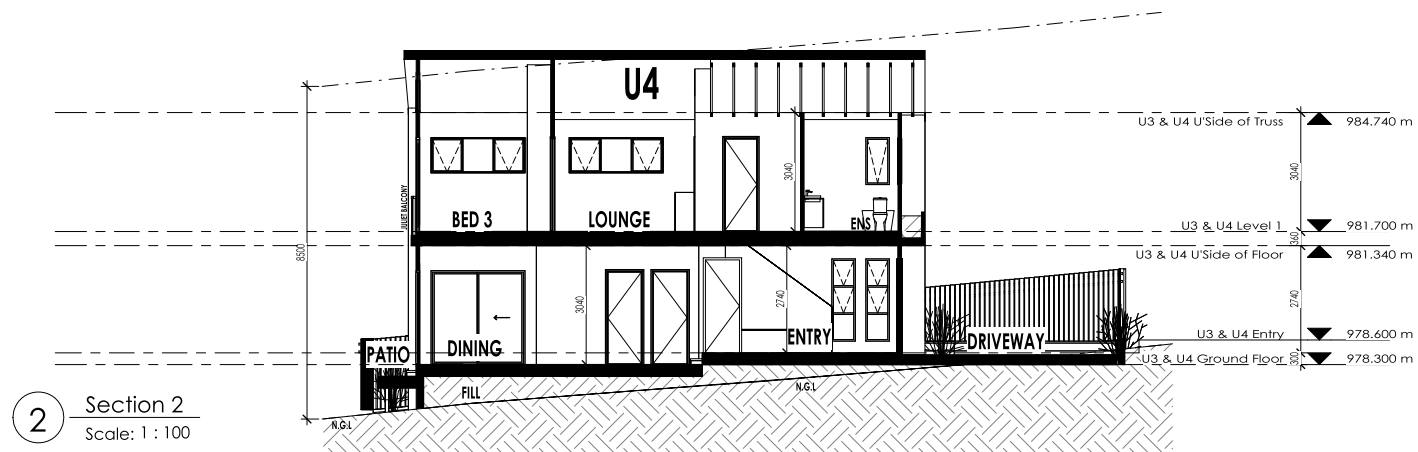
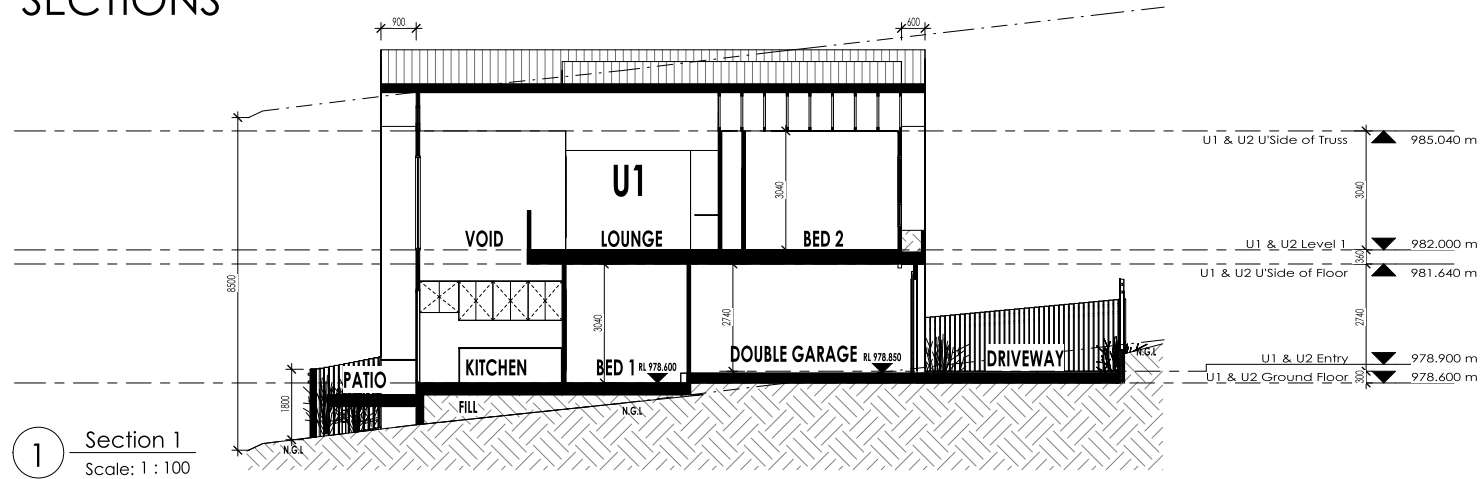
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## 4.4 SECTIONS



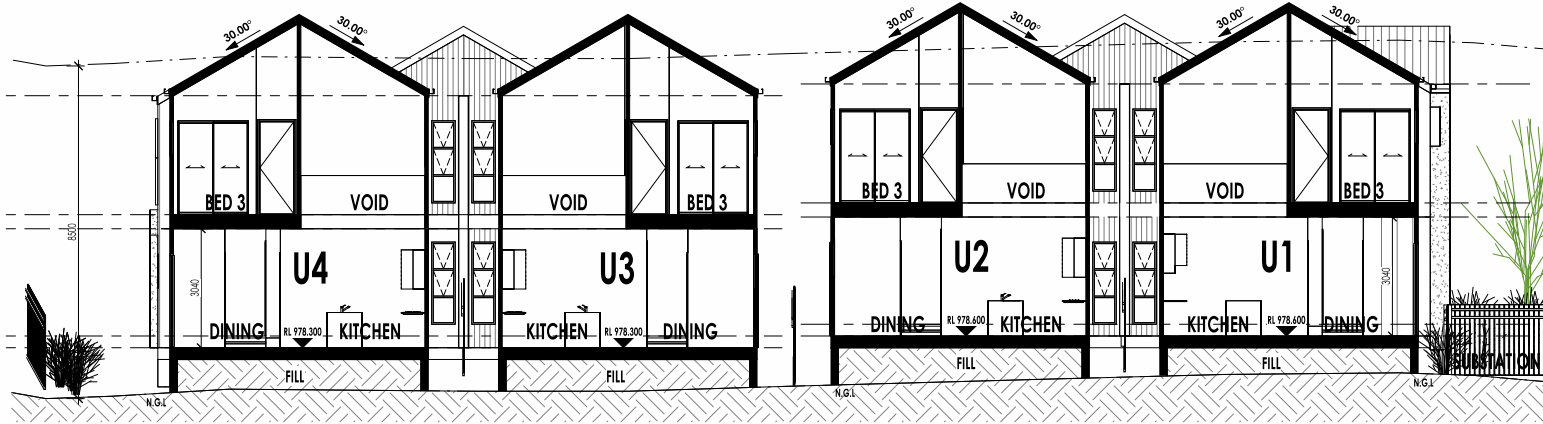
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### 4.5 SECTIONS



1 Section 3  
 Scale: 1 : 100



2 Section 4  
 Scale: 1 : 100

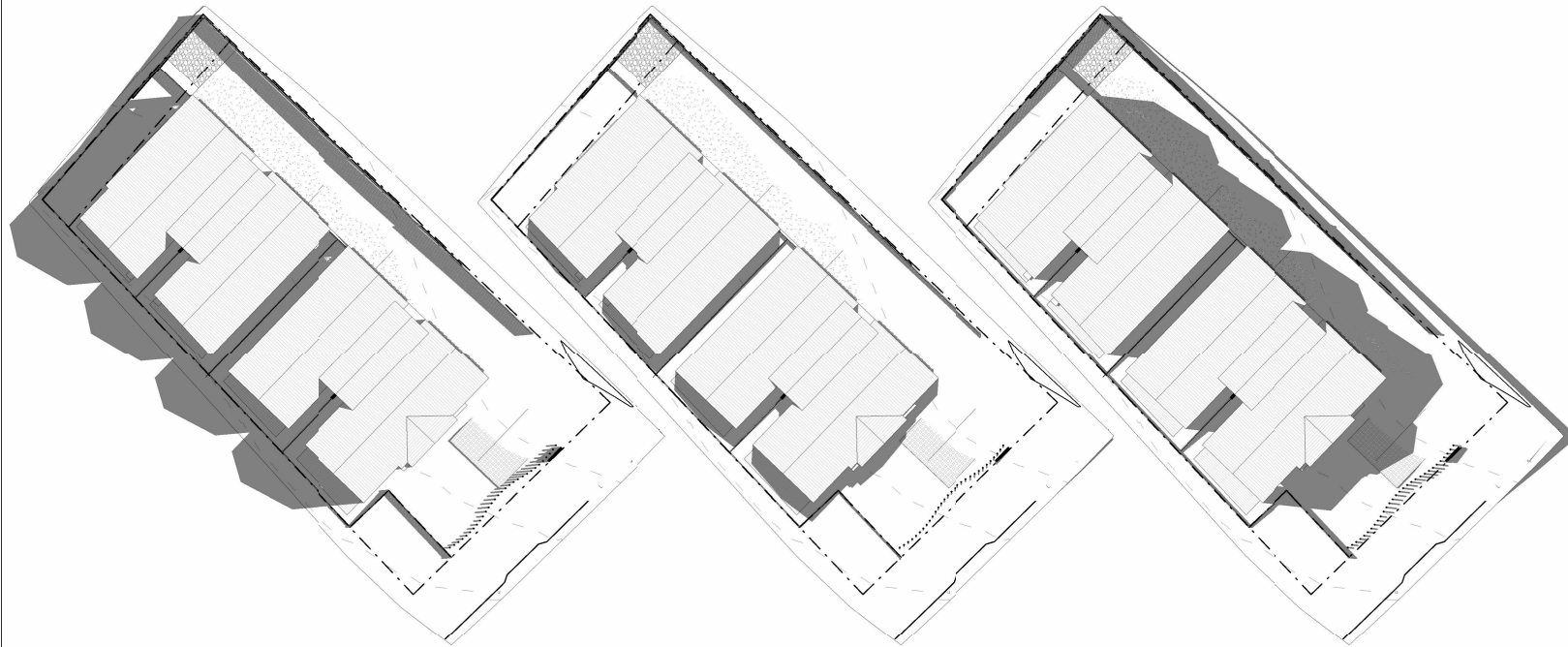
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## 5.1 SHADOW STUDY - SUMMER



SUMMNER SHADOW 9AM

SUMMNER SHADOW 12PM

SUMMNER SHADOW 3PM

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PRE-LODGEMENT

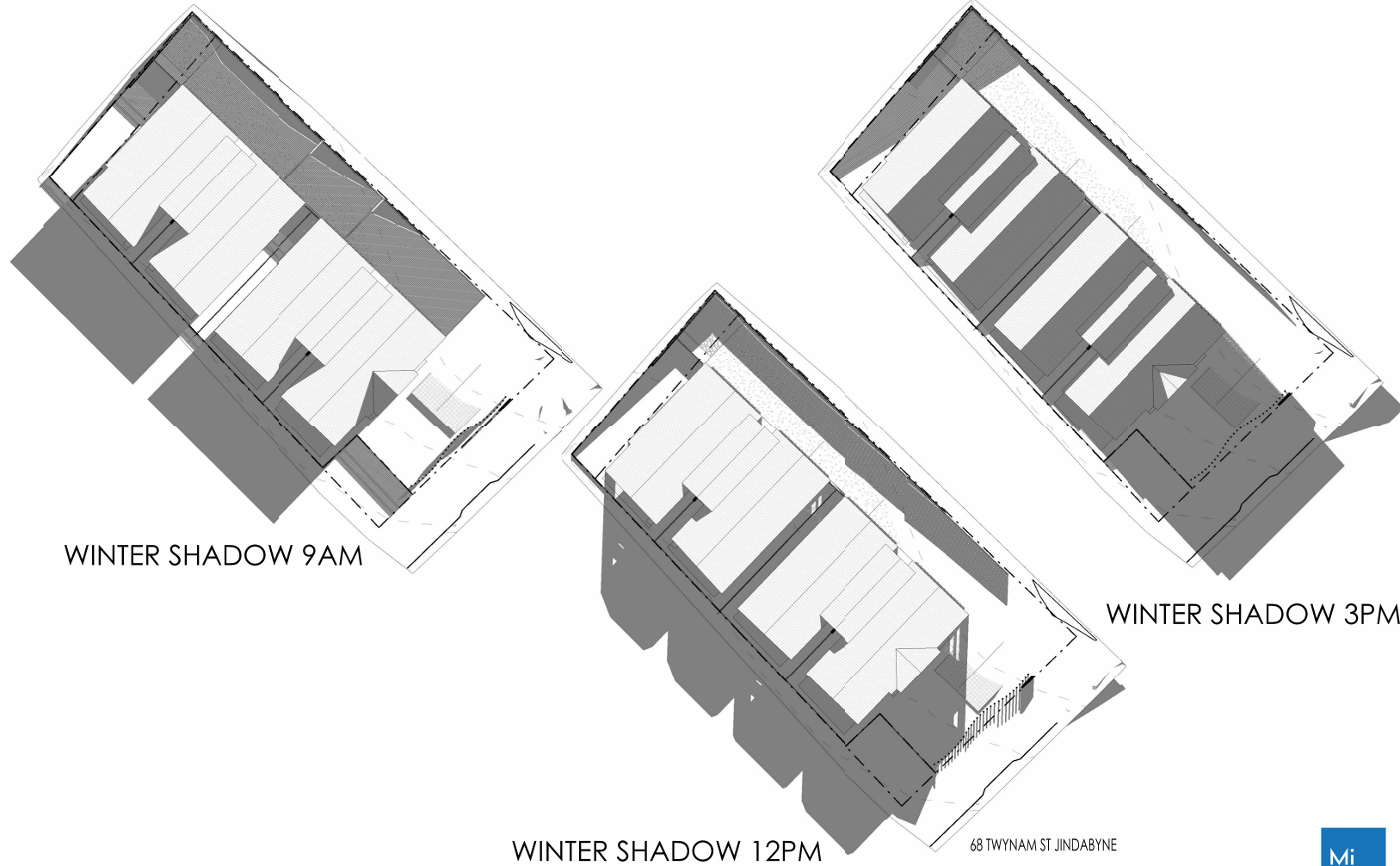
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## 5.2 SHADOW STUDY - WINTER



WINTER SHADOW 9AM

WINTER SHADOW 3PM

WINTER SHADOW 12PM

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## 6.1 PERSPECTIVES



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## 6.2 PERSPECTIVES



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### 6.3 ARTIST IMPRESSIONS



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# Statement of Environmental Effects

DEVELOPMENT APPLICATION  
for Serviced Apartments

Prepared for CSC No 10 Pty Ltd

September 2023  
N23018

68 Twynam Street,  
Jindabyne





Statement of Environmental Effects  
Development Application for Serviced Apartments  
68 Twynam Street, Jindabyne

This report was prepared by



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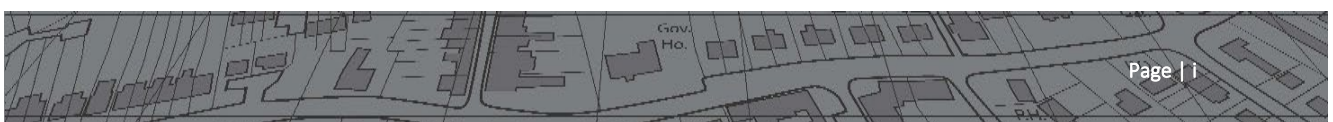
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Zone Ref	Issue	Date	Prepared by	Checked by
N23018	REV A	11/08/2023	MP	DG
	FINAL	23/08/2023	MP	EM
	REV B	08/09/2023	MP	

**Disclaimer**

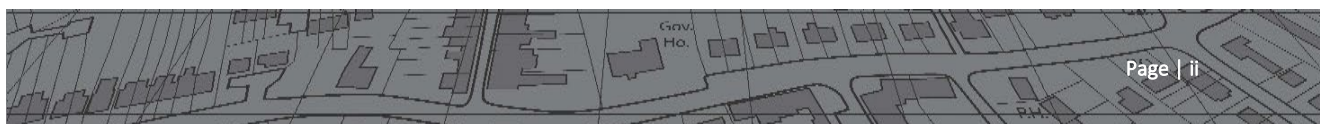
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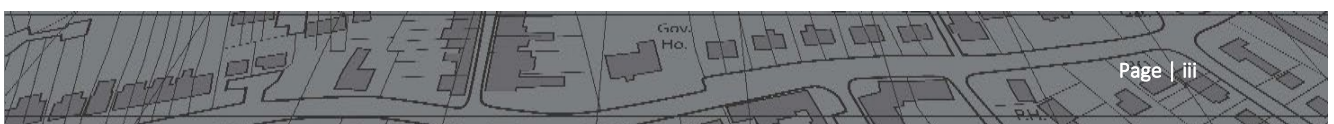
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<b>Annexure 1</b>	Deposited Plan & S88B Instrument
-------------------	----------------------------------





## Executive Summary

### Overview of Application

This Development Application is being made by Zone Planning NSW Pty Ltd on behalf of CSC No 10 Pty Ltd (the Applicant and Owners) pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* to Snowy Monaro Regional Council and seeks Development Consent for Serviced Apartments at 68 Twynam Street, Jindabyne and described as Lot 39 DP1286562.

The Development Application is lodged under the provisions of Snowy River Local Environmental Plan 2013 (SRLEP 2013) wherein the proposed development is permissible with Development Consent. The development is not classified as State Significant or Designated Development and is not deemed Integrated Development.

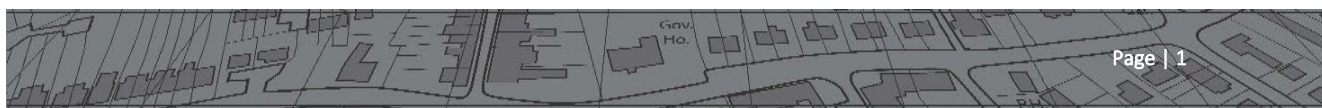
In particular, the proposed development includes the following:

- Construction of 4 Serviced Apartments in two separate 2-storey buildings containing two units with each over two levels.
- The Ground Floor of each unit contains one bedroom, kitchen, dining, bathroom, laundry and mud room with outdoor patios off the dining and kitchen spaces.
- Level 1 of each unit contains a further two bedrooms, lounge, ensuite bathroom and powder room.
- Units 1 and 4 have a double garage and Units 2 and 3 having single garage.
- A further two carparking spaces are supplied in the front setback to achieve two spaces per unit.
- Site landscaping and driveway along the northern boundary of the site.

The development is to be undertaken in a single stage.

The development meets applicable environmental planning instruments, including Snowy River Local Environmental Plan 2013 and State Environmental Planning Policies which are applicable to the subject site and development with the exception of the Floor Space Ratio measurement applicable to the site as prescribed under Clause 4.4 Floor Space Ratio under the Snowy River LEP 2013. To this end, the Development Application is supported by a written request justifying the variation in accordance with Section 4.6 Exceptions to development standards.

The development satisfies the Snowy River Development Control Plan 2013 apart from the requirement that all parking is to be provided behind the front building setback, a minor non-compliance in the front setback control prescribed under Part 7, Section 3.3 and the building height controls applicable to the site prescribed under Part 7, Section 3.4 of the DCP. These variations have been addressed and justified within this Statement of Environmental Effects.







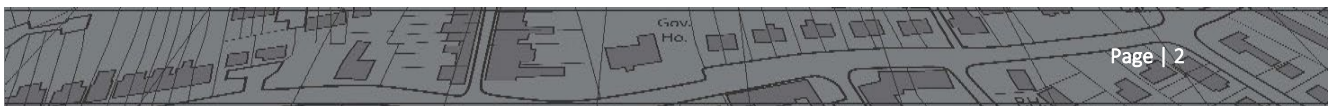
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Importantly, the development has been designed specifically to comply with local character of the area and in terms of the area's inclusion in the Snowy Mountains Special Activation Precinct (SAP) which has been designated by the NSW State Government.

Whilst the site is mapped within a Terrestrial Biodiversity location, it is recognised that the location has been approved for urban development through a registered plan of subdivision. The site is also mapped as Category 3 Bushfire Prone land. Given the mapped bushfire affectation, a Bushfire Risk Assessment has been prepared for the development and submitted with the Development Application. The report found that the site presented a BAL LOW rating.

With reference to Section 4.15 Matters for Consideration of the *Environmental Planning and Assessment Act 1979*, the proposal is generally consistent with the relevant controls and permissible with consent; is suitable for the site and unlikely to result in significant impact or be detrimental to the public interest.

It is therefore requested that the application be approved subject to reasonable and relevant conditions.







## 1.0 Introduction

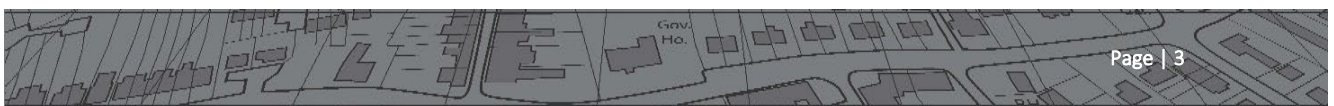
### 1.1 Site & Application Details

Table 1: Site Details

<b>Address</b>	68 Twynam Street, Jindabyne
<b>Real Property Description</b>	Lot 39 DP1286562
<b>Site Area</b>	895.7m <sup>2</sup>
<b>Land Owner</b>	CSC No 10 Pty Ltd
<b>Existing Use</b>	Vacant
<b>Local Government Area</b>	Snowy Monaro Regional Council
<b>Local Planning Instrument</b>	Snowy River Local Environmental Plan 2013
<b>Zone</b>	R2 Low Density Residential
<b>Maximum Building Height</b>	9m
<b>Floor Space Ratio</b>	0.5:1

Table 2: Development Application Summary

<b>Proposed Land Use</b>	Serviced Apartments
<b>Capital Investment Value</b>	\$1,500,070
<b>Development Type</b>	Local Development
<b>Consent Authority</b>	Snowy Monaro Regional Council
<b>Designated Development</b>	No
<b>Integrated Development</b>	No
<b>Concurrence</b>	No
<b>SEPP Transport and Infrastructure Referral</b>	No
<b>Applicant</b>	CSC No 10 Pty Ltd (David Skeen)
<b>Applicant Contact Details</b>	Zone Planning NSW - Mark Pepping 0428 475 866   <a href="mailto:mpepping@zoneplanning.com.au">mpepping@zoneplanning.com.au</a>





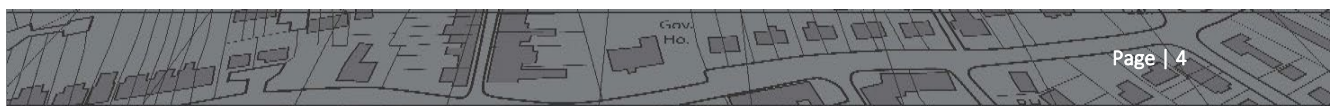
## 1.2 Site Location & Characteristics

The following information is provided in response to desktop and onsite investigations.

Table 3: Site Location & Characteristics

<b>Topography</b>	The highest elevation of the subject site is RL980m AHD in the north-east corner of the site with the lowest point being RL976.81m AHD in the south-west corner. The site generally falls with a consistent grade across the site.
<b>Vegetation &amp; Waterways</b>	The subject site is cleared of any vegetation and has no waterways.
<b>Availability of Services</b>	Being part of a new subdivision and vacant land, the site has no existing service connections onto the site, however water supply, sewer, electricity and telecommunication services are available for connection to the property.
<b>Allotment Dimensions</b>	The allotment is rectangular in shape which tapers slightly from the street frontage to the rear. The width of the site at the street frontage is 21.635m and at the rear boundary 19.395m. Likewise, the depth of the property varies between 42.905m on the southern boundary and 44.575m on the northern boundary. The site provides for a total area of 895.7m <sup>2</sup> . Refer to the Deposited Plan in <b>Annexure 1</b> .
<b>Current Use &amp; Improvements</b>	The allotment is currently vacant.
<b>Easements</b>	The site contains two easements as identified in the Deposited Plan and Section 88B Instrument. Refer <b>Annexure 1</b> for copy of the Deposited Plan and Instrument. The easements relate to the drainage of sewer that runs within a 3m wide easement along the rear boundary of the site and a further easement for an electrical substation located in the south-east corner of the site.
<b>Constraint Mapping</b>	The subject site is identified as being subject to the Bushfire Vegetation Buffer constraint. A Bushfire Risk Assessment Report lodged with the Application

The site is identified in **Figures 1 and 2** overleaf.





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Development Application for Serviced Apartments  
68 Twynam Street, Jindabyne

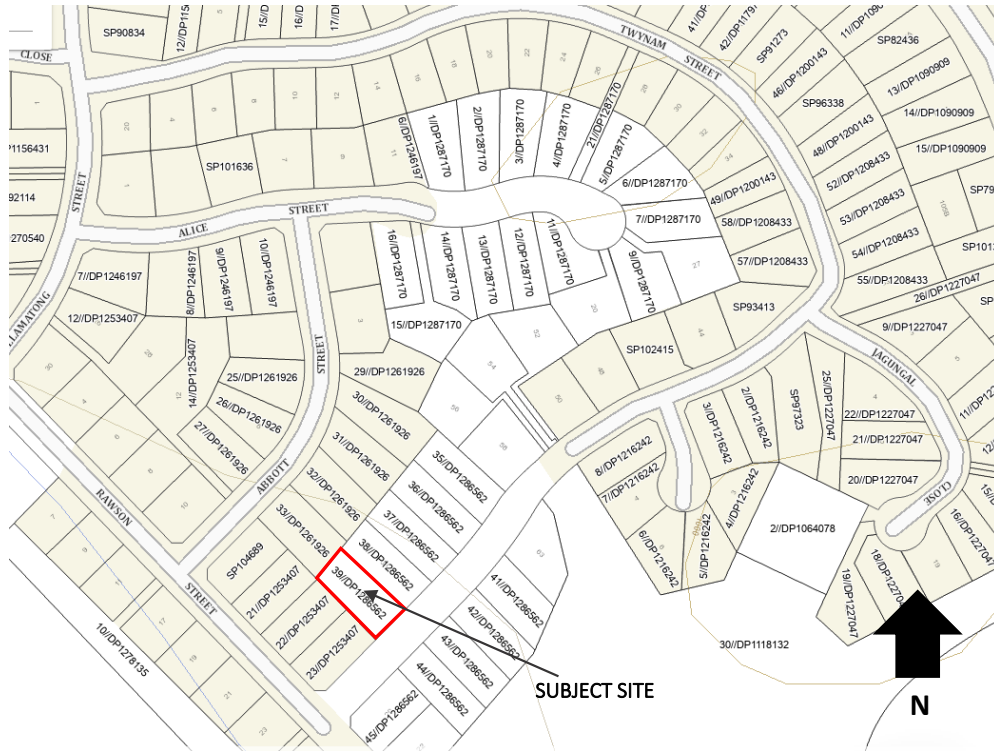


Figure 1: Locality Plan (Source: NSW Planning Portal – Spatial Viewer)

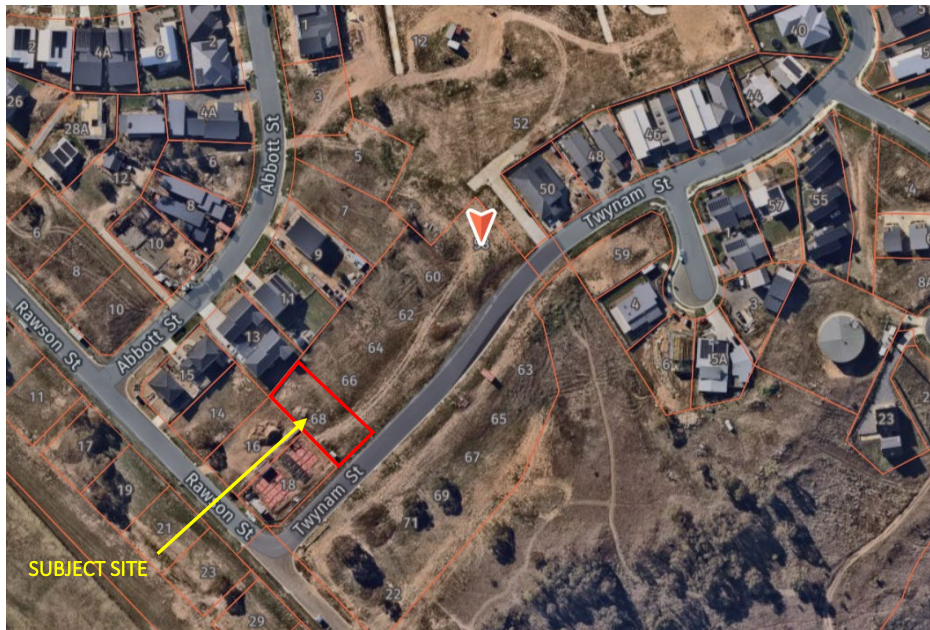


Figure 2: Aerial Site Plan (Source: Nearmap)





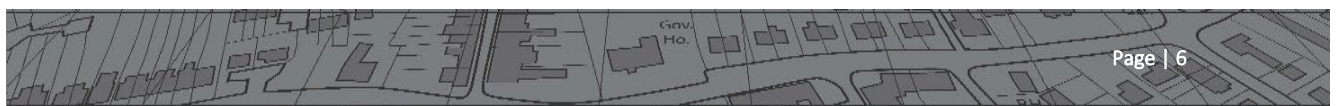
The Following photos depict the site and its current surroundings. It is noted that due to the construction occurring within the estate, the photos may not resemble the context at the time of development application lodgement.



Figure 3: View of Site looking North  
The Substation is in the South-East Corner of the Site



Figure 4: View from Rear of Site looking Towards the South-East

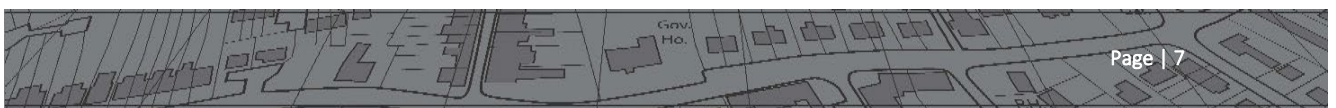




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Figure 5: View of Site looking towards the South & Rawson St





## 2.0 Background

### 2.1 Previous Approvals

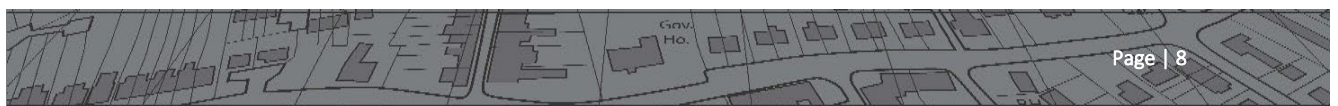
There are no previous approvals over the site apart from the original subdivision of the land that created the subject allotment under approved estate subdivision.

### 2.2 Prelodgement Meeting

A prelodgement meeting was held with Snowy Monaro Regional Council on 5 May 2023 in relation to this proposal.

The main issues raised during the meeting was in relation to the following matters:

- › use of building materials referencing the requirements under the Section 88B Instrument for the estate;
- › the provision of parking to meet the requirements of the development proposed; and
- › street presentation of the development.





## 3.0 Proposed Development

### 3.1 Development Description

This application seeks development consent for a Serviced Apartments development on land which is vacant. The development is proposed to be undertaken in a single stage.

The development will consist of four units over two levels with each unit having three bedrooms, lounge, kitchen, dining, two full bathrooms, laundry and outdoor patio. Two of the units are provided with a double lock up garage and the remaining two have a single lock up garage. Two additional uncovered car parking spaces are provided in the front setback of the development which meets the two carparking spaces per two or more bedroom units.

The units are attached in pairs in two separate buildings.

Vehicular access is provided via a driveway from Twynam Street along the northern boundary of the site.

The site will be landscaped.

The building displays a modern contemporary design with variety of building materials which resembles a high country vernacular style with gabled roofs.

The proposed Serviced Apartments development through the provision of a modern contemporary architectural design using a variety of building materials including corrugated colorbond, composite timber cladding, compressed fibre cement sheeting, rendered and painted concrete, metal cladding, weatherboard cladding and glass is consistent with the developing streetscape character within the Jindabyne Township. The area has seen significant growth in recent years accommodating tourists and visitors to the area for Winter and Summer sports and recreation activities and overnight accommodation is highly sought after.

**Table 4** below provides a broad summary of the development.

*Table 4: General Development Summary*

<b>Current Site Area</b>	895.7m <sup>2</sup>
<b>Proposed Site Coverage</b>	401.61m <sup>2</sup> (44.8%)
<b>Proposed GFA</b>	514.50m <sup>2</sup>
<b>Floor Space Ratio</b>	0.57:1
<b>Landscape Area</b>	185m <sup>2</sup> (20.65%)
<b>Carparking</b>	8 spaces

Refer plans set included with the application. The site plan of the development is provided in **Figure 6** below.





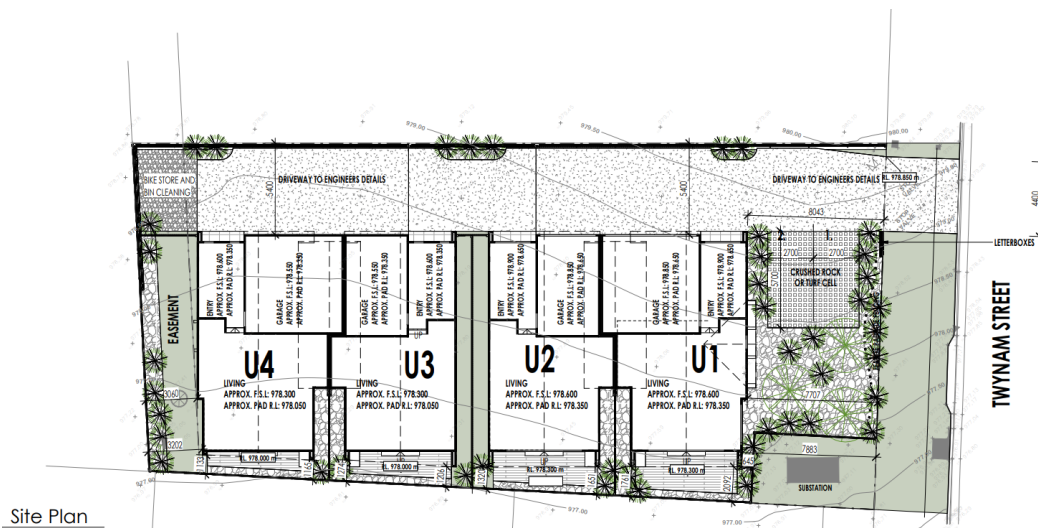


Figure 6: Site Plan of Proposed Development

### 3.2 Access & Parking

The proposed Serviced Apartments will gain access from Twynam Street which forms the south-eastern boundary of the site. A driveway will run along the length of the north eastern boundary providing access to the garages.

The development provides eight on-site carparking spaces with six undercover and two spaces uncovered. Based on the Council’s requirements, each unit having three bedrooms is required to provide two onsite carparking spaces per unit.

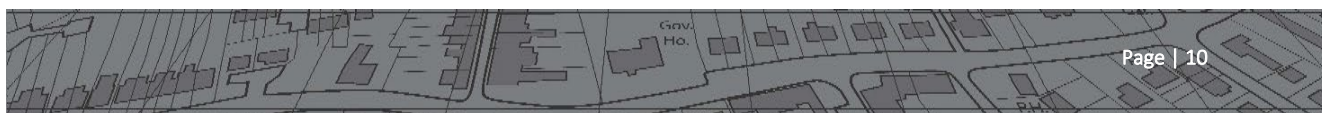
### 3.3 Setbacks

The following setbacks are proposed for the development:

Table 5: Setback Summary

Boundary	Built Structure
East (front)	Between 7.707m and 8.043m
North (side)	Between 5.4m and 5.8m
West (rear)	Between 3.060m and 3.590m
South (side)	Between 1.133m and 2.092m

The proposed development is not in compliance with the front setback requirements within Part 7, Section 3.3 of Council’s Development Control Plan. The variation is considered to be minor in the context of the development







### 3.4 Services

#### **Water**

The proposed development will be serviced from the existing water main within Twynam Street.

#### **Sewerage**

The proposed development will be serviced from the existing sewer main running across the rear of the site.

#### **Electricity & Telecommunications**

The proposed development will be connected to Essential Energy, Telstra and NBN infrastructure located within Twynam Street.

### 3.5 Visual Privacy

The proposed development is located within a new subdivision on the western edge of the Jindabyne Township. The units are orientated in an east west direction. From the second level of all units the overlooking windows towards the adjoining property at 66 Twynam Street relate to a bedroom and ensuite. On the western side, the subject property is adjoined by two properties namely 16 and 18 Rawson Street. The upper western level of each unit has a bedroom window towards the adjoining properties and a large feature window which sits over a void area. As such direct viewing into the adjoining properties will not be possible from the void window. It is further noted that the Dual Occupancy development under construction at 18 Rawson Street has the garage closest to 68 Twynam Street shared boundary. The private open space is also located at the rear of the dwelling away from 68 Twynam Street.

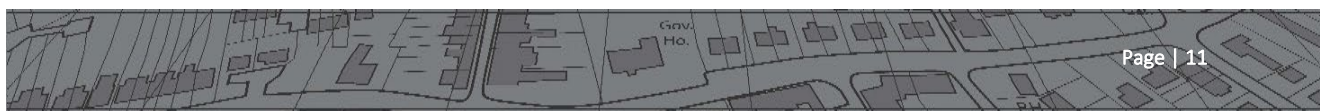
As the windows overlooking adjoining properties are related to bedrooms which will generate minimal activity, the proposed development is not expected to have any detrimental impacts on the visual privacy of adjoining properties.

### 3.6 Energy Efficiency

As required for a commercial development a Section J Energy Efficiency Report under the National Construction Code (NCC) has been prepared by Seedhaus and is lodged with the development Application.

The objective of the JV3 compliance report is to calculate the required performance of the development, utilising the JV3 Verification Method Using a Reference Building, under Performance JP1 of NCC 2019 Section J Energy Efficiency. The assessment compares a Deemed to Satisfy (DTS) compliant Reference Building with the Proposed Building as part of a Performance Solution using JV3 modelling requirements. Based on the assessment conducted, the energy consumption of the Proposed Building is less than the Reference Building, where the Proposed Building will be based on the Proposed Building Envelope and Reference Services.

The results from the modelling assessment indicates that the Proposed Building has less energy consumption than the Reference Building. Therefore, the Proposed Building meets the requirements under NCC Section J Energy Efficiency via the JV3 Verification using a Reference Building methodology.





### 3.7 Bushfire Prone Land

The subject site is mapped as being within the Vegetation Category 3 Zone to Bushfire Prone land as shown in **Figure 7** below.

A Bushfire Risk Assessment has been undertaken by Harris Environmental and is submitted with this application.

Under the *Rural Fires Act* s.100B, the proposed development is defined as a type of Special Fire Protection Purpose (SFPP) and a Bush Fire Safety Authority (BFSA) from the NSW RFS is required for this development. As there is no resident/manager listed for the site, the development must adhere to Table A1.12.1 of the PBP 2019.

The proposed serviced apartment development can be constructed to BAL 12.5 (Section 5 and Section 3) as specified by AS3959 - 2018 Construction for Buildings in Bushfire Prone Areas and/or NASH Standard Steel Framed Construction in Bushfire Areas (2014).

The report concludes that the development design satisfies the aims and objectives of Planning for Bushfire Protection and does not require referral to the NSW Rural Fire Service.

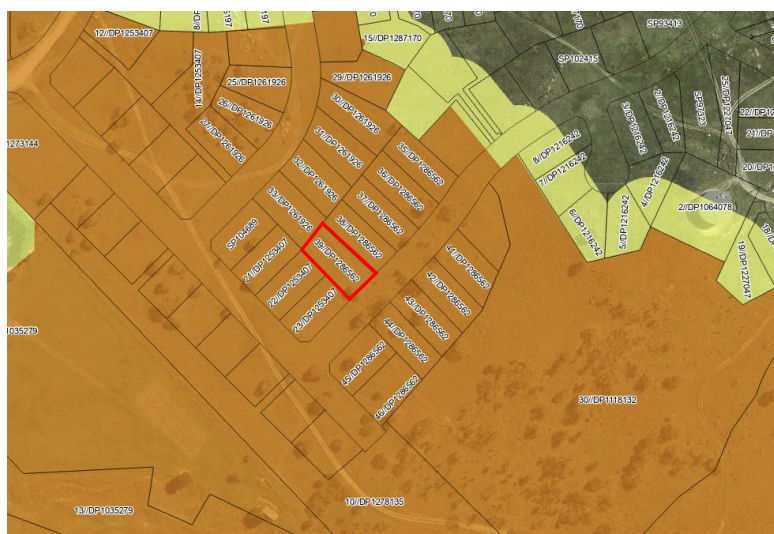
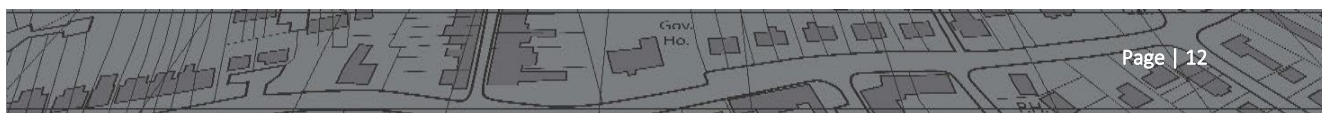


Figure 7: Aerial Photograph of Location with Bushfire Prone Mapping Overlaid

### 3.8 Terrestrial Biodiversity Land

The subject site is still mapped as having Terrestrial Biodiversity significance as shown in **Figure 8** below. It is noted that the mapping under the SRLEP 2013 pre-dated the more recently approved subdivision that has created the estate within which 68 Twynam Street is located. As the land is approved for urban development, all prior Biodiversity significance has been removed and as such the location is no longer classified as land with Biodiversity significance.

Given the above context, the need for a Flora and Fauna report in support of the Development Application is considered unwarranted.





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Figure 8: Current Terrestrial Biodiversity Mapped Land under Snowy Rivers LEP 2013

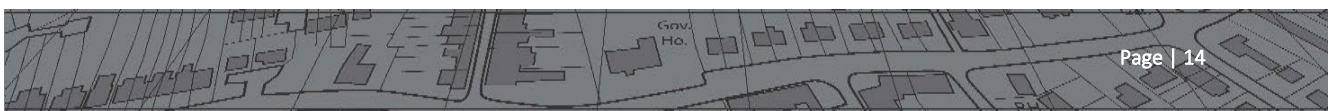


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## 4.0 Specialist Reports

The following specialist reports have been provided in support of this application:

<i>Specialist Documentation</i>	<i>Prepared by</i>
<i>ARCHITECTURAL &amp; LANDSCAPE PLANS</i>	Mi Design Studio
<i>ENGINEERING REPORT &amp; PLANS</i>	Pinnacle Engineering Group
<i>BUSHFIRE RISK ASSESSMENT</i>	Harris Environmental Consultants
<i>ENERGY EFFICIENCY REPORT</i>	Seedhaus
<i>STATEMENT OF ENVIRONMENTAL EFFECTS</i>	Zone Planning NSW





## 5.0 Referrals & Applicable Development Controls

The following section establishes referral requirements and the Environmental Planning Instruments and Development Control Plan(s) that apply to the proposal.

### 5.1 Concurrence

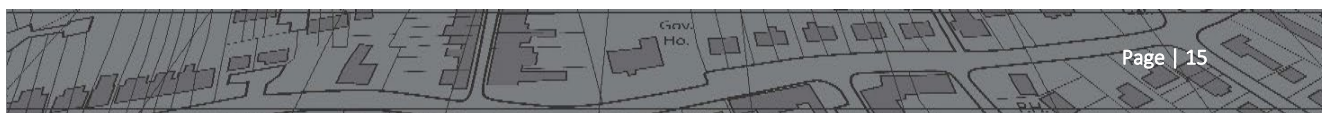
The proposal does not trigger any of the Concurrence requirements listed in the Snowy River Local Environmental Plan 2013 or other Environmental Planning Instruments.

### 5.2 Integrated Development

The proposal is integrated development for the purposes of Council's assessment. A table has been prepared below detailing each act that may require integrated referral.

Table 6. Integrated Development

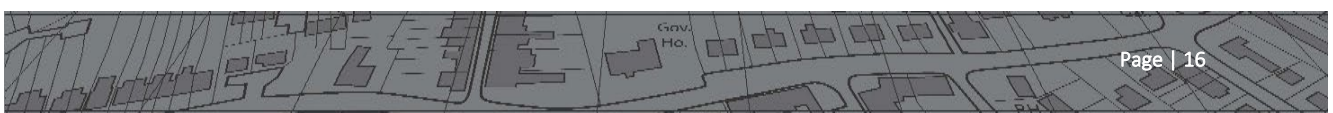
ACT	PROVISION	APPROVAL	COMMENT
<i>Coal Mine Subsidence Compensation Act 2017</i>	s 22	approval to alter or erect improvements, or to subdivide land, within a mine subsidence district	<b>N/A</b> – The site is not in a Mine Subsidence District
<i>Fisheries Management Act 1994</i>	s 144	aquaculture permit	<b>N/A</b> – The proposal does not seek consent for Aquaculture
	s 201	permit to carry out dredging or reclamation work	<b>N/A</b> – The proposal does not include dredging or reclamation work.
	s 205	permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease	<b>N/A</b> – The proposal does not seek to remove, damage or destroy marine vegetation.
	s 219	permit to: (a) set a net, netting or other material, or (b) construct or alter a dam, floodgate, causeway or weir, or (c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat	<b>N/A</b> – The proposal does not include any form of obstruction across or within a bay, inlet, river or creek, or across a flat
<i>Heritage Act 1977</i>	s 58	approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57 (1)	<b>N/A</b> – The site does not contain an item listed on the State Heritage Register.
<i>Mining Act 1992</i>	ss 63, 64	grant of mining lease	<b>N/A</b> – The proposal does not seek mining lease.
<i>National Parks and Wildlife Act 1974</i>	s 90	grant of Aboriginal heritage impact permit	<b>N/A</b> – AHIMS search has not revealed any known Aboriginal Heritage items onsite.







ACT	PROVISION	APPROVAL	COMMENT
<i>Petroleum (Onshore) Act 1991</i>	s 16	grant of production lease	<b>N/A</b> – The proposal does not seek a petroleum production lease
<i>Protection of the Environment Operations Act 1997</i>	ss 43 (a), 47 and 55	Environment protection licence to authorise carrying out of scheduled development work at any premises.	<b>N/A</b> – The proposal does not trigger the requirement for an Environmental Protection Licence.
	ss 43 (b), 48 and 55	Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a “waste activity” but including any activity described as a “waste facility”).	<b>N/A</b> – The proposal does not trigger the requirement for an Environmental Protection Licence.
	ss 43 (d), 55 and 122	Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.	<b>N/A</b> – The proposal does not trigger the requirement for an Environmental Protection Licence.
<i>Roads Act 1993</i>	s 138	consent to: (a) erect a structure or carry out a work in, on or over a public road, or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road	<b>N/A</b> – Snowy Monaro Regional Council is the Road’s authority. Integrated Roads Act approval is not required.
<i>Rural Fires Act 1997</i>	s 100B	authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes	<b>Applicable - Based on the Bushfire Risk Assessment and that the proposed development relates to Tourist and Visitor Accommodation, which is a type of special fire protection purpose, the proposed development triggers a referral to the NSW Rural Fire Service.</b>
<i>Water Management Act 2000</i>	ss 89, 90, 91	water use approval, water management work approval or activity approval under Part 3 of Chapter 3	<b>N/A</b> – The subject site is not waterfront land, however, the development of a Dwelling House including alterations and additions are exempt from a Controlled Activity approval pursuant to Clause 29 of Schedule 4 Exemptions of <i>Water Management (General) Regulation 2018</i> .





### 5.3 State Environmental Planning Policies

The following State Environmental Planning Policies are applicable to the proposed development.

Table 7: State Environmental Planning Policies

STATE ENVIRONMENTAL PLANNING POLICY	APPLICATION
SEPP (Biodiversity & Conservation) 2021	<b>Applicable</b>
SEPP (Resilience & Hazards) 2021	<b>Applicable</b>

The provisions of the above State Environmental Planning Policies are addressed in Section 6.0 of this Statement of Environmental Effects.

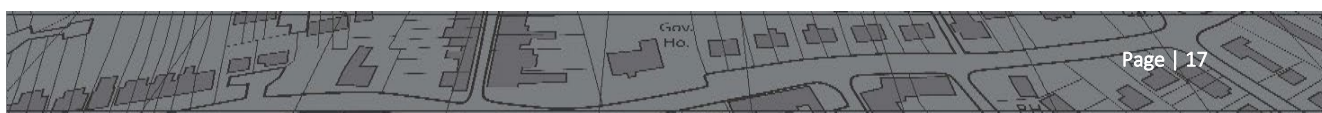
### 5.4 Local Planning Instrument

The provisions of the Snowy River Local Environmental Plan (SRLEP) 2013 apply to the site. The following table identifies the clauses applicable to the proposal.

Table 8: SRLEP 2013 Local Planning Instrument Provisions

CLAUSE	APPLICATION
<b>Part 1 Preliminary</b>	
1.2 Aims of Plan	<b>Applicable</b>
1.4 Definitions	<b>Applicable</b>
<b>Part 2 Permitted or Prohibited Development</b>	
2.3 Core Objectives and Land Use Table	<b>Applicable</b>
<b>Part 4 Principal development standards</b>	
4.3 Height of Buildings	<b>Applicable</b>
4.4 Floor Space Ratio	<b>Applicable</b>
4.6 Exemptions to Development Standards	<b>Applicable</b>
<b>Part 7 Additional Local Provisions</b>	
7.2 Terrestrial Biodiversity	<b>Applicable</b>
7.8 Serviced apartments	<b>Applicable</b>
7.9 Essential services	<b>Applicable</b>

The provisions within the clauses listed in the above local planning instrument are addressed in Section 6.0 of this Statement of Environmental Effects.





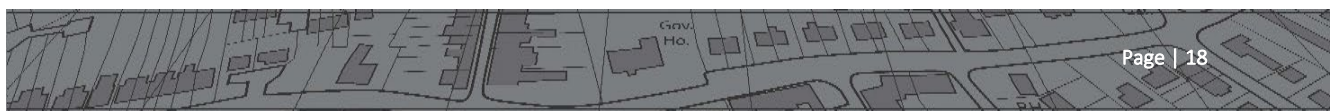
## 5.5 Development Control Plan

The provisions of the Snowy River Development Control Plan 2013 (SRDCP 2013) apply to the site. The following table identifies the sections applicable to the proposal which have been considered in the preparation of this Development Application.

Table 9. Development Control Plan Sections

SECTION	APPLICATION
A2 Development Application Requirements	<b>Applicable</b>
C2 Design	<b>Applicable</b>
C3 Car Parking, Traffic & Access	<b>Applicable</b>
C7 Natural Hazard Management	<b>Applicable</b>
C9 Energy & Water Efficiency, Water Supply & Effluent Disposal	<b>Applicable</b>
C10 Waste Management & Recycling	<b>Applicable</b>
E1 Tourist Development	<b>Applicable</b>
F7 Highview Estate	<b>Applicable</b>

The above development control plan provisions are addressed in Section 6.0 of this Statement of Environmental Effects.







## 6.0 Matters for Consideration

The proposed development is being assessed under the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The proposed development has been prepared and will be determined under Part 4 of the EP&A Act with Snowy Monaro Regional Council being the consent authority.

Section 1.7 of the EP&A Act requires consideration of Part 7 of the *Biodiversity Conservation (BC) Act 2016*. Part 7 of the BC Act 2016 relates to an obligation to determine whether a proposal is likely to significantly affect threatened species. For the purposes of the BC Act 2016, development or an activity is likely to significantly affect threatened species if:

- (a) *it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*
- (b) *the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
- (c) *it is carried out in a declared area of outstanding biodiversity value.*

The proposal involves no clearing of vegetation or habitat of any significance relevant to BC Act 2016 and therefore further consideration of the Act is not required.

Section 4.15 of the EP&A Act outlines the matters for consideration for development applications prepared under Part 4. These are identified as follows:

### **Matters for consideration—general**

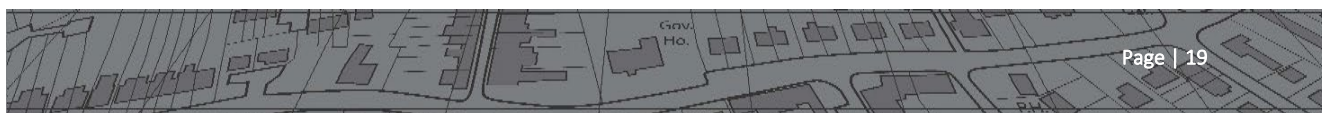
*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

- (a) *the provisions of:*
  - (i) *any environmental planning instrument, and*
  - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
  - (iii) *any development control plan, and*
  - (iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
  - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
  - (v) *any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),*

*that apply to the land to which the development application relates,*

- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

The following assessment is provided against these matters.





## 6.1 Environmental Planning Instrument(s)

### 6.1.1 State Environmental Planning Policy (Biodiversity & Conservation) 2021

SEPP (Biodiversity and Conservation) 2021 covers a number of matters to be considered as part of development application. Of relevance to this development application and location are:

- *Chapter 2 Vegetation in non-rural areas*

#### 6.1.1.1 - Chapter 2 Vegetation in Non-Rural Area

The aims of Chapter 2 are to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The Policy applies to non-rural areas of the State including the R2 Low Density Residential Zone in which the site is located. As the proposal does not involve the removal of existing vegetation, further consideration of the SEPP is not required.

The proposed development meets *SEPP (Biodiversity and Conservation) 2021*.

### 6.1.2 State Environmental Planning Policy (Resilience & Hazards) 2021

SEPP (Resilience and Hazards) 2021 covers a number of matters to be considered as part of a development application. Of relevance to this development application and location are:

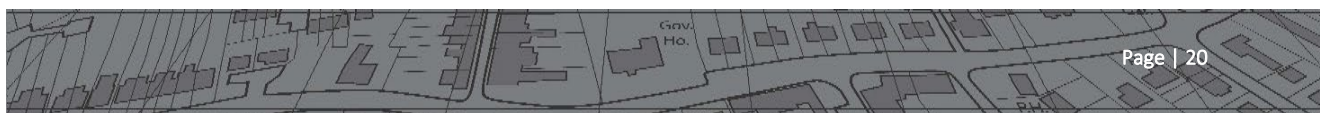
- *Chapter 4 Remediation of land*

The object of Chapter 4 is to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment. Clause 4.6 of the SEPP relates to contamination and remediation that should be considered in determining a development application. A consent authority must firstly consider whether a site is contaminated. If the land is contaminated, the consent authority must be satisfied that the land is suitable in its contaminated state, or it will be suitable after remediation, for the proposed development.

The site and surrounding land are currently zoned for residential development. The allotment is currently vacant and part of a recently completed subdivision designed for urban purposes. Any potential for site contamination would have been considered at the Subdivision development application stage.

The subject property is not known to have been used for any potentially contaminating activities listed under Table 1 of the NSW Contaminated Lands Planning Guidelines or as set out in ANZECC/NHMRC "*Guidelines for the Assessment and Management of Contaminated Sites*".

The proposed development of the site will not raise any issues about contamination. Further assessment in accordance with SEPP (Resilience and Hazards) 2021 is not required.





### 6.1.3 Snowy River Local Environmental Plan 2013

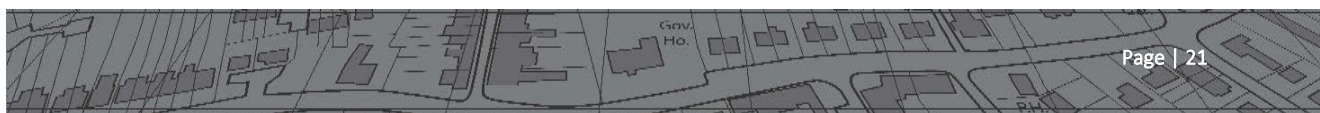
The Snowy River Local Environmental Plan 2013 applies the site. Following is assessment against the relevant clauses:

#### Clause 1.2 – Aims of the Plan

The aims of the plan set out under Clause 1.2 are as follows:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- (a) to protect and enhance, for current and future generations, the ecological integrity, natural resources and environmental significance of Snowy River,*
- (b) to protect agricultural land resources by—*
  - (i) minimising the fragmentation of rural land, and*
  - (ii) encouraging agricultural land uses on prime agricultural land, and*
  - (iii) providing for a range of agricultural activities in locations and at a scale to avoid conflict with settlements and tourist activities,*
- (c) to help reduce the negative effects of an ageing and declining rural population by supporting restructuring and succession through flexible subdivision controls,*
- (d) to plan and provide for settlement where it provides a diverse range of living opportunities and housing choices without compromising the environmental values of Snowy River, including its natural resources such as water, biodiversity and agricultural land,*
- (e) to locate new urban development adjacent to existing urban areas to increase the accessibility and efficient use of infrastructure, facilities and services, public transport and employment opportunities,*
- (f) to strengthen and support a year-round economy by encouraging a range of development and land uses, including tourism and agriculture, that respond to lifestyle choices, emerging markets and changes in technology in a socially and environmentally responsible manner,*
- (g) 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,*
- (h) to protect, preserve and enhance areas of high scenic landscape value and the open rural landscape, including maintaining separation between towns and villages,*
- (i) to value, protect and promote the natural, cultural and archaeological heritage of Snowy River by careful management,*
- (j) to ensure good management of public assets and to promote opportunities for social, cultural and community activities,*
- (k) to retain, and where possible, extend public access to foreshore areas and link existing open space areas for environmental benefits, health benefits and public enjoyment,*
- (l) to provide safe and healthy public spaces, attractive neighbourhoods and centres and to ensure development embraces the principles of quality urban design.*

The proposal relates to tourist and visitor development within the R2 Low Density Residential Zone and the Serviced Apartments Development generally complies with the aims of the plan particularly aims (f) and (g) and having regard to its nature and permissibility in the subject zone.





#### Clause 1.4 – Definitions

Definitions for development are contained in the Dictionary at the back of the LEP. The proposed development is for Serviced Apartments which is defined as follows:

*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.*

#### Clause 2.3 – Zone Objectives & Land Use Table

The subject site is zoned R2 Low Density Residential under the Snowy River Local Environmental Plan 2013. The objectives of the R2 Low Density Residential Zone are as follows

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure development maintains residential amenity and contributes to the small-scale residential character of the zone.
- To enable short-term, low impact tourist and visitor accommodation compatible with the surrounding residential character of the zone.

Serviced apartments are permissible development with consent within the R2 Low Density Residential Zone. The proposed development will deliver short term low impact tourist and visitor accommodation within a residential area and which will meet the needs of the visitor economy of the Snowy Monaro Regional Council area and nearby ski fields.

#### Clause 4.3 – Height of Buildings

The site is mapped with a maximum building height of 9m above ground level. The proposal provides for a maximum building height of 8.75m above natural ground level and is under the threshold. The development is compliant with this control.

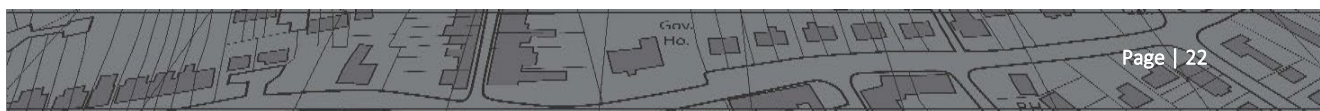
#### Clause 4.4 – Floor Space Ratio

The mapped maximum floor space ratio for the site is 0.5:1. The site provides for a total area of 895.7m<sup>2</sup> and the floor space of the development is 514.5m<sup>2</sup>. The resultant floor space ratio of 0.57:1 exceeds the 0.5:1 threshold. The proposed development is non-compliant with this clause. Consequently, a variation to the development standard prepared in accordance with Clause 4.6 of the LEP has been prepared and submitted with the application.

#### Clause 4.6 – Exceptions to Development Standards

The objectives of this Clause are to provide an appropriate degree of flexibility in applying certain development standards to particular development and to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

The Clause enables development consent to be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. The variation to the Floor Space Ratio is not a development standard that is expressly excluded from the operation of this clause.





In accordance with subclause (3) a separate written request has been prepared that justifies the contravention of the development standard which demonstrates that compliance with the development standard is unreasonable in the circumstances of the case and that there are sufficient environmental planning grounds to justify contravening the development standard in relation to the proposed development.

#### Clause 7.2 – Terrestrial Biodiversity

This clause applies to land identified as 'Biodiversity' on the Terrestrial Biodiversity Map under the LEP which the land presently is as identified in **Figure 8** above. Notwithstanding, at the time the mapping was prepared, the land was unsubdivided. Subdivision of the land has since occurred and the subject land is now under development including surrounding blocks.

Before determining a development application for development on land to which this Clause applies, the Consent Authority must consider whether the development is likely to have:

- any adverse impact on the condition, ecological value and significance of the fauna and flora on the land;
- any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna;
- any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land; and
- any adverse impact on the habitat elements providing connectivity on the land.

Given the context of the site now within a subdivided location, Clause 7.2 has virtually no relevance and as such the proposed development is not instigating any adverse impact beyond what has already been approved by Council.

#### Clause 7.8 – Serviced Apartments

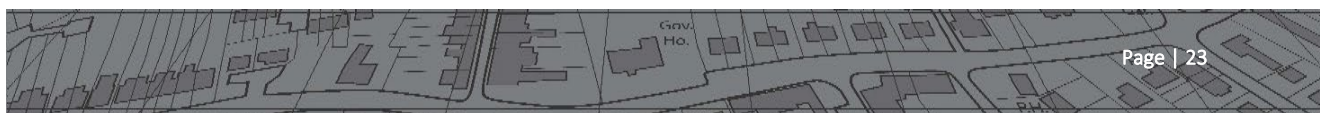
The objective of this Clause is to ensure that development for the purposes of serviced apartments, including for holiday letting, addresses health, safety and amenity issues.

The Clause states that 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.

#### Comment

Parking in accordance with the applicable Development Control Plan has been satisfied which requires two parking spaces per unit are required. As such the development provides eight spaces with six under cover within lockable garages. The lockable garages ensures that the occupants are entering and exiting the vehicles in those spaces in an enclosed area minimising noise to adjoining developments.





The proposed development is not subject to any hazards and has been designed to satisfy emergency access in accordance with the Building Code of Australia and Australian Standards

The development has been designed in a modern high country vernacular style of architecture which is similar to developments within the estate. Further demonstration of the style is addressed under Section 6.3 below.

**Clause 7.9 – Essential Services**

The Clause states that 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.

The proposed development will be connected to water, electricity, sewage disposal and drainage services. Vehicular access is provided via a Council road.

**6.2 Proposed Instruments**

At the time of preparing this report no relevant Draft Instruments are applicable for the proposed development.

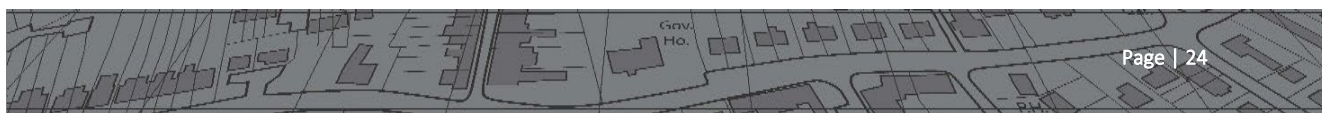
**6.3 Development Control Plan**

**6.3.1 Snowy River Development Control Plan 2013**

The Snowy River Development Control Plan 2013 (SRDCP 2013) applies to the subject site. The provisions contained within the DCP are intended to form a guideline under which development can take place and allow alternate solutions where practicable. The following table summarises compliance with the relevant sections or where variations are sought these are discussed.

Table 10: DCP Compliance / Variation Discussion Table

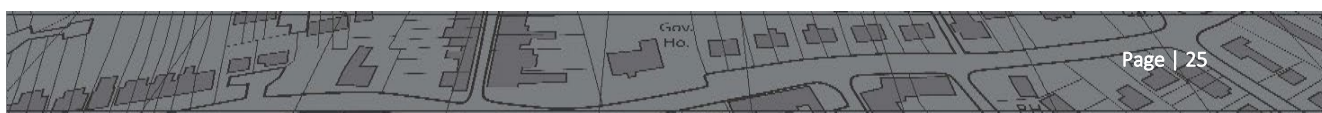
DCP SECTION	PROVISION	COMPLAINEE & COMMENTS
C2 Design	<p><b>2. Crime Prevention Through Environmental Design</b></p> <p><b>C2.2-1 Site and Building Layout</b></p> <p>(a) The design of new development should allow for natural surveillance to and from the street and between individual dwellings,</p>	<b>Complies</b>





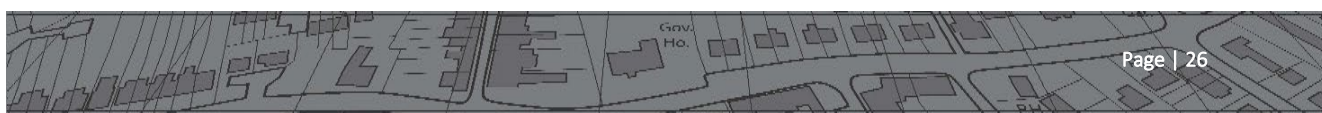


DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p>accommodation units or commercial units within the site.</p> <p>(b) All entries within the site are to be clearly visible to avoid confusion.</p> <p>(c) Blank walls fronting the street, blind corners in pathways, stairwells, hallways and car parks are to be avoided.</p> <p>(d) Windows, doorways and balconies are to be offset to allow for natural surveillance while at the same time protecting privacy.</p> <p>(e) Natural surveillance from communal and public areas and car parks is to be demonstrated, while ensuring that the design also provides for suitable streetscape appearance.</p> <p>(f) Public services (e.g. ATMs, telephones, bicycle storage) are to be located in high activity areas.</p> <p>(g) Access to dwellings or other uses above commercial or retail development should not be from rear lanes.</p> <p>(h) Entrances should be located in prominent positions, be easily recognisable through design features and directional signage and should allow users to see into the building before entering.</p> <p>(i) Pathways within and to the development should be direct and all barriers along the pathways should be permeable including landscaping and fencing.</p> <p>(j) The installation of mirrors, glass or stainless steel panels to allow users to see ahead and around corners in corridors and stairwells is to be considered in the design of the development.</p> <p>(k) Active uses or habitable rooms are to be located with windows adjacent to the main communal and public areas e.g. playgrounds, gardens and car parks.</p> <p>(l) Communal areas and utilities (e.g. garbage bays) should be easily seen and lit.</p> <p>(m) Ensure surveillance between the shopfront and the street by retaining clear sight lines and limiting promotional materials on windows.</p> <p>(n) In industrial developments, administration and office areas should be located at the front of the building.</p> <p>(o) Pedestrian corridors/routes should be clearly identified in car parks serving large developments.</p>	<p><b>Complies.</b> Each unit has its own entry point</p> <p><b>Complies.</b> The street façade includes a number of windows orientated towards the street.</p> <p><b>Complies.</b></p> <p><b>Complies.</b> Surveillance from driveway is available.</p> <p>Not Applicable</p> <p>Not Applicable</p> <p><b>Complies.</b> Individual apartment entrances available off the driveway</p> <p>Not Applicable</p> <p>Not Applicable</p> <p><b>Complies</b></p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>





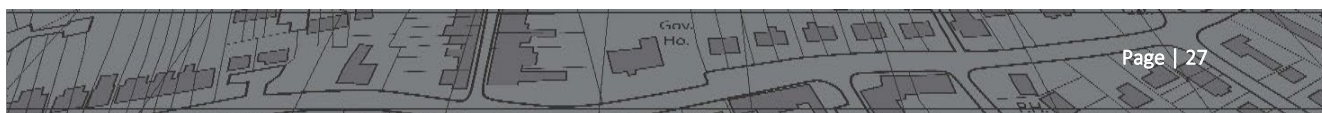
DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p>(p) Where staff parking is provided it should be separate and secured from the public car park.</p> <p>(q) Areas of open space should be clearly delineated and situated at locations easily observed by people. Parks and playgrounds should be located in the front of buildings and should face the street rather than back lanes.</p> <p>(r) Facilities (e.g. toilets and telephones) should be located close to areas of active uses and access to facilities should be direct and free of obstruction.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
	<p><b>2.3 Landscaping and Fencing</b></p> <p><b>C2.2-3 Landscaping</b></p> <p>(a) Avoid landscaping which obstructs casual surveillance and allows intruders to hide.</p> <p>(b) Use vegetation as barriers to deter unauthorised access.</p> <p>(c) Avoid large trees and shrubs and building works that could enable an intruder to gain access</p> <p>(d) Front fences should be predominantly open in design to allow sight through the fences.</p> <p>(e) Fences are not to inhibit surveillance of the communal areas, pathways and footpath by occupants of the building.</p>	<p><b>Complies.</b> Front landscaping maintains casual surveillance.</p> <p>A low open style rustic fence is proposed on the street frontage which will not inhibit passive surveillance.</p>
<b>C3 Car Parking, Traffic &amp; Access</b>	<p><b>3. Vehicle Access</b></p> <p><b>C3.1-1 Permanent and Practical Legal Access</b></p> <p>a) All development, including all allotments created by subdivision (including boundary adjustments) must have coinciding legal and practical (properly constructed) access in accordance with Council's development design and construction specifications.</p> <p>b) Access roads are to be designed to minimise road infrastructure by utilising the most direct, and where possible the existing, legal routes.</p> <p>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.</p> <p>d) Access by undedicated roads (including undedicated Crown reserve roads, Forestry roads and Livestock Health and Pest</p>	<p><b>Complies.</b> Access to the site is from the constructed Council Road known as Twynam Street. The access driveway meets Council's and Australian Standards requirements.</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable. Twynam Street is a dedicated public road under Council's jurisdiction. A section 138 Application</p>





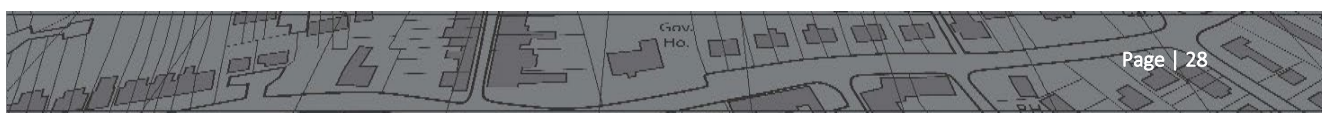


DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p>Authority reserves) requires the consent of the public authority (eg. Roads and Maritime Services) and will only be permitted in similar circumstances to those for rights of carriageway and subject to the same conditions applicable to rights of carriageway.</p> <p>e) Where the development requires a second bushfire access/egress route, this is to be a permanent legal and practical access.</p> <p>f) Where the existing road alignment does not match the dedicated or legally recognised road alignment, the road alignment should be rectified through realignment, closure, road construction or dedication.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>under the Roads Act is to be made to gain legal access.</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p><b>Complies.</b> The proposed development is for a small scale visitor and tourist accommodation development. Access to and from the development will be limited to motor vehicles only. Based on the type and size of the development, any impacts on the condition of the road are not expected to be beyond the residential nature of the locality.</p>
	<p><b>C3.1-6 Minimising Impacts</b></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>The traffic associated with the development has been considered. As the development is a small scale development with parking provided for 2 cars per unit, the impacts on existing roads and road safety are considered to be negligible.</p> <p>Details to be provided at Construction Certificate stage.</p> <p>Not Applicable</p> <p>Not Applicable</p>



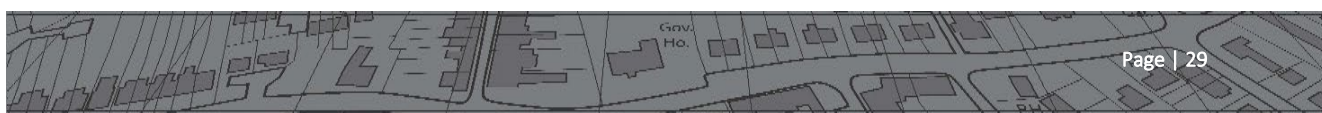


DCP SECTION	PROVISION	COMPLAINTS & COMMENTS
	<p><b>5. Car Parking Design</b></p> <p><b>C3.3-1 Design</b></p> <p>a) The design of all car parking is to be in accordance with Council’s car parking design specifications.</p> <p>b) The design of car parking areas, including entry and exit points, is not 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"> <li>• screening and locating garbage collection, loading and servicing areas within the development; and</li> <li>• avoiding black holes in the façade by providing security doors to car park entries.</li> </ul> <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><b>To Comply as a condition of consent.</b></p> <p>The scale of the proposed development and the driveway entry is unlikely to create any traffic conflicts.</p> <p><b>Justifiable Inconsistent.</b>                  Two spaces generated by the development are proposed to be located forward of the front building line. The spaces are uncovered and will be screened by appropriate landscaping as shown on the plans supporting the Development Application. The spaces will be designed to be integrated within the landscaped areas.</p> <p><b>Complies.</b> Vehicles entry and exiting the development can do so in a forward direction.</p> <p><b>Complies</b></p> <p>Not Applicable</p> <p><b>To Comply.</b> This can be achieved via a condition of consent.</p> <p><b>To Comply</b></p>



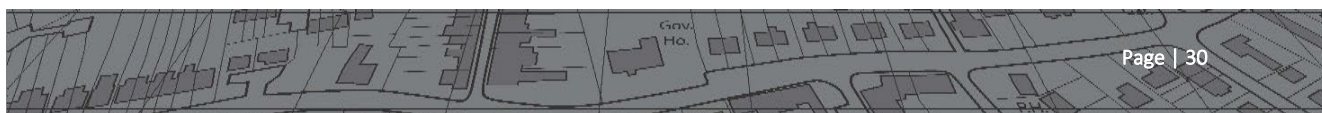


DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	i) Parking spaces and areas are to be designed in accordance with the following diagrams: AS/NZS 2890.1 2004.	<b>Complies</b>
	<p><b>6. Car Parking Provision.</b></p> <p><b>C3.4-1 Car Parking</b></p> <p>a) Sufficient on site car parking is to be provided to 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"> <li>• type of development (or land use) proposed;</li> <li>• size and scale of the development;</li> <li>• intensity of the development, and</li> <li>• street hierarchy and existing traffic situation.</li> </ul> <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"> <li>• allow no more than two cars in the stacked parking arrangement;</li> <li>• is likely to maintain a very low turnover; or</li> <li>• is able to function easily within the management of the site's future operation.</li> </ul> <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"> <li>• 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;</li> <li>• 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),</li> </ul>	<p><b>Complies.</b> The development generates 8 carparking spaces which are provided.</p> <p><b>Complies.</b> As a Serviced Apartment Development containing 4 apartments each with 3 bedrooms, the rate of parking required is 2 parking spaces per 2 or more bedroom apartment. No employees will be employed at the development and therefore employee parking is not required.</p> <p>No reduction in carparking proposed</p> <p><b>Not proposed.</b></p> <p>Not Applicable</p>



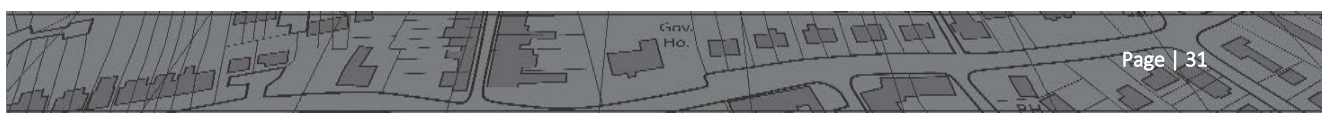


DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p>g) Council will consider waving the increased parking requirements, where the gross leasable floor area (GLFA) and gross floor area (GFA) is not being increased.</p> <p>h) For certain tourist and visitor accommodation and eco-tourist facilities development (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.</p>	<p>Not Applicable</p> <p>Not Applicable as the proposed development does not consist of a motel or resort style visitor accommodation development.</p> <p>Not Applicable</p>
<p><b>C7 Natural Hazard Management</b></p>	<p>All development applications on Bush Fire Prone Land must be accompanied by a Bush Fire Assessment Report (BFAR) and the outcomes and recommendations of this report must be considered within the statement of environmental effects. Information requirements for development within Bush Fire Prone Areas are included on the NSW Rural Fire Service website.</p>	<p><b>Complies.</b> Given that the development is a form of tourist accommodation which is listed as a Special Fire Protection Purpose (SFPP), a Bush Fire Assessment Report has been prepared for the development and submitted with the documents for this Development Application.</p>
<p><b>C9 Energy &amp; Water Efficiency, Water Supply &amp; Effluent Disposal</b></p>	<p><b>1. Building performance and energy efficiency.</b></p> <p>P1 Enable cross flow ventilation of air throughout the dwelling in summer. Air should flow freely from the shady side of an occupied building to the sun-exposed side throughout the day during summer.</p> <p>P2 Orient the length of new dwellings along an east-west axis as much as practicable, maximising the opportunity for solar access along the northern façade.</p>	<p>Being a development providing commercial accommodation for tourists a Section J Energy Efficiency Report under the National Construction Code (NCC) has been prepared by Seedhaus and is lodged with the development Application.</p> <p><b>Achievable</b></p> <p>Based on orientation of allotment this has largely been achieved.</p>



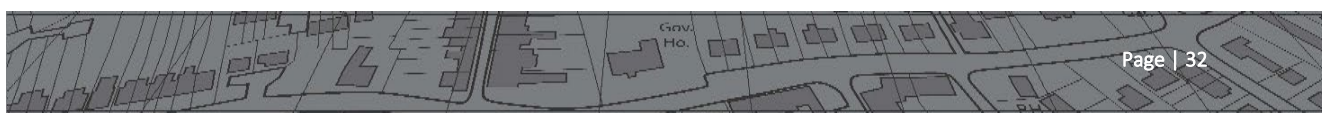


DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p>P3 Maximise the number of north-facing windows in dwellings to improve passive heating in winter. Provide shading of these windows via awnings, eaves, louvres, screening, planting and landscaping to block midday sun in summer. Arrange living areas to the north as much as is practicable to do so. Refer figures below. Utilise, and provide for infiltration of, natural light in dwelling designs. This should occur in as many parts of a building as possible. The use of clerestory windows or skylights for this purpose is encouraged.</p> <p>P4 Specify and locate materials to make use of thermal mass principles in dwellings. Thermal mass gradually stores and releases thermal energy. This maintains a consistent internal climate during day-night temperature cycles and in different seasons.</p> <p>P5 Where possible improve the energy efficiency of dwellings through the provision of shade via landscaping and tree planting.</p> <p>P6 Provide ventilation of roof cavities in new dwellings. This will make a building cooler in summer and warmer in winter by decreasing ice formation in the roof to decrease air chill.</p> <p>P7 Avoid building designs incorporating fully enclosed habitable rooms which require regular mechanical ventilation.</p> <p>P8 Utilise household-scale renewable energy generation or energy efficient in new dwellings to reduce demand for offsite electricity generation.</p> <p>P9 Reduce water consumption through the use of water saving technologies and on site water catchment. Minimise storm water impact of the development.</p> <p><b>2. Water Supply</b>  <b>C9.2-1 Reticulated Town Water</b></p> <p><b>3. Effluent Disposal</b></p>	<p>Refer to plans. Due to the position of the substation, the driveway position has had to be located on the northern side of the development. North facing windows have eaves over the windows as well as planter boxes.</p> <p><b>To Comply.</b> Materials used in the development will meet insulation requirements. Refer to the Energy Efficiency Report.</p> <p>Landscaping and shade elements in the building design provided.</p> <p>Will be detailed within the Construction Certificate stage.</p> <p>Habitable rooms all have natural ventilation.</p> <p>The development will be fitted with energy efficient water supply systems.</p> <p>Internal fittings will consist of water saving fixtures.</p> <p>The development will be connected to the reticulated water network.</p> <p>The development will be connected to the reticulated sewerage network</p>
<b>C10 Waste Management &amp; Recycling</b>	<p><b>4. Controls</b></p> <p><b>4.1 Design Stage</b></p> <p>(a) The development is to provide suitable and sufficient waste, recycling and green waste storage facilities, including Council approved</p>	<p><b>Complies</b></p> <p>Each unit has capacity for storage of waste bins within the garages which can</p>





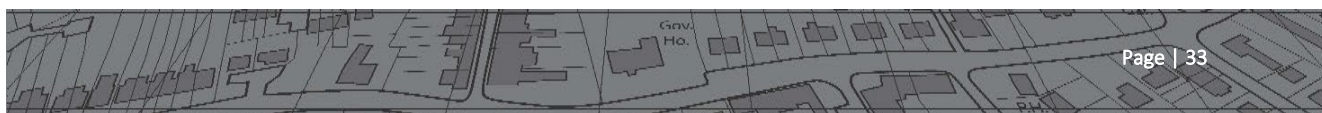
DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p>containers, in accordance with Council's Guidelines. The space allocated must be sufficient to store, in separate bins and having regard to the prevailing environmental conditions, the volume or garbage and recycling likely to be generated between collections.</p> <p><b>4.2 Demolition &amp; Construction</b></p> <p>(a) Identify in the Waste Management Plan (refer Chapter A2 Development Application Requirements), the type and estimated volume of waste to be generated during demolition and construction and respective recycling, reuse and disposal methods.</p> <p>(b) The development application plans and drawings must show for the demolition and construction stage:</p> <ul style="list-style-type: none"> <li>The location and space allocated for the storage of demolition waste or materials.</li> <li>Waste collection points for the site during demolition and construction.</li> <li>Path of access for collection vehicles.</li> </ul> <p>(c) Separate bins or storage areas are to be provided for materials to be reused, recycled or directed to landfill. The location of these storage areas must be indicated on the site plans.</p> <p>(d) Storage areas must be easily accessible for collection vehicles, clearly signposted indicating purpose and content and managed appropriately to prevent stormwater pollution, drainage to vegetation and odour and health risks.</p>	<p>be taken for kerbside collection as required.</p> <p><b>Complies</b></p> <p>There is no demolition of any structures. Storage and sorting bins for construction waste materials will be located within the front setback of the development closest to Twynam Street.</p>
<b>E1 Tourist Development</b>	<p><b>2. Bed &amp; Breakfast Accommodation</b></p> <p><b>Farm Stay Accommodation</b></p> <p><b>Eco-Tourist Facility</b></p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
<b>F7 Highview Estate</b>	<p><b>3.2 Site Planning and Layout</b></p> <p>a) The site layout and planning is to integrate with the surrounding environment through:</p> <ul style="list-style-type: none"> <li>Adequate pedestrian, cycle and vehicle links to the street and any open space networks;</li> <li>Buildings facing streets and open space areas;</li> <li>Building, streetscape and landscape design taking into account on-site features identified in the site analysis;</li> </ul>	<p><b>Complies</b></p> <p>The proposed development addresses the matters of the surrounding environment.</p> <p>The site is constrained by the location of an electrical substation along the south western boundary which makes it difficult to position the access driveway in the southern location. As such the position of living areas and private open</p>





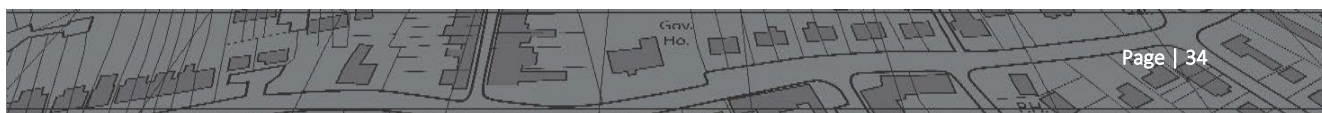


DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<ul style="list-style-type: none"> <li>• Maintaining streetscape and amenity;</li> <li>• Ensuring solar access to living areas and private open space area; and</li> <li>• Designing open space areas that optimise solar access, which are cost-effective to maintain and where possible contribute to stormwater management.</li> </ul> <p>(b) Development on visually prominent sites should recognize the unique responsibility to ensure that the visual, scenic, and environmental qualities of the locality are maintained.</p> <p>(c) The proposed development is to allow for the provision of landscaping that provides suitable areas for tree plantings to grow to maturity.</p>	<p>space is not ideal, however, given that the proposed development is not for permanent residency, this is not a critical determination for the proposed development.</p> <p>The site is not a visually prominent site.</p> <p>Landscaping opportunities exist within the front setback and courtyard areas.</p>
	<p><b>3.3 Streetscape and Building Siting</b></p> <p><b>Front Setback</b></p> <p>(a) The front setback is to compliment existing setbacks in the street and respond to the context of the locality.</p> <p>(b) The development scale and appearance is to be compatible and sympathetic to existing development in the locality.</p> <p>(c) Setbacks are to provide space for residents to feel an adequate sense of visual and acoustic privacy when using rooms fronting the street.</p> <p>(d) The front setback should be sufficient to provide gardens in order to screen and separate buildings from neighbours, adjacent streets, and reserves.</p> <p>(e) Development should minimise disturbance to existing natural features and should not significantly impact on the streetscape.</p> <p>(f) The front setback is to comply with the following:</p> <ul style="list-style-type: none"> <li>• Single storey residential accommodation (excluding residential flat buildings) – 6 metres;</li> </ul>	<p><b>Complies.</b> Being a new estate, there are still many vacant sites in the vicinity. Notwithstanding, the development has been sited to be consistent with the setback provisions and other developments within the estate.</p> <p><b>Complies</b>                  There are a number of developments in the estate being developed for dual occupancy or tourist and visitor accommodation which is catering for the tourists to the region throughout the year.</p> <p><b>Complies</b>                  The proposed front setback provides adequate space to allow for visual and acoustic privacy for guests.</p> <p><b>Complies</b>                  Refer to Landscape Plan impression plan for treatment of front setback with landscaping.</p> <p><b>Complies.</b>                  No natural features are present or impacted.</p> <p><b>Minor Variation Proposed.</b>                  The setback across the site varies between 7.7m – 8.05m. A variation to the front setback which equates to 30cm which is non discernible in the</p>





DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<ul style="list-style-type: none"> <li>• Upper storey of two storey development – 8 metres</li> <li>• Residential flat buildings – 8 metres</li> </ul> <p>(g) The upper floor of 2 storey development can be setback 6 metres if it occupies less than 30% of the width of the building and the front elevation is articulated or stepped or provided with a projecting balcony or awning at upper floor level (refer Figure below).</p> <p>(h) Garages are to be setback an additional 1 metre from the front boundary unless they occupy less than 30% of the street frontage or are contained within the lower floor level of a two storey part of the building (refer Figure below).</p> <p>(i) Open carports are permitted within the front setback where vehicle access to car parking behind the building line cannot be provided due to the slope of the land, the location of significant trees or rock outcrops.</p>	<p>context of the development and with the landscaping. Further the development adjoins 18 Rawson Street where the undergoing development has used Twynam Street as the secondary street with a reduced setback.</p> <p>Not Applicable</p> <p><b>Complies.</b> Garages are all set back behind the front setback. Notwithstanding, the garages are not visible from the street frontage.</p> <p>Not Applicable No carports proposed.</p>
	<p><b>Side and Rear Setbacks</b></p> <p>(a) Side and rear setbacks are to maximise outdoor living areas, privacy and solar access.</p> <p>(b) The side and rear setbacks shall be:</p> <ul style="list-style-type: none"> <li>• All types of residential accommodation (excluding residential flat buildings) – 1 metre;</li> <li>• Residential flat buildings – 3 metres.</li> </ul> <p>(c) Setbacks progressively increase as wall heights increase to reduce visual bulk and overbearing.</p> <p>(d) Adequate separation is to be provided between buildings for privacy and sunlight.</p> <p>(e) As the height of the building increases, the side boundary setback is to be increased to comply with the building envelope requirements.</p>	<p><b>Complies</b> Noting that this development is not a residential development as such, the 1m setback from the site and rear boundaries has been adopted for the proposed development.</p> <p>The critical southern boundary setback varies between 1.133m and 2.49m and the rear setback varies between 3.2m and 3.59m.</p>
	<p><b>3.4 Building Heights</b></p> <p>Maximum building heights are identified in the Snowy River LEP 2013 (clause 4.3 Height of buildings) and accompanying Height of Buildings Map.</p>	<p><b>Complies</b> The maximum height for this location is 9m. The development has an overall maximum height of 8.5m.</p>

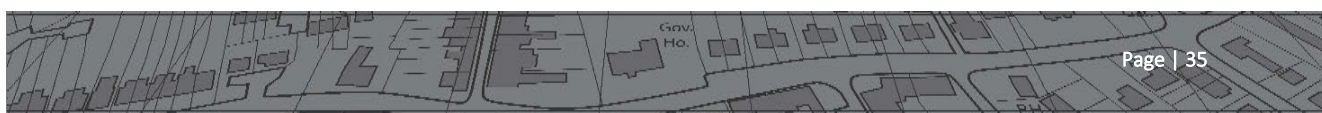






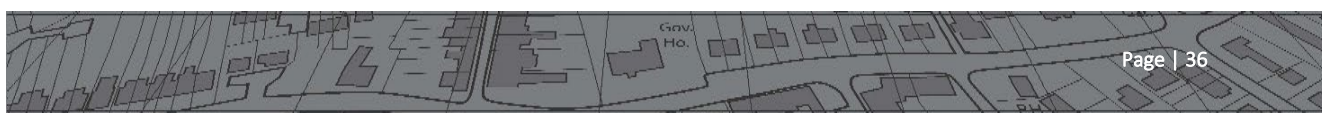
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	<p>(a) Development must respond to its context and adopt the predominant scale, height and bulk of adjoining buildings.</p> <p>(b) New buildings are not to dominate their landscape setting or surrounding streetscape and are to be in proportion to the slope and frontage of each allotment and shaped to disguise their size, scale and bulk.</p> <p>(c) For development that is proposed to be higher than existing development, a transition of building heights should be shown between the existing and proposed development.</p> <p>(d) Any structure (excluding eaves up to 600mm wide) within the built upon area of the site shall not exceed a high plain projected at an angle of 45° over the actual land to be built upon from a vertical distance of 3.5m above natural ground level at a point on the boundary of the site.</p> <p>(e) Single dwellings and dual occupancy buildings, should not exceed two habitable storeys at any point.</p> <p>(f) Only on sloping sites sub floor areas may be used for basement car parking or for an entrance hallway not wider than 2.5m (measured parallel to the street frontage).</p> <p>(g) Consideration will be given to the provision of habitable rooms within the roof space of single dwellings containing two habitable storeys if the provision of the rooms within the roof space does not add to the overall bulk and scale of the building and the height of the building are generally consistent with the existing buildings in the locality.</p>	<p><b>Complies.</b>                      The proposed development is designed in a typical high country vernacular style which has gable pitched roofs.</p> <p><b>Complies.</b>                      The development is orientated the length of the allotment which reduces the overall bulk and scale as viewed from Twynam Street.</p> <p><b>Complies.</b> The adjoining approved development on the northern side has a height of 8.7m.</p> <p><b>Non-compliance.</b>                      The Architectural Plans illustrate the building height plane as viewed from Twynam Street and the rear.</p> <p>The building frontage facing Twynam Street is within the building envelope on the northern side but outside on the southern side as demonstrated on Elevations in Drawing Sheet 4.1.</p> <p>As the site slopes downhill towards the southern boundary, the building encroaches into the envelope, as demonstrated in the elevation drawings. The extent of the encroachment is between 2.5m and 5.5m taking into consideration the slope of the site. The height is exacerbated due to the need to fill the site along the southern boundary.</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable. No habitable rooms located within the roof space.</p>



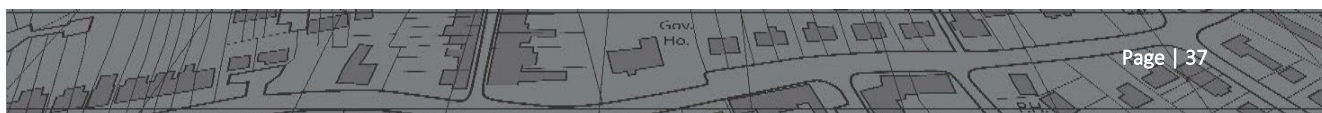


DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p>(h) Development is to provide reasonable levels of amenity for neighbouring dwellings.</p> <p>(i) A shadow diagram is required to identify the shadow impact on adjoining properties at 9am, 12 noon and 3pm on 21 June and 21 May/September where the proposed building is two or more storeys and is likely to overshadow the adjoining dwelling or private open space area.</p>	<p><b>Complies.</b> The development design provides adequate space surrounding each apartment for a suitable area to create a sense of visual and acoustic privacy, this ensures amenity for neighbouring properties is maintained.</p> <p><b>Complies</b>                      Architectural Plans include shadow diagrams as required.</p>
	<p><b>3.5 Site Coverage and Unbuilt Upon Areas</b></p> <p>(a) Development maximises permeable surfaces and maintains a balance between the built and unbuilt upon areas.</p> <p>(b) Development provides for unbuilt areas that are of a suitable size, dimension and slope that will:-</p> <ul style="list-style-type: none"> <li>• Provide suitable solar access</li> <li>• Assist in retaining existing vegetation</li> <li>• Enhance the existing streetscape</li> <li>• maintain privacy and provide for reasonable sharing of views between housing, other buildings and the street.</li> <li>• Accommodate private outdoor area requirements that suit the anticipated needs of the occupants</li> <li>• Actively facilitate onsite storm water infiltration</li> <li>• Provide space for service functions including clothes drying and waste storage.</li> </ul> <p>(c) Site coverage satisfies the requirements detailed in the Table Site Coverage and Unbuilt upon areas.</p>	<p><b>Satisfactory</b>                      The development footprint of 401.61m<sup>2</sup> equates to a site coverage of 44.8%.</p> <p>Each unit achieves solar access. No existing vegetation on site. The placement of upper level rooms maintains privacy between the development site and development on adjoining sites. Each unit is provided with outdoor space which meets the needs of accommodation for tourist purposes without imposing on adjoining residents.</p> <p>Serviced apartments are not an identified type of development. Notwithstanding, the development is equitable to a multi dwelling development. The development ground floor coverage as proposed is 44.8% of the site which is a minor exceedance of 4.8% specified under the DCP.</p> <p>The open space area is 185m<sup>2</sup> which equates to 20.6% of the site. It is noted that the proposed development is not a residential development for permanent residents and as such is not dependent on private open space compliance.</p> <p>The Floor Space Ratio compliance has been addressed above and under the accompanying Section 4.6 Variation report.</p>



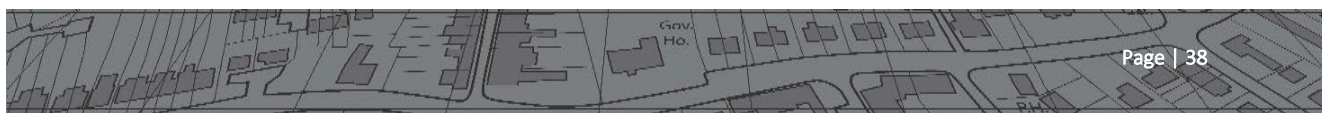


DCP SECTION	PROVISION	COMPLAINTS & COMMENTS
	<p><b>3.7 Building Form and Character</b></p> <p>(a) Buildings are to be designed to:</p> <ul style="list-style-type: none"> <li>• Distribute building bulk to reduce impacts on neighbours and the street;</li> <li>• Be integrated with the existing streetscape and setting;</li> <li>• Contribute to the architectural identity and vision for the Highview Estate; and</li> <li>• Minimise bulk and scale.</li> </ul> <p>(b) Monotonous and unbroken lengths of wall facing either an adjoining boundary or other walls on the same site are to be avoided.</p> <p>(c) Simple cubic forms accentuated by repetitive architectural features such as continuous horizontal balconies should be avoided.</p> <p>(d) Floor space should be distributed within well articulated forms that are stepped down hillsides and around landscaped court yards.</p> <p>(e) Where the external walls exceed 10m in length on a side or rear boundary, suitable design elements shall be incorporated to provide architectural interest and relief to the elevation. This may include such devices as massing of different materials and colours, stepping of walls, pergolas, awnings, verandah roofs and breaking of the roof line etc.</p> <p>(f) Solid walls should be broken by corner windows and should incorporate contrasting materials and finishes, for example upper storeys that are clad in sheeting or boards and that are painted in lighter tones than the lower storey.</p> <p>(g) The use of stone cladding to foundation walls and feature walls is encouraged, provided that it does not occupy more than 25% of any elevation of the building.</p> <p>(h) Where masonry walls are used, they are to be painted and are to be balanced by contrasting frame structures such as a verandah and panels of cladding.</p> <p>(i) Facades facing streets or reserves should incorporate a variety of one and two storey</p>	<p><b>Complies.</b> The built form consists of two separate buildings which reduces the continuous bulk of the built form of the development.</p> <p>The façade of the development offers a mix of building materials and articulation creating visual interest that will complement neighbouring developments. The development has been designed to fit harmoniously on the lot, the building design will complement the existing streetscape.</p> <p><b>Complies.</b> The walls facing side boundaries have been articulated through indentations of the buildings and architectural features.</p> <p><b>Complies</b>                  The development is in two buildings each containing two units. The walls are broken by windows and architectural features                  Not Applicable</p> <p><b>Complies.</b>                  The rear, front and north façade walls exceed 10 metres in length. Articulation and design elements are incorporated to provide architectural interest and relief.</p> <p><b>Complies.</b> The development incorporates design elements that provide architectural interest. The maximum width of each unit is 6.2 metres</p> <p>Not Applicable</p> <p>Not Applicable</p> <p><b>Complies.</b> The new development offers articulated façade that creates streetscape variety and interest through</p>





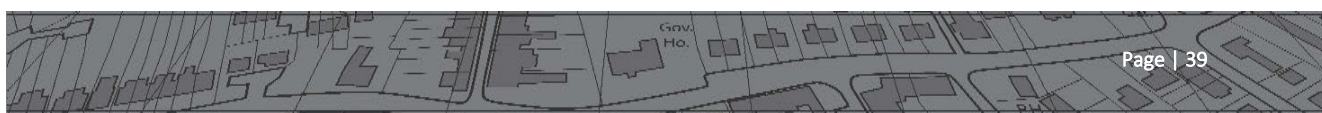
DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p>walls or should be screened by framed balconies and verandah and should incorporate a varied composition.</p> <p>(j) Roofs should be broken into a variety of planes.</p> <p>(k) Wall and roof surfaces should be broken into a series of smaller panels that are separated by stepped forms casting strong shadows, or by panels that are finished with contrasting materials or tones.</p> <p><b>Garages</b></p> <p>(l) Garages should not dominate any facade that faces the street.</p> <p>(m) Garages for single storey dwellings are not to exceed a width of 6m or occupy more than 50% of the width of the dwelling where they face the street (refer Figure Below).</p> <p>(n) For attached dual occupancy development garages at the front of the building are not to exceed a width of 3.5m for each dwelling or a total of 30% of the street frontage which ever is the lesser (refer Figure below). A combination of garages and carports should be used to reduce the impact of car parking structures on the streetscape.</p>	<p>materials and features whilst being compatible and sympathetic to existing developments on Twynam Street.</p> <p><b>Complies.</b> The roof of each unit within the built form has a sloping design, broken by a central ridge with two planes of roof slopes, reducing the building's bulk. The use of Colorbond roof sheeting is consistent with local design trends.</p> <p><b>Complies.</b> The new development has been designed to provided architectural features that break up the façade in contrasting materials and tones</p> <p><b>Complies.</b> The placement of the garages does not dominate the street</p> <p>Not Applicable</p> <p>Not Applicable</p>
	<p><b>3.8 Views, Visual and Acoustic Privacy</b></p> <p><b>Views</b></p> <p>(a) Development is to permit and maintain views from public streets and opens spaces.</p> <p>(b) Development is to consider the Planning Principles issued by the Land and Environment Court which include assessment of:</p> <ul style="list-style-type: none"> <li>• the views to be affected;</li> <li>• the part of the property that the view is being obtained;</li> <li>• the extent of the impact;</li> <li>• the reasonableness of the proposal that is causing the impact.</li> </ul> <p>(c) Development is to allow for the reasonable sharing of views through the siting, height and design of buildings.</p> <p>(d) Development of buildings and structures are to be of an appropriate height, setback,</p>	<p><b>Complies.</b> The development will have minimal impact on surrounding views. The site is located within a new subdivision on the southern outskirts of Jindabyne. Due to the topography the subject site does not have access to views to Lake Jindabyne.</p>





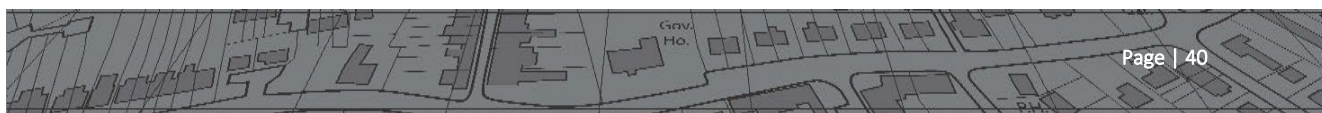
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	<p>design, and setting to preserve significant public view corridors.</p> <p>(e) Development is to maintain vistas along streets to building and / or places or scenic significance</p> <p>(f) Where a proposed development is likely to have significant impact on existing views a view analysis shall be provided to show the position and elevation of the development on its site, the location, size and elevation of a joining buildings, and the degree of view loss resulting from the development. The relative levels and elevations are to be shown at Australian Height Datum.</p> <p>(g) The Statement of Environmental Effects submitted with the application is to address the Land Environment Court Planning Principles relating to view sharing.</p> <p><b>Acoustic Privacy</b></p> <p>a) Site layout and building design protect internal living and sleeping areas from uncontrollable high levels of external noise and minimise transmission of sound through the building structure.</p> <p>b) Site layouts should ensure visitor parking areas and streets have a line of site separation of at least 1.5m from bedroom windows.</p> <p>c) Doors and windows of adjacent dwellings should be separated by a distance of at least 3m.</p> <p>d) Site layout should separate active recreational areas, parking areas, vehicle accesses and service equipment areas from bedroom areas of dwellings and minimise the entry of high levels of external noise to dwellings.</p> <p>e) Dwelling units should be designed so that bedrooms of one dwelling do not share walls with living areas of adjacent dwellings (refer Figure below).</p> <p>f) Mechanical plant or equipment air conditioning units, pool pumps and water feature pumps should be designed and located to minimise noise nuisance.</p>	<p>Not Applicable</p> <p>The proposed development is not likely to have any impact on existing views and therefore the requirement of a View Sharing analysis is not considered warranted for the development.</p> <p><b>Complies.</b> Being a Low Density residential location, external noise levels are expected to be minimal. The units have been designed to minimise windows of living areas opening onto each other. The co-joined units will have a high rated wall separation that will minimise noise transmission the details of which can be detailed under a Construction Certificate.</p> <p><b>Complies.</b> Bedroom windows within each dwelling are located &gt;1.5m from parking areas and streets.</p> <p><b>Partial Non Compliance.</b> Windows between Apartments 2 and 3 are separated by 1.89m and dividing fence.</p> <p><b>Complies.</b> Bedrooms will not be impacted from vehicle accesses and recreational area.</p> <p><b>Complies.</b> Bedrooms are off set from living areas.</p> <p>Not Applicable</p>





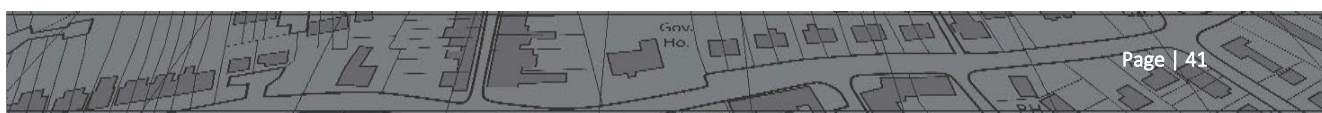
DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p>g) The noise level of mechanical plant and equipment is not to exceed the background noise level when measured at the boundary of the closest adjoining property by more than 5dBA.</p> <p>h) Air conditioning units are not to be located between the dwelling and the side boundary.</p> <p>i) The location of driveways and car parking spaces is to preserve the visual amenity of each dwelling.</p> <p>j) The edge of driveways are to be either:</p> <ul style="list-style-type: none"> <li>• set back a minimum of 1.5m from windows to habitable rooms of dwellings, or</li> <li>• the floor level of the dwelling is to be at least 1m above the driveway at the window opening (refer Figure below).</li> </ul> <p><b>Visual Privacy</b></p> <p>(a) Direct overlooking of main internal living areas and private open spaces of other dwellings is minimised by building layout, location and design of windows and balconies, screening devices and landscape or by remoteness.</p> <p>(b) Direct views between living area windows of adjoining dwellings should be screened or obscured where ground and first floor windows are within an area described by taking a 12m radius from any part of the window of the adjoining dwelling. An area so defined is described as a 'privacy sensitive zone'.</p> <p>(c) Direct views from living rooms of dwellings into the principal area of the private outdoor area of other adjoining dwellings should be screened or obscured within a 'privacy sensitive zone' described by a 12m radius (refer Figure below).</p> <p>(d) Direct views described by (b) and (c) above may be obscured by one of the following measures:</p> <ul style="list-style-type: none"> <li>• 1.8m high solid side fences or walls between ground-floor level windows or between a dwelling and open space where the slope is below 10%;</li> <li>• screening that has a maximum area of 25% openings, is permanently fixed and is made of durable materials; or landscape screening either by existing dense vegetation or new planting to achieve a 75% screening effectiveness within three years;</li> </ul>	<p>Not Applicable</p> <p>Not Applicable</p> <p><b>Complies.</b> The driveway does not cause visual amenity issue.</p> <p><b>Complies.</b> No windows adjoining the driveway.</p> <p><b>Complies.</b> The upper level lounge rooms are separated from the rear wall of each unit by a void area over the kitchens on the lower levels. As such the potential for overlooking into adjoining properties is minimal.</p> <p><b>Complies.</b> Windows between Units 2 and 3 will have minimum sill heights of 1.5m which will reduce direct views into adjoining units.</p> <p><b>Complies.</b> Refer to comments above.</p>





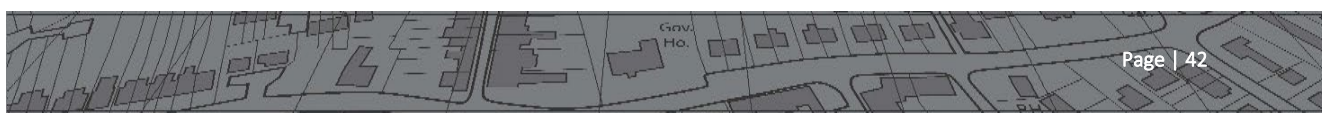


DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p><b>3.9 Solar Access</b></p> <p>(a) Rooms generally used during the daytime should be capable of receiving adequate sunlight.</p> <p>(b) Dwellings should be sited so that the long axis or length of the building faces to the north to maximise the amount of sunshine the dwelling house receives in winter.</p> <p>(c) Unless site conditions dictate, dwelling houses should be designed to allow at least 3 hours of sunshine upon the living areas of adjacent dwellings and private outdoor areas between 9am and 3pm on 22 June.</p> <p>(d) Dwellings should be designed to enable living areas and private outdoor areas to receive 3 hours of direct sunlight between 9am and 3pm on 22 June.</p> <p>(e) Buildings should not unreasonably obscure sunlight to habitable rooms, solar collectors or private outdoor areas of adjoining development during the winter months.</p> <p>(f) The orientation, layout, and shape of dwellings should take into account any overshadowing by adjacent buildings, structures or trees during the winter months.</p> <p>(g) A shadow diagram is required to identify the shadow impact on adjoining properties at 9am 12 noon and 3pm on 21 June and 21 May/September where the proposed building is two or more storeys and is likely to overshadow the adjoining dwelling or private open space area.</p>	<p><b>Complies.</b> Living areas of the units will receive non direct sunlight for the majority of the day.</p> <p><b>Complies.</b> The proposed Serviced Apartment units are in a row facing north.</p> <p>Not Applicable. The development is not permanent dwellings.</p> <p>Not Applicable. The development is not permanent dwellings</p> <p>Refer to shadow diagrams</p> <p><b>Not Applicable</b></p> <p><b>Complies.</b> Refer to plans</p>
	<p><b>3.10 Landscape Design</b></p> <p>Landscape plans are to be prepared for proposed development in accordance with the following categories.</p> <p><u>Category 2:</u> includes small to medium scale developments that have the potential for impact on the surrounding environment including dual occupancies – detached and attached residential flat buildings and multi dwelling housing containing up to six (6) dwellings. Landscape Design is to be by a suitably qualified landscape design or horticulturalist and contain the minimum requirements for category 2 and 3 landscape design outlined below.</p> <p>The landscape designer is to provide certification that the landscape works have been completed in</p>	<p>Based on the development consisting of four serviced apartment units, it has been assumed that it fits within the Category 2 group of developments</p> <p>The Landscape plans have incorporated the elements specified under the DCP.</p>





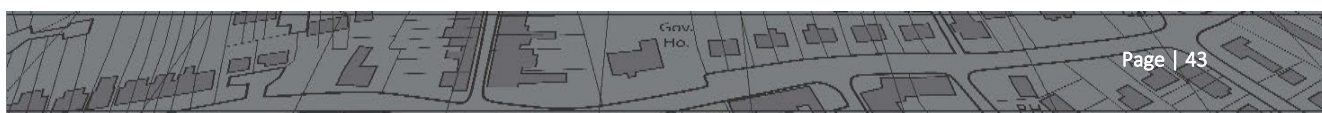
DCP SECTION	PROVISION	COMPLAINTS & COMMENTS
	<p>accordance with the landscape design upon completion of the landscape work.</p> <p>Minimum requirements for Category 2 and 3 Landscape Design</p> <ul style="list-style-type: none"> <li>(a) Site disturbance is to be minimized and existing landscape elements such as exposed rock formations and existing trees are to be preserved where possible.</li> <li>(b) Landscaping is to be tolerant of site conditions and adequately mulched in order to reduce demand for water, herbicides and fertiliser.</li> <li>(c) Development is to be designed to maximize the number of trees on site.</li> <li>(d) Landscaping is to enhance the appearance of the development and assist with streetscape integration.</li> <li>(e) All types of residential accommodation (excluding dwelling houses) are to be accompanied by a landscape plan complying with the requirement for category 2 or category 3 as outlined above.</li> <li>(f) Tree planting is to be consistent with the tree species selection and planting guidelines provided in Appendix F7-2 Landscape Species List.</li> <li>(g) Landscaping shall be completed and certified on the ground by the landscape designer or landscape architect prior to the issue of an occupation certificate.</li> <li>(h) Landscape is to contribute to the energy efficiency and amenity by providing substantial shade in summer especially to west facing windows and admitting winter sunlight to outdoor and indoor living areas.</li> <li>(i) Landscaping is to improve privacy and minimizes overlooking between dwellings.</li> <li>(j) The plant species selected are in scale with the proposed and existing development to reduce the impact of the bulk of built elements on the street, adjoining properties and within the development (refer Figure below).</li> <li>(k) The landscape design ensures visibility along paths and adequate pedestrian and motorist sight lines at critical locations, particularly for pathways, corner lots, entries and parking areas, maximises casual surveillance of public areas, the street or parkland, facilitates privacy to and from adjoining property, and provides separation between hard surface areas, built form and structures.</li> </ul>	





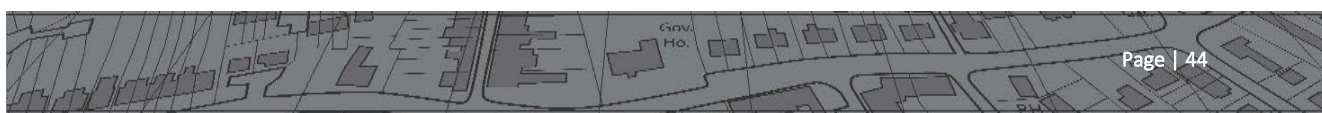


DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p><b>3.11 Fencing and Retaining Walls</b></p> <p><b>Front Fences</b></p> <p>(a) Front fences and walls:</p> <ul style="list-style-type: none"> <li>• Enable some outlook from buildings to the street for safety and surveillance;</li> <li>• Are designed and detailed to provide visual interest to the streetscape;</li> <li>• Are constructed of materials compatible with proposed housing;</li> <li>• Are compatible with facilities in the street frontage area, such as mail boxes and garbage collection areas;</li> <li>• Should assist in highlighting entrances and in creating a sense of communal identity within the streetscape.</li> </ul> <p>(b) Fences having a maximum height of 1m will be permitted between the building line and the street.</p> <p>(c) Fences should be constructed of materials that are <b>compatible</b> with the dwelling and generally be constructed of stone, masonry, decorative timber or the like or a combination of these materials. Sheet metal fencing will not be permitted forward of the building line.</p> <p>(d) Front fences and walls enable, where necessary and appropriate, the creation of private open space between the building and the street.</p> <p>(e) Fencing up to 1.5m high will be permitted where private open space is provided within the building setback in accordance with the Section Private Outdoor Areas (above).</p>	<p><b>Complies.</b> The proposed front fence is a low open style rustic picket fence which provides passive surveillance at street level.</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
	<p><b>3.12 Car Parking and Vehicular Access</b></p> <p><b>Vehicle Access</b></p> <p>(a) Vehicle access and driveways are to be located and designed to:</p> <ul style="list-style-type: none"> <li>• not impede the traffic flow on local road system;</li> <li>• provided an entry/exit point for individual developments;</li> <li>• ensure safety from hazards and do not affect scenic or ecological values;</li> <li>• be located and of a length that is low impact and that continues the existing pattern in the street;</li> <li>• facilitate ease of access, storm water infiltration through their design, surfaced and slope and are separated from pedestrian entry/access routes through design, finish or location;</li> </ul>	<p><b>Complies.</b></p> <p>The development has direct driveway access to Twynam Street. The proposed development will not have a significant impact on traffic, existing roads, road safety and other road users. Each unit will have access to spaces each through a combination of double garages and singles garages and outdoor uncovered spaces. Each vehicle entering and exiting the garages has sufficient a sufficient swept path for safe manoeuvring. Garages, car parking and driveways designed, surfaced and sloped to facilitate stormwater infiltration on-site.</p>



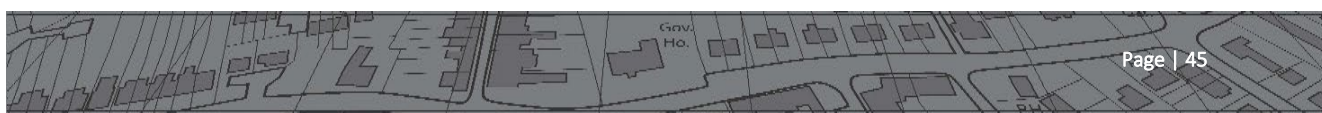


DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p>(b) Driveways for multi dwelling housing and residential flat buildings when adjacent to side boundaries, are offset a minimum of 2m for the first 6m and then 1m for the full length of the driveway and are to be provided with landscaping.</p> <p>(c) Driveways for dual occupancy developments are to be offset a minimum of 1m from any side boundary for the full length of the required front setback and are to be provided with landscaping (refer Figure below).</p> <p>(d) Driveways are not to be continuous straight lines and are to be offset by landscaping sections and/or strips. Straight “Gun Barrel” driveway arrangement without landscaping is not supported.</p> <p>(e) Driveways are to be partially surfaced with materials that provide for storm water infiltration or designed to drain to adjacent landscaped areas.</p> <p>(f) Where a driveway will service more than one dwelling an adequate manoeuvring area is to be provided so that vehicles can enter and leave the site in a forward direction.</p> <p>(g) Where such manoeuvring areas are required to be provided, adequate landscaping is to be incorporated to minimize the expanse of hard surface and negative visual impacts on the streetscape.</p> <p><b>Vehicle Parking Provision</b></p> <p>(a) The number, location and access to vehicle parking spaces available on site, and along the street frontage, is sufficient to cater for residents and visitor parking needs.</p> <p>(b) The provisions for the number of car parking spaces are to be in accordance with Chapter C3 Car Parking, Traffic and Access.</p> <p>(c) Driveway access is to be constructed in accordance with Council’s minimum standard for driveway gradients.</p> <p>(d) Manoeuvring areas are to be constructed in accordance with the requirements of Australian Standard 2890.1.</p> <p>(e) Vehicle parking structures are to be:</p> <ul style="list-style-type: none"> <li>• screened to minimize reflection of car headlights into dwelling windows;</li> <li>• lit at night;</li> <li>• ventilated if enclosed; and</li> <li>• separated from windows of habitable areas and private outdoor areas to minimize noise and fume nuisance.</li> </ul>	<p><b>Non Compliance.</b>                  It is noted that the development proposed is for a Serviced Apartment development. Pocket garden beds are provided along the driveway edge adjoining the side setback.                  Not Applicable</p> <p><b>Complies</b>                  Landscaping sections provided</p> <p>Garages, car parking and driveways designed, surfaced and sloped to facilitate stormwater infiltration on-site.</p> <p><b>Complies</b>                  Vehicles capable of entering and exiting in a forward direction.</p> <p><b>Complies.</b> The development requires 8 parking spaces and 8 parking spaces are provided.</p> <p><b>Complies</b></p> <p><b>Complies</b></p> <p><b>Complies</b></p> <p>Not Applicable</p>



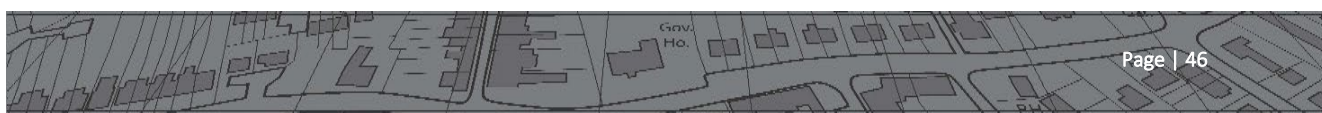


DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p>(f) Visitor car parking is to be located so it does not impact on the streetscape.</p> <p>(g) Visitor parking for dual occupancy and multi dwelling housing may be provided within the building line provided that it is setback a minimum of 2m from the street alignment and suitably screened by landscaping and is constructed of crushed stone, permeable paving, "grasscrete", timber sleepers or the like.</p> <p><b>Garages and Carports</b></p> <p>(a) Facilities (including garages and carports) are to be sited and designed so as not to dominate the streetscape/street frontage or other public spaces.</p> <p>(b) Facilities are to be designed and located to minimize impacts on neighbouring housing.</p> <p>(c) Parking structures within the front setback should be designed to blend with natural surroundings and streetscape, permitting views from the street towards gardens and surrounding scenic backdrops, and reflecting the architectural quality of the main house.</p> <p>(d) Garages and carports are not to be located between the building line and the front boundary of the lot.</p> <p>(e) Parking maybe located in the front setback upon an elevated deck with carport over on sites falling from the street or upon a paved area that is excavated into hillsides rising from the street where steep slopes prevent construction of driveway access directly to a dwelling.</p> <p>(f) Carports within the front setback where permitted should have a "light weight" appearance.</p> <p>(g) Car accommodation is to be compatible with its associated dwelling design in terms of height, roof form, detail, materials and colour.</p> <p>(h) Where garages face the street, the garage opening is not to exceed 6m or 50% of the width of the building, whichever is the lesser.</p> <p>(i) Detached garages or sheds are to be located within the rear yard area and are to have maximum dimensions of 7.2mx7.2m and have a maximum external wall height of 2.7m.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p><b>Complies</b></p> <p><b>Complies</b></p> <p><b>Complies.</b> The parking spaces in the front setback will not be covered by structures. The parking spaces will be crushed rock or turf cells which will afford permeability of the area.</p> <p><b>Complies</b></p> <p>Not Applicable</p> <p>Not Applicable</p> <p><b>Complies</b></p> <p>Not Applicable. Garages are not facing the street.</p> <p>Not Applicable</p>
	<p><b>3.14 Cut and Fill</b></p> <p>(a) The building design should be appropriate for site conditions with consideration given to</p>	<p>Sections of Cut and Fill will be carried out on the site to accommodate the</p>





DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	<p>the stability of the site and adjoining site and the privacy of the adjoining dwellings.</p> <p>(b) Development is to be designed to minimise the effect of disturbance on any land and ensure that dangerous excavations are avoided, or where necessary, are properly retained and secured.</p> <p>(c) Dwelling houses, dual occupancies and multi dwelling housing (i.e. especially those incorporating slab on ground construction) shall not exceed 1m of cut or fill.</p> <p>(d) Development within two (2) metres of the allotment boundaries is to employ construction methods that will retain the fill within the confines of the building, e.g. “drop- edge” raft slabs etc.</p> <p>(e) Development exceeding two (2) metres from the boundary will be permitted to batter any fill external to the building in accordance with the provisions relating to cut and fill batters.</p> <p>(f) Excavations in excess of one (1) metre within the confines of the building may be permitted, to allow for basements, garages, etc. providing the excavations do not exceed 3m and are adequately retained and drained.</p> <p>(g) Cut and fill batters should not exceed a slope of 1:2 to the natural ground level unless the foundation strata of the area permits otherwise and Council is satisfied with the site stability. All batters are to be provided with both short term and long term stabilisation to prevent soil erosion.</p> <p>(h) Storm water or surface water runoff shall not be redirected or concentrated onto adjoining properties so as to cause a nuisance and adequate drainage is to be provided to divert water away from batters.</p>	<p>proposed development largely due to the slope of the site.</p> <p>The Engineering Report and Plans prepared by Pinnacle Engineering Group illustrate the extent of cut and fill on the site.</p> <p>The extent of cut on the site will be a maximum of 0.61m largely on the northern boundary and the maximum height of fill will be up to 1.26m along the southern boundary.</p> <p>The proposed apartments are designed with a small variation of levels on the ground floor to accommodate the gradient.</p>
	<p><b>3.15 Security, Site Facilities and Services.</b></p> <p><b>Safety</b></p> <p>(a) Buildings adjacent to public or communal streets or public space are to be designed to allow casual surveillance.</p> <p>(b) Adequate lighting is to be made available to all public areas.</p> <p>(c) To permit casual surveillance at least 1 habitable window should face public or communal streets or public space.</p> <p><b>Site Facilities</b></p> <p>(d) Garbage bin areas, mail boxes and external storage facilities are to be sited and designed for visual appearance.</p>	<p><b>Complies</b></p> <p><b>Complies</b></p> <p><b>Complies</b></p>





DCP SECTION	PROVISION	COMPLIANCE & COMMENTS
	(e) Waste and recycling storage design and requirements are to be in accordance with Chapter C10 Waste Management. (f) Dwellings are to be provided with adequate storage areas and clothes drying facilities that are screened from the street. (g) 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 or heat operated drying facilities are to be provided within each dwelling  <b>Services</b> (h) The design and provision of sewerage, water, electricity, street lighting, telephone and gas services are to conform with the cost-effective performance measures of the relevant servicing authority. (i) Only 1 telecommunications/TV antenna is permitted for residential flat buildings. (j) Individual water meters are required to assist with the billing of individual dwellings. (k) Air conditioning plants are to be located within the roof space or other non-visible location and not on the roof itself. (l) Developments serviced by reticulated water supply are to comply with the relevant domestic and fire fighting standards. (m) Individual mail boxes shall be located close to each ground floor dwelling entry, or a mail box structure located close to the major pedestrian entry to the site and compatible with the requirements of Australia Post.	<b>Complies</b>  <b>Complies</b>  Not Applicable   Capable of compliance through condition of consent

#### 6.4 Planning Agreement(s)

There are no voluntary planning agreements applying to the site.

#### 6.5 Environmental Planning & Assessment Regulation 2021

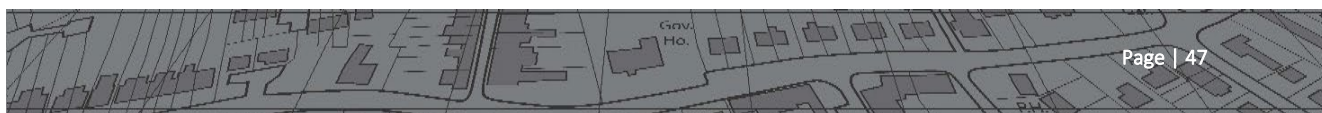
The following additional matters are prescribed for consideration under Section 4.15(a)(iv) of the *EP&A Act 1979*.

##### Clause 61(1) Applications for Demolition

No demolition is included as part of this application.

##### Clause 62 Consideration of fire safety

The development does not propose a change of use to a building.





#### Clause 63 Considerations for erection of temporary structures

The development does not involve the erection of a temporary structure.

#### Clause 64 Consent authority may require upgrades of buildings

The proposed development does not propose the rebuilding, alternations or additional, enlargement or extensions of an existing building.

### 6.6 Likely Impacts

The proposal is generally consistent with all relevant Council controls and provisions with the exception of those outlined and justified within this Statement, as such, adverse impact is unlikely to result as part of the proposal. Relevant conditions of consent will ensure compliance. Having had regard to all possible environmental impacts the development warrants consent.

### 6.7 Suitability of the Site

#### Subject & Adjoining Sites

The proposed Serviced Apartment Development has been designed to reflect the new modern alpine character that is evolving throughout the locality.

The proposal's design has been prepared with careful consideration of the subject and adjoining sites and ensures:

- Consistency with the surrounding development pattern through comparable building height, form, scale and building design;
- Ensuring the external private open spaces provided for each unit minimise impact on the privacy of adjoining properties;
- Using a mix of building materials that are consistent with the local area;
- The views of the adjoining properties will not be adversely affected.

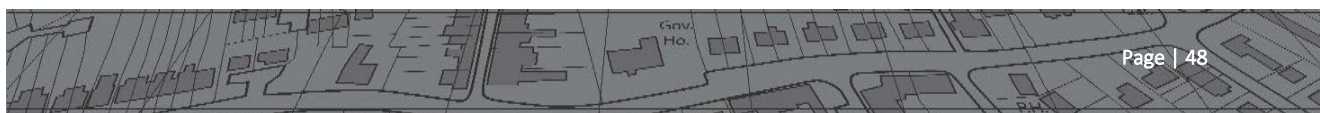
The development is consistent with the environmental planning instruments applicable for the site ensuring suitability for the proposed development.

### 6.8 Submissions

Council will need to consider any submission received during assessment of the application. Consistent with Snowy Monaro Public Participation Policy requirements, the subject development qualifies for neighbour notification for 14 days and it is Council's discretion as to whether an application for a tourist and visitor accommodation is advertised in a local newspaper as advertised development.

### 6.9 The Public Interest

With reference to Section 4.15 Matters for Consideration of *the Environmental Planning and Assessment Act 1979*, the proposal is generally consistent with the relevant controls and permissible with consent; is suitable







for the site and unlikely to result in significant impact or be detrimental to the public interest. It is therefore requested that the application be approved subject to reasonable and relevant conditions.

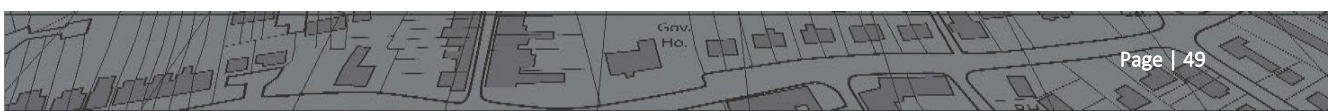
## 7.0 Other Items

### 7.1 Snowy Mountains Special Activation Precinct (SAP)

The Jindabyne Precinct within the Snowy Mountains SAP is expected to host a mix of new tourism attractions and activities to grow annual visitation to the Precinct from domestic and international visitor markets. In addition to the historical outdoor sporting activities of snow sports, recreational fishing, water sports and hiking and mountain biking, support for the arts and culture sector is to be increased which will see the expansion of local experiences, events and festival offerings.

The Precinct's tourism offering is centred around the Jindabyne town centre and foreshore and the major Alpine resorts located within Kosciuszko National Park. This Master Plan, amongst many purposes, seeks to deliver an exciting mix of new and enhanced tourism and accommodation opportunities that will grow visitor yield and reduce seasonality, continue to protect the environment and strengthen social licence for tourism.

The proposed development consisting of tourist and visitor accommodation helps to deliver on the objectives embedded in the SAP and meet the Government's objective of making this a year round tourist destination with sufficient accommodation to meet the growing demand for overnight accommodation within the area.





## 8.0 Conclusion

This Statement of Environmental Effects has provided an assessment of the proposed development against the relevant elements of the planning legislative framework, particularly the SEPPs, the prevailing LEP and the Snowy Rivers DCP.

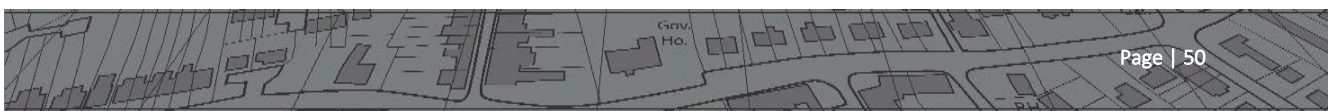
The proposed development consists of the construction of four Serviced Apartments in two separate 2-storey buildings containing two units with each over two levels. Each serviced apartment provides three bedrooms and living areas. The development provides eight on-site parking spaces, access driveway and site landscaping.

The development is not specifically subject to development standards under the main component of the DCP being Chapter F7 Highview Estate. As the development will not be occupied as a residential development by permanent residents, strict compliance with the many of the planning standards incorporated into the Development Control Plan are not considered relevant to the proposed development. Notwithstanding, the development is largely compliant with many of the requirements contained in the Snowy River Local Environmental Plan and Development Control Plan, apart from the floor space ratio provision under the LEP and site coverage and heights under the DCP. In support of the LEP non-compliance, a variation report under Section 4.6 of Snowy Rivers LEP 2013 is submitted with the Development Application. The DCP non-compliances are addressed within this Statement of Environmental Effects.

Also, it is noted that the development has been designed to satisfy requirements for building within a bushfire risk location and supported by a Bushfire Risk Assessment Report submitted with the application.

With reference to Section 4.15 Matters for Consideration of the *Environmental Planning and Assessment Act 1979*, the proposal is generally consistent with the relevant controls and permissible with consent; is suitable for the site and unlikely to result in significant impact or be detrimental to the public interest.

Given the information provided in this report, the proposed development is considered worthy of approval subject to reasonable and relevant conditions.







**Statement of Environmental Effects**  
Development Application for Serviced Apartments  
68 Twynam Street, Jindabyne

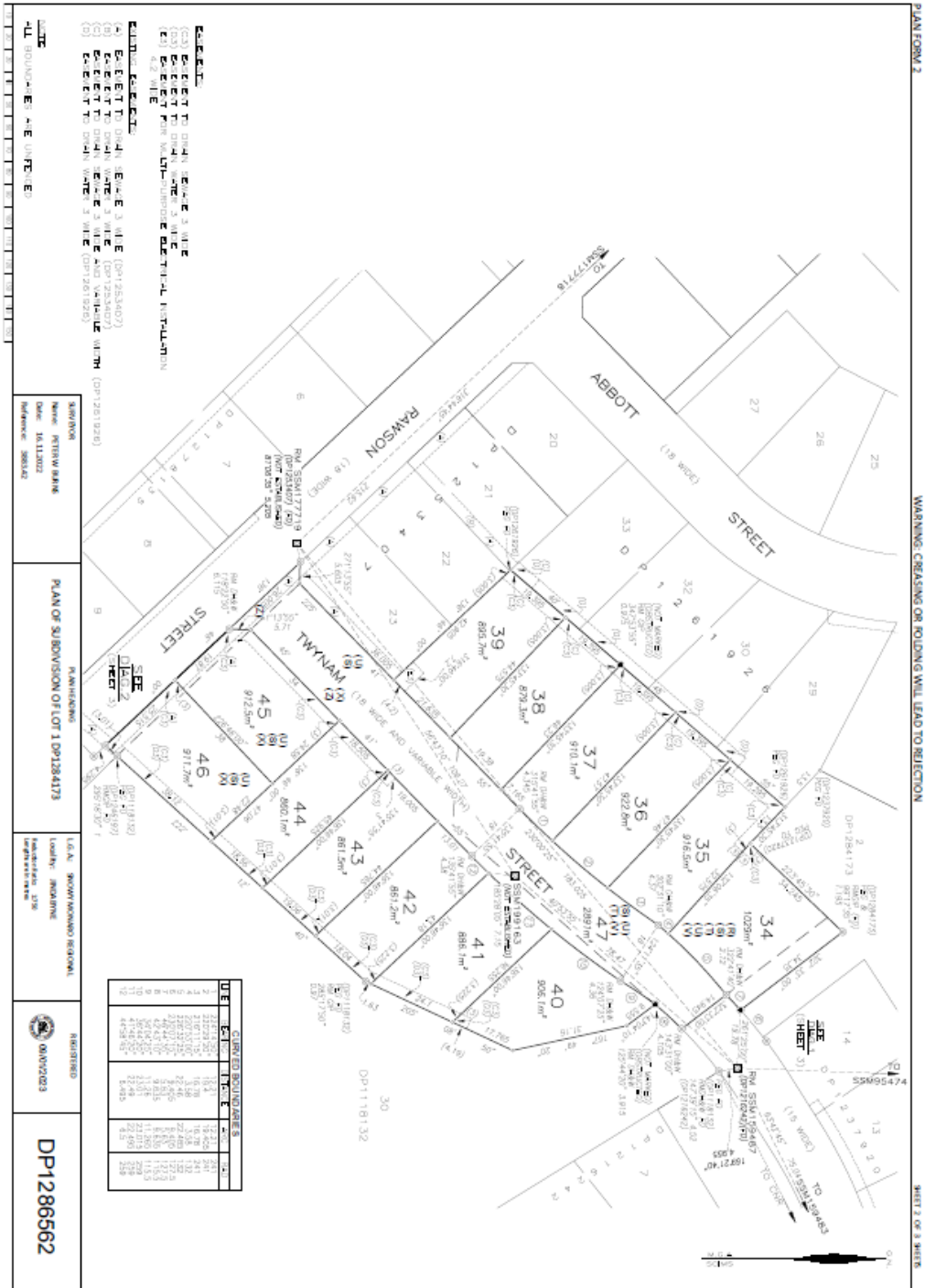
## ANNEXURE 1 Deposited Plan & 88B Instrument





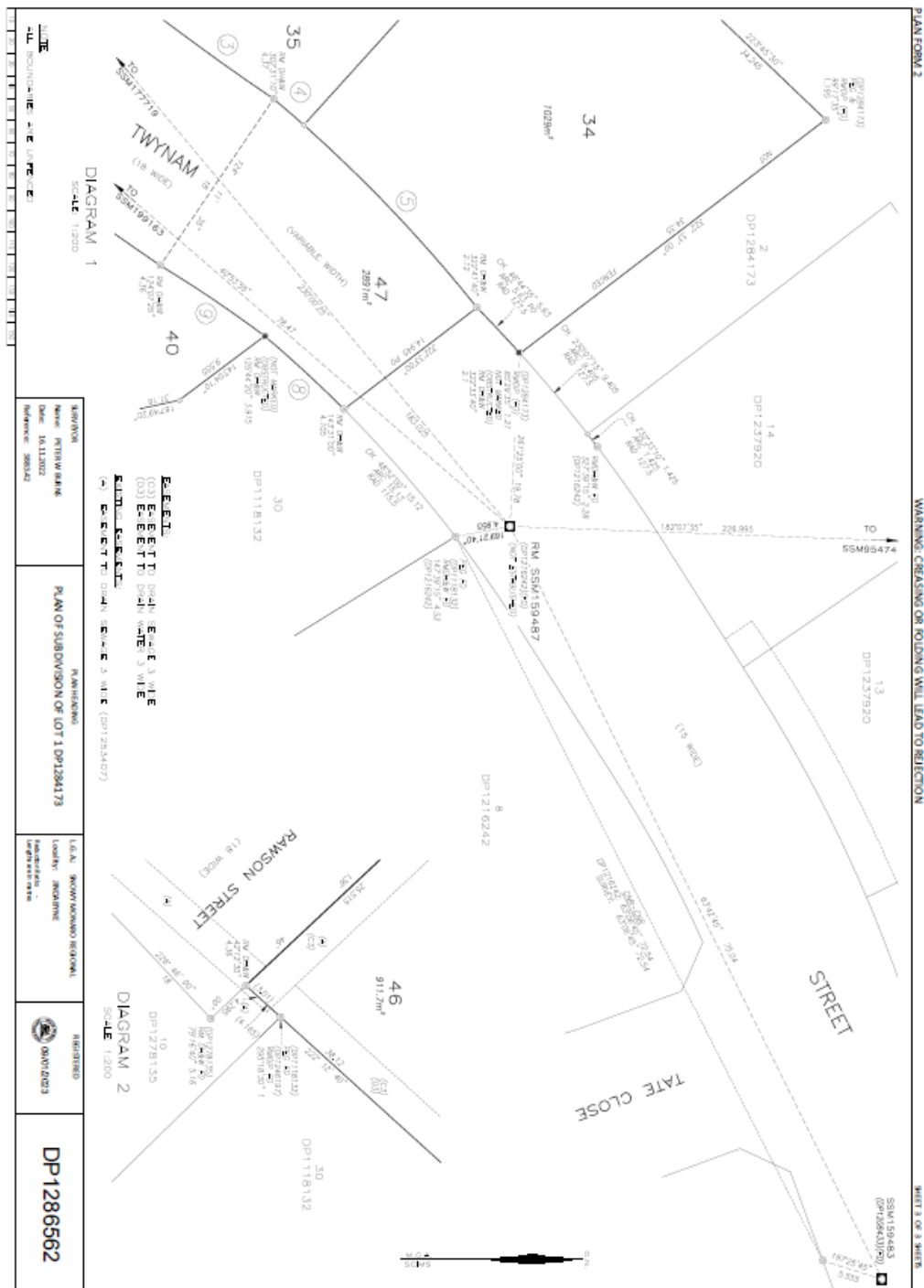


Statement of Environmental Effects  
 Development Application for Serviced Apartments  
 68 Twynam Street, Jindabyne




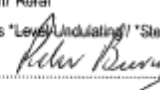



Statement of Environmental Effects  
 Development Application for Serviced Apartments  
 68 Twynam Street, Jindabyne





Statement of Environmental Effects  
 Development Application for Serviced Apartments  
 68 Twynam Street, Jindabyne

PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 4 sheet(s)
Registered:  09/01/2023 Title System: TORRENS	Office Use Only	Office Use Only <b>DP1286562</b>
PLAN OF SUBDIVISION OF LOT 1 DP1284173	LGA: SNOWY MONARO REGIONAL Locality: JINDABYNE Parish: CLYDE County: WALLACE	
<p><b>Survey Certificate</b></p> <p>I, PETER WILLIAM BURNS                  of P.O.BOX 737, COOMA NSW 2630                  a surveyor registered under the Surveying and Spatial Information Act 2002, certify that</p> <p>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on 16.11.2022, or</p> <p>*(b) The part of the land shown in the plan being Lots 1-9 &amp; 11 and Easements were surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on 13th October 2021, the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.</p> <p>Datum Line: "A - B"                  Type: "Urban" Rural                  The terrain is "Level Undulating" "Steep Mountainous".                  Signature:  Dated: 16/11/2022                  Surveyor Identification No: 690                  Surveyor registered under the Surveying and Spatial Information Act 2002</p> <p>*Strike out inappropriate words.                  **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>	<p><b>Crown Lands NSW/Western Lands Office Approval</b></p> <p>I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: .....                  Date: .....                  File Number: .....                  Office: .....</p>	
<p><b>Subdivision Certificate</b></p> <p>I, VOLKER GEORGI                  *Authorised Person* General Manager / Accredited Certifier, certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:                   Accreditation number: SNOWY MONARO REGIONAL COUNCIL                  Consent Authority: REGIONAL COUNCIL                  Date of endorsement: 20 DECEMBER 2022                  Subdivision Certificate number: 15.2007.3000079.3                  File number: 15.2007.3000079.3</p> <p>*Strike through if inapplicable.</p>	<p>Plans used in the preparation of survey/compilation.                  DP1118132 DP1216242 DP1237920 DP1253407                  DP1261926 DP1278135 DP1284173</p> <p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.                  IT IS INTENDED TO DEDICATE LOT 47 TO THE PUBLIC AS PUBLIC ROAD SUBJECT TO THE EXISTING EASEMENT TO DRAIN SEWAGE 3 WIDE CREATED BY DP12453407</p>	
Surveyor's Reference: 3883.42	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	











Statement of Environmental Effects  
 Development Application for Serviced Apartments  
 68 Twynam Street, Jindabyne

PLAN FORM 6A (2017)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 4 sheets	
<b>Registered:</b>	09/01/2023	Office Use Only	DP1286562		
<b>PLAN OF SUBDIVISION OF LOT 1 DP1284173</b>			This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> <li>A schedule of lots and addresses - See 60(c) <i>SSM Regulation 2017</i></li> <li>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li> <li>Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li> <li>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>		
Subdivision Certificate number: <u>15,2023,3000039,3</u> Date of Endorsement: <u>20 DECEMBER 2022</u>					
STREET ADDRESS					
Lot No.	Street No.	Street Name	Street Type	Locality	
34	58	TWYNAM	STREET	JINDABYNE	
35	60	TWYNAM	STREET	JINDABYNE	
36	62	TWYNAM	STREET	JINDABYNE	
37	64	TWYNAM	STREET	JINDABYNE	
38	66	TWYNAM	STREET	JINDABYNE	
39	68	TWYNAM	STREET	JINDABYNE	
40	63	TWYNAM	STREET	JINDABYNE	
41	65	TWYNAM	STREET	JINDABYNE	
42	67	TWYNAM	STREET	JINDABYNE	
43	69	TWYNAM	STREET	JINDABYNE	
44	71	TWYNAM	STREET	JINDABYNE	
45	20	RAWSON	STREET	JINDABYNE	
46	22	RAWSON	STREET	JINDABYNE	
47	NOT AVAILABLE	TWYNAM	STREET	JINDABYNE	
PURSUANT TO SEC.88B OF THE CONVEYANCING ACT, 1919,  IT IS INTENDED TO CREATE: <ol style="list-style-type: none"> <li>1. EASEMENT TO DRAIN SEWAGE 3 WIDE <span style="float: right;">(C3)</span></li> <li>2. EASEMENT TO DRAIN WATER 3 WIDE <span style="float: right;">(D3)</span></li> <li>3. EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE <span style="float: right;">(E3)</span></li> <li>4. RESTRICTION ON THE USE OF LAND</li> </ol>					
Surveyor's Reference: 3883.42					





Statement of Environmental Effects  
 Development Application for Serviced Apartments  
 68 Twynam Street, Jindabyne

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 3 of 4 sheets
Registered:  09/01/2023	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 1 DP1284173		DP1286562
Subdivision Certificate number: <u>15-2007-300079-3</u> Date of Endorsement: <u>20 DECEMBER 2022</u>		This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> <li>• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li> <li>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li> <li>• Signatures and seals- see 196D <i>Conveyancing Act 1919</i></li> <li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>
EXECUTED BY Corporation: VILLAGE STYLE RETIREMENT SERVICES PTY LTD ACN 114 578 639 Authority: s127 The Corporations Act 2001  Signature of Authorised Person: Name of Authorised Person: Graham Sidney Herbert Office held: Sole Director and Secretary		
EXECUTED BY Corporation: ERINA INVESTMENTS HOLDINGS PTY LTD ACN 615 891 355 Authority: s127 The Corporations Act 2001  Signature of Authorised Person: Name of Authorised Person: Graham Sidney Herbert Office held: Director and Secretary		
 Signature of Authorised Person: Name of Authorised Person: Rodney Frank Harvey Office held: Director		
Surveyor's Reference: 3883.42		





Statement of Environmental Effects  
 Development Application for Serviced Apartments  
 68 Twynam Street, Jindabyne

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A' PRENDRE  
 INTENDED TO BE CREATED OR RELEASED PURSUANT TO  
 SECTION 88B OF THE CONVEYANCING ACT 1919**

Plan: DP 1286562

Plan of subdivision of Lot 1 DP 1284173  
 covered by Subdivision Certificate No. SC 15.2007.3000079.3

Sheet 1 of 6 sheets

Full name & address of the owner of the land: **VILLAGE STYLE RETIREMENT SERVICES PTY LIMITED** ACN 114 578 639  
**ERINA INVESTMENTS HOLDINGS PTY LTD** ACN 615 891 355  
 25 Prince St Wamboral 2260

**Part 1 (Creation)**

Number of item shown in the intention panel on the plan:	Identity of easement, profit a' prendre, restriction or positive covenant to be created and referred to in the plan:	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or prescribed authorities:
1.	Easement to Drain Sewage 3 wide ( C 3 )	34 35 36 37 38 39 40 41 42 43 44 45 46	Snowy Monaro Regional Council 34 & Snowy Monaro Regional Council 34, 35 & Snowy Monaro Regional Council 34, 35, 36 & Snowy Monaro Regional Council 34, 35, 36, 37 & Snowy Monaro Regional Council 34, 35, 36, 37, 38 & Snowy Monaro Regional Council Snowy Monaro Regional Council 40 & Snowy Monaro Regional Council 40, 41 & Snowy Monaro Regional Council 40, 41, 42 & Snowy Monaro Regional Council 40, 41, 42, 43 & Snowy Monaro Regional Council 43, 44 & Snowy Monaro Regional Council 40, 41, 42, 43, 44, 45 & Snowy Monaro Regional Council

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MDG-404362-71-155-V1.MDG







**Statement of Environmental Effects**  
 Development Application for Serviced Apartments  
 68 Twynam Street, Jindabyne

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A' PRENDRE  
 INTENDED TO BE CREATED OR RELEASED PURSUANT TO  
 SECTION 88B OF THE CONVEYANCING ACT 1919**

Plan: DP 1286562

Plan of subdivision of Lot 1 DP 1284173  
 covered by Subdivision Certificate No. SC 15.2007.3000079.3

Sheet 2 of 6 sheets

**Part 1 (Creation) continued**

Number of item shown in the intention panel on the plan:	Identity of easement, profit a' prendre, restriction or positive covenant to be created and referred to in the plan:	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or prescribed authorities:
2.	Easement to Drain Water 3 wide (D 3 )	40	Snowy Monaro Regional Council
		41	40 & Snowy Monaro Regional Council
		42	40, 41 & Snowy Monaro Regional Council
		43	40, 41, 42 & Snowy Monaro Regional Council
		44	40, 41, 42, 43 & Snowy Monaro Regional Council
		46	40, 41, 42, 43, 44 & Snowy Monaro Regional Council
3.	Easement for Multi-Purpose Electrical Installation 4.2 Wide (E 3)	39	Essential Energy
4.	Restriction on the Use of Land	Every Lot	Every other Lot

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Statement of Environmental Effects  
Development Application for Serviced Apartments  
68 Twynam Street, Jindabyne

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A' PRENDRE  
INTENDED TO BE CREATED OR RELEASED PURSUANT TO  
SECTION 88B OF THE CONVEYANCING ACT 1919**

Plan: DP 1286562

Plan of subdivision of Lot 1 DP 1284173  
covered by Subdivision Certificate No. SC 15.2007.3000079.3

Sheet 3 of 6 sheets

**Part 2 (Terms)**

**1. Terms of Restriction on the Use of Land numbered 3 in the plan**

**Definitions**

In this instrument the following words have their defined meanings:

<b>Highview</b>	means Village Style Retirement Services Pty Limited ACN 114 578 639 and Erina Investment Holdings Pty Ltd ACN 615 891 355 and their successors and assigns.
<b>Highview Estate</b>	means the area of land generally known as the Jindabyne Expansion Area, of which this subdivision forms part.

- (a) No manufactured home, mobile home or building previously erected elsewhere, shall be relocated, re-erected or permitted to remain on any lot, provided that kit homes to be erected on site are permitted with the prior written approval of Highview.
- (b) No building intended for use as a single dwelling shall be erected or permitted to remain erected on the lot hereby burdened other than a dwelling house:
- (i) having a minimum gross living floor area inclusive of patios, pergolas and outdoor living areas and garage under the roof of the said building of not less than one hundred and ninety (190) square metres;
  - (ii) having a tiled, Colorbond ®, slate or shingle roof; and
  - (iii) having external walls (exclusive of doors and windows) containing not more than 35% by area of corrugated iron or Colorbond ® cladding, Weathertex ® or other similar timber cladding product.
- (c) No building or buildings intended for use as multiple occupancy dwellings shall be erected or permitted to remain erected on the lot hereby burdened other than a building or buildings:
- (i) having a minimum gross living floor area inclusive of patios, pergolas and outdoor living areas, and garage under the roof of the said main buildings of a combined area of not less than two hundred and fifty (250) square metres;
  - (ii) having a tiled, Colorbond ®, slate or shingle roof; and
  - (iii) having external walls (exclusive of doors and windows) containing not more than 35% by area of corrugated iron or Colorbond ® cladding, Weathertex ® or other similar timber cladding product;
- (d) No caravan, trailer, mobile home, transportable home, demountable dwelling, garage, shed, temporary structure or other moveable or transportable structure providing residential or accommodation facilities shall be brought onto, erected upon and remain on the lot to be used as a dwelling or residence whether temporary or otherwise by or for any person or persons until after the issue of the occupation certificate for the main building;

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Statement of Environmental Effects  
Development Application for Serviced Apartments  
68 Twynam Street, Jindabyne

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A' PRENDRE  
INTENDED TO BE CREATED OR RELEASED PURSUANT TO  
SECTION 88B OF THE CONVEYANCING ACT 1919**

Plan: DP 1286562

Plan of subdivision of Lot 1 DP 1284173  
covered by Subdivision Certificate No. SC 15.2007.3000079.3

Sheet 4 of 6 sheets

- (e) No fence shall be erected on any lot burdened to divide any adjoining land owned by Highview without the written consent of Highview but such consent shall not be withheld if such fence is erected without expense to Highview and complies with the requirements of clauses (e) (ii) – (v) below;
- (i) No fence erected on the lot hereby burdened shall be more than 1.8 metres high;
  - (ii) No fence shall be erected or permitted to remain on the lot hereby burdened unless it is a fence constructed of Colorbond® (in the colours of Woodland Grey, Basalt, Dune, Shale Grey or Ironstone only), rendered or bagged and painted (or similarly finished) masonry or brick, or face brick matching the brick used in the main building;
  - (iii) No fence shall be constructed between the front building alignment of any dwelling and the front boundary of the lot, without the prior written approval of Highview; and
- This restriction (e) shall remain in force and effect in respect of the lot burdened only during such time as Highview remains the registered proprietor of any lot in Highview Estate.
- (f) No fence shall be erected on the rear boundary of the burdened lots, 40,41,42,43,44 and 46 adjoining the public reserve in Lot 30 DP 1118132 unless such fence is constructed in an open post and rail and / or open post and wire design.
- (g) No vehicle of five (5) tonne or more tare and no earthmoving or construction vehicle or machinery, nor any boat, trailer, caravan, camper or other vehicle intended to be towed shall be parked or stored on any part of the public roadways, public footpaths or on any lot hereby burdened either permanently or temporarily except where it is necessary for construction work being carried out on the lot hereby burdened and may only remain on that part of the public roadways, public footpaths or lot hereby burdened for that purpose;
- (h) No garden shed, clothesline or water tank may be erected or permitted to remain on any lot burdened if it is visible from the street or a public place;
- (i) No signs are permitted to be erected in Highview Estate without the express prior written approval of Highview whilst ever Highview is the proprietor of any lots in Highview Estate, provided that temporary signage advertising the sale or rental of a completed dwelling may be erected with the approval of Highview provided that no more than one sign measuring no larger than 900mm x 600mm is erected. This sign must be removed immediately upon the transaction being completed.

This restriction (h) shall remain in force and effect in respect of the lot burdened only during such time as Highview remains the registered proprietor of any lot in Highview Estate

Name of person empowered to release, vary or modify restriction numbered 4 in the plan:

Highview is the body empowered to and with the right to release vary and modify or enforce these restrictions without the consent or concurrence of any registered proprietor for the period commencing upon the date of registration of the plan and terminating upon the date upon which Highview ceases to be the registered proprietor of any lot in Highview Estate.

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MIG-404362-71-155-V1.MIG





Statement of Environmental Effects  
Development Application for Serviced Apartments  
68 Twynam Street, Jindabyne

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A' PRENDRE  
INTENDED TO BE CREATED OR RELEASED PURSUANT TO  
SECTION 88B OF THE CONVEYANCING ACT 1919**

Plan: DP 1286562

Plan of subdivision of Lot 1 DP 1284173  
covered by Subdivision Certificate No. SC 15.2007.3000079.3

Sheet 5 of 6 sheets

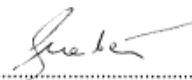
**2. Terms of Easement for Multipurpose Electrical Installation 4.2 Wide numbered 3 in the plan**

Terms in accordance with Part C of Memorandum Number AG189384 registered on the Register held  
~~under The Real Property Act 1900~~

Name of person empowered to release, vary or modify Easement for Multipurpose Electrical Installation 4.2  
Wide numbered 3 in the plan:

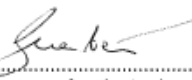
Essential Energy or its successor.

EXECUTED BY  
Corporation:  
VILLAGE STYLE RETIREMENT SERVICES PTY LIMITED  
ACN 114 578 639  
Authority:  
Section 127 The Corporations Act 2001

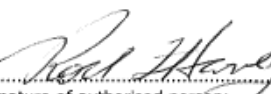
  
.....  
Signature of authorised person:

Name of authorised person:  
Graham Sidney Herbert  
Office held: Sole Director & Secretary

EXECUTED BY  
Corporation:  
ERINA INVESTMENTS HOLDINGS PTY LTD  
ACN 615 891 355  
Authority:  
Section 127 The Corporations Act 2001

  
.....  
Signature of authorised person:

Name of authorised person:  
Graham Sidney Herbert  
Office held: Director & Secretary

  
.....  
Signature of authorised person:

Name of authorised person:  
Rodney Frank Harvey  
Office held: Director





Statement of Environmental Effects  
Development Application for Serviced Apartments  
68 Twynam Street, Jindabyne

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A' PRENDRE  
INTENDED TO BE CREATED OR RELEASED PURSUANT TO  
SECTION 88B OF THE CONVEYANCING ACT 1919**


Plan: DP 1286562

Plan of subdivision of Lot 1 DP 1284173  
covered by Subdivision Certificate No. SC 15.2007.3000079.3

Sheet 6 of 6 sheets

EXECUTED BY  
ESSENTIAL ENERGY

By its duly appointed attorney under power of attorney Book 4745 No. 85 in the presence of:

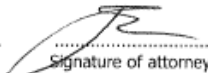
  
.....  
Signature of witness

Melinda White

.....  
Name of witness

8 Buller Street, Port Macquarie

.....  
Address of witness


  
.....  
Signature of attorney

Martin English, Head of Legal

.....  
Name and title of attorney

APPROVED BY:  
SNOWY MONARO REGIONAL COUNCIL  
BY ITS AUTHORISED DELEGATE  
PURSUANT TO S.377 LOCAL GOVERNMENT ACT 1993

  
.....  
General Manager/ Authorised Person

  
.....  
Signature of Witness

Evan Radford  
.....  
Print Full Name and Address of witness

81 Commissioner St, Cooma







**zone**  
Planning Group

## Variation Request

Clause 4.6  
Snowy River Local Environmental Plan 2013

Prepared for CSC N 10 Pty Ltd

August 2023  
N23018

68 Twynam Street,  
Jindabyne



Variation Request Pursuant to Clause 4.6 Snowy River Local Environmental Plan 2013  
Minimum Floor Space Ratio Standard  
68 Twynam Street, Jindabyne

This report was prepared by



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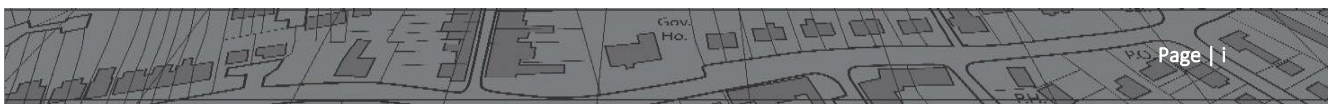
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Zone Ref	Issue	Date	Prepared by	Checked by
N23018	REV A	27/07/2023	MP	DGI/EM
	FINAL	23/08/2023	MP	EM

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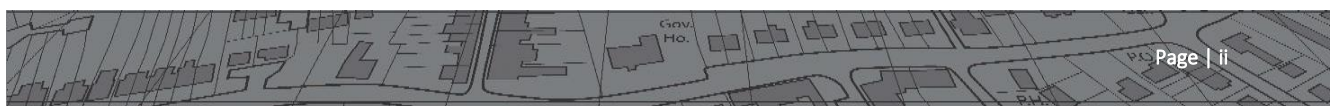




Variation Request Pursuant to Clause 4.6 Snowy River Local Environmental Plan 2013  
Minimum Floor Space Ratio Standard  
68 Twynam Street, Jindabyne

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Variation Request Pursuant to Clause 4.6 Snowy River Local Environmental Plan 2013  
Minimum Floor Space Ratio Standard  
68 Twynam Street, Jindabyne

## 1.0 Introduction

The Clause 4.6 Variation Request has been prepared by Mark Pepping BTP Hons MPIA, Principal Planner NSW for Zone Planning NSW on behalf of the owners CSC No 10 Pty Ltd seeking approval for a Serviced Apartments Development on Lot 39 DP1286562 and known as 68 Twynam Street, Jindabyne.

Clause 4.6 of the LEP is facultative and enables the Consent Authority to grant consent for development even though the development contravenes a development standard. The clause aims to provide an appropriate degree of flexibility in applying certain development standards to the development.

The subject property is made up of a single allotment which has an area of 895.7m<sup>2</sup>. In respect of the site's location, the maximum Floor Space Ratio for development is 0.5:1 as mapped on the Floor Space Ratio Maps under Clause 4.4 of Snowy River Local Environmental Plan 2013 (SRLEP 2013). The maximum floor space ratio permitted on the site is 447.85m<sup>2</sup>. The proposed development has a Floor Space Ratio of 514.5m<sup>2</sup> which equates to a ratio of 0.57:1. Accordingly, the proposed development does not meet the required minimum site area. The floor space proposed for each dwelling in the proposal enables the orderly and economic use of the land in an appropriate manner for the locality.

The Clause 4.6 written request should be read in conjunction with the Statement of Environmental Effects, the Plans for the proposed development and other associated documents lodged with the Development Application.

This Variation Report demonstrates that:

- Compliance with the development standard is unreasonable or unnecessary in the circumstances as:
  - The Proposal; achieves the objectives of the development standard in Clause 4.4 of the SRLEP notwithstanding the non-compliance; and
  - The objectives of the development standard would be defeated or thwarted if compliance was required.
- There are sufficient environmental planning grounds to justify contravening the development standard.
- The Proposal will be in the public interest because it is consistent with the objectives of the development standard and the objectives of the R2 Low Density Residential zone under the LEP.





Variation Request Pursuant to Clause 4.6 Snowy River Local Environmental Plan 2013  
Minimum Floor Space Ratio Standard  
68 Twynam Street, Jindabyne

## 2.0 Summary

The Development Standard Variation Request has been prepared under Clause 4.6 of (SRLEP 2013) to justify the departure from the development standard for the maximum Floor Space Ratio permitted on the site under Clause 4.4 and associated maps of the SRLEP 2013.

The variation request meets the objectives of Clause 4.6(1):

- (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
- (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

and demonstrate for the purpose of Clause 4.6(3):

- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

The Variation Request seeks to justify a contravention of the 0.5:1 maximum floor space ratio (FSR).

The objectives of the maximum FSR development standard are contained Clause 4.4(1) as follows:

- (a) *to ensure that buildings are compatible with the bulk and scale of the streetscape and the existing and desired future character of the locality,*
- (b) *to minimise adverse environmental effects on the use or enjoyment of adjoining properties, including heritage items, and the public domain,*
- (c) *to establish the maximum development density, accounting for the availability of infrastructure and generation of traffic.*

The proposed floor space ratio exceedance equates to a 14.6% variation. Serviced Apartments are permissible development under the SRLEP 2013 and provide a critical supply of tourist and visitor accommodation within the Jindabyne township and greater Monaro Snowy region particularly having regard to the Snowy Mountains Special Activation Precinct.

The increased floor space over the site will have negligible impacts on the amenity of adjoining sites and therefore approval of the proposal will be in the public interest.





### 3.0 Case Law

The main principles adopted by the Land and Environment Court in considering Variation Requests to Development Standards are set out below.

#### *Wehbe v Pittwater [2007] NSWLEC 827 (Wehbe)*

Justice Preston set out five ways in which it could be established that compliance with a development standard is unreasonable or unnecessary, being as follows:

- Are the objectives of the development standard achieved notwithstanding non-compliance with the standard;
- Is the underlying objective or purpose not relevant to the development with the consequence that compliance is unnecessary;
- Would the underlying objective or purpose be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable;
- Has the development standard been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard; or
- Is the zoning of particular land unreasonable or inappropriate so that a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land.

#### *Randwick City Council v Micaul Holdings Pty Ltd [2016] NSWLEC 7*

In Micaul, Preston CJ approved a four stage test adopted by the Commissioner at first instance to ensure that the Court was satisfied that the Variation Request should be granted:

- That compliance with the development standard must be unreasonable or unnecessary in the circumstances of the case;
- That there are sufficient environmental planning grounds to justify contravening the development standard;
- That the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3); and
- That the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

This Variation Request satisfies the tests outlined above and as such compliance with the respective development standard is unnecessary and unreasonable.





Variation Request Pursuant to Clause 4.6 Snowy River Local Environmental Plan 2013  
Minimum Floor Space Ratio Standard  
68 Twynam Street, Jindabyne

## 4.0 Development Overview & Planning Context

### 4.1 Site Description

The site is known as 68 Twynam Street, Jindabyne which comprises a single allotment legally described as Lot 39 DP1286562.

The allotment is rectangular in shape which tapers slightly from the street frontage to the rear. The width of the site at the street frontage is 21.635m and at the rear boundary 19.395m. Likewise, the depth of the property varies between 42.905ms on the southern boundary and 44.575m on the northern boundary. The site provides for a total area of 895.7m<sup>2</sup>.

The site is currently vacant with the exception of an electricity substation which is located within the frontage of the property southern corner of the site.

The property is located within a new subdivision on the southern outskirts of the Jindabyne Township. The Jindabyne Town Centre is located 1.2kms to the north-east of the site.

Surrounding allotments consist of vacant lots, developments under construction and recently completed developments. The developments on surrounding allotments consist of residential developments for single detached dwellings, dual occupancy development and other similar small visitor and tourist accommodation developments.

In conjunction with the maximum floor space ratio development standard, the site also has a maximum height limit prescribed through Clause 4.3 Height of Buildings under SRLEP 2013 of 9m. The proposed development does not exceed the height standard.

### 4.2 Development Details

The subject application entails the construction of a Serviced Apartments Development which will consist of four units over two levels with each unit having three bedrooms, lounge, kitchen, dining, two full bathrooms, laundry and outdoor patio. Two of the units are provided with a double lock up garage and the remaining two have a single lock up garage. Two additional uncovered car parking spaces are provided in the front setback of the development which meets the two carparking spaces per two or more bedroom units.

The units are attached in pairs in two separate buildings.





Variation Request Pursuant to Clause 4.6 Snowy River Local Environmental Plan 2013  
Minimum Floor Space Ratio Standard  
68 Twynam Street, Jindabyne

## 4.3 Snowy River LEP 2013 Provisions

### 4.3.1 Zoning

The subject site is zoned R2 Low Density Residential under the Snowy River Local Environmental Plan 2013. The objectives of the R2 Low Density Residential Zone are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure development maintains residential amenity and contributes to the small-scale residential character of the zone.*
- *To enable short-term, low impact tourist and visitor accommodation compatible with the surrounding residential character of the zone.*

Serviced apartments are permissible development with consent within the R2 Low Density Residential Zone.

## 4.4 Floor Space Ratio

The objectives of this clause are—

- (a) to ensure that buildings are compatible with the bulk and scale of the streetscape and the existing and desired future character of the locality,
- (b) to minimise adverse environmental effects on the use or enjoyment of adjoining properties, including heritage items, and the public domain,
- (c) to establish the maximum development density, accounting for the availability of infrastructure and generation of traffic.

The mapped maximum floor space ratio for the site is 0.5:1. The site provides for a total area of 895.7m<sup>2</sup>. Based on the area of the site, the maximum floor space ratio permitted is 447.85m<sup>2</sup>. The floor space for the proposed development is 514.50m<sup>2</sup>. The resultant floor space ratio of 0.57:1 exceeds the 0.5:1 threshold which represents an exceedance of 14.6%. As such the proposed development is non-compliant with this clause. Consequently, a variation to the development standard prepared in accordance with Clause 4.6 of the LEP has been prepared and submitted with the application.





## 5.0 Clause 4.6 Variation Request Assessment

### 5.1 Is the Planning Control a Development Standard?

The Planning Control in Clause 4.4 of SRLEP 2013 relating to the floor space ratio is a development standard as defined in the *Environmental Planning and Assessment Act 1979* as follows:

**development standards** means provisions of an environmental planning instrument or the regulations in relation to the carrying out of development, being provisions by or under which requirements are specified or standards are fixed in respect of any aspect of that development, including, but without limiting the generality of the foregoing, requirements or standards in respect of—

- (a) the area, shape or frontage of any land, the dimensions of any land, buildings or works, or the distance of any land, building or work from any specified point,
- (b) the proportion or percentage of the area of a site which a building or work may occupy,
- (c) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of a building or work,
- (d) the cubic content or floor space of a building,
- (e) the intensity or density of the use of any land, building or work,
- (f) the provision of public access, open space, landscaped space, tree planting or other treatment for the conservation, protection or enhancement of the environment,
- (g) the provision of facilities for the standing, movement, parking, servicing, manoeuvring, loading or unloading of vehicles,
- (h) the volume, nature and type of traffic generated by the development,
- (i) road patterns,
- (j) drainage,
- (k) the carrying out of earthworks,
- (l) the effects of development on patterns of wind, sunlight, daylight or shadows,
- (m) the provision of services, facilities and amenities demanded by development,
- (n) the emission of pollution and means for its prevention or control or mitigation, and
- (o) such other matters as may be prescribed.

In regard to the proposed development, the floor space of the development under sub-category (d) is applicable to this application.

### 5.2 The Nature of the Contravention of the Standard

The site proposal is subject to *Clause 4.4 Floor space ratio* which requires the maximum floor space ratio for a development on any land not to exceed the floor space ratio for the land on the Floor Space Ratio Map. In this case, the subject land is located within an area mapped with a floor space ratio maximum of 0.5:1 as indicated in **Figure 1** below.

The subject development has a floor space subject to inclusion within the floor space ratio calculation of 514.50m<sup>2</sup>. This represents a floor space ratio of 0.57:1 and a variation to the standard of 14.6%.







Variation Request Pursuant to Clause 4.6 Snowy River Local Environmental Plan 2013  
Minimum Floor Space Ratio Standard  
68 Twynam Street, Jindabyne

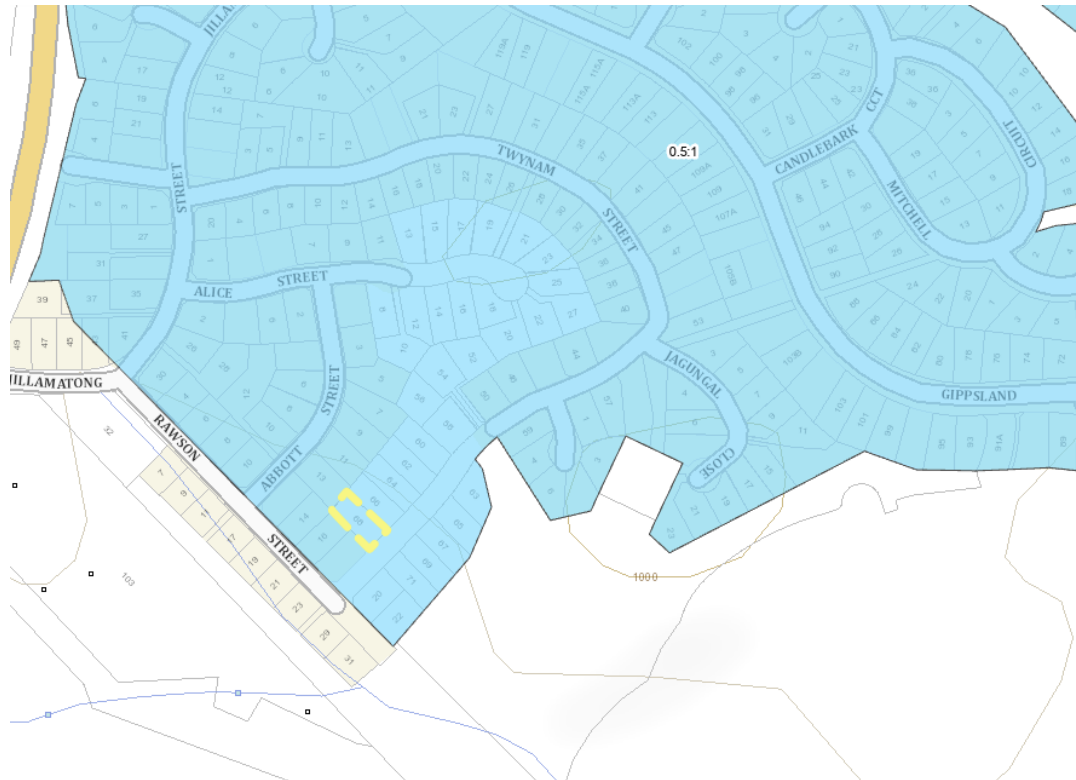


Figure 1: Floor Space Ratio under Snowy River LEP 2013 (Source: NSW Planning Portal Spatial Viewer)

### 5.3 Objectives of the Zone & Development Standard

The objectives of the applicable R2 Low Density Residential under SRLEP 2013 are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure development maintains residential amenity and contributes to the small-scale residential character of the zone.
- To enable short-term, low impact tourist and visitor accommodation compatible with the surrounding residential character of the zone.

The proposed development is considered to be consistent with the fourth objective being development that provides short term-low impact tourist and visitor accommodation compatible with the surrounding residential character.





## 5.4 Is compliance with the Development Standard unreasonable or unnecessary in the circumstances?

The objectives of this clause 4.4 are—

- (a) *to ensure that buildings are compatible with the bulk and scale of the streetscape and the existing and desired future character of the locality,*
- (b) *to minimise adverse environmental effects on the use or enjoyment of adjoining properties, including heritage items, and the public domain,*
- (c) *to establish the maximum development density, accounting for the availability of infrastructure and generation of traffic.*

### ***Objective 1(a) compatible with the bulk and scale of the streetscape and the existing and desired future character of the locality***

This objective of the relevant development standard is achieved because the proposed development is compatible with the developing character of the locality which currently features a variety of built forms including single and 2-storey dwellings, dual occupancy developments, multi-unit developments and tourist accommodation which the Proposal entails. The proposed development will exist harmoniously with the locality and the form, bulk and scale will be similar to nearby developments which have occurred at 6 Jagungal Crescent and 12 Jagungal Crescent, Jindabyne.

These developments demonstrate Council's acknowledgement of the development potential and opportunity for the locality including the permissibility of Serviced Apartments with the low density residential zoning. The accompanying Statement of Environmental Effects demonstrates the other development standards are generally met by the design of the Proposal.

### ***Objective 1(b) environmental effects on the use or enjoyment of adjoining properties***

The objective of the relevant development standard is achieved through the design and layout of the development which minimises impacts on adjoining developments. The site to the south is a corner allotment under construction and the allotment to the north has been approved for a dual occupancy development.

### ***Objective 1(c) maximum development density, accounting for the availability of infrastructure and generation of traffic***

The objective of the relevant development standard is achieved. The development overall is not a complex large development and will unlikely have detrimental impact on the availability of services within the locality and will not be a large generator of traffic. Within the network. The required provision of off-street parking has been able to be provided on-site based on Council's requirements for such Proposal.

In summary, strict compliance with Clause 4.4 of SRLEP 2013 is considered unreasonable and unnecessary in the circumstances of the development as proposed. The development has been able to be designed to meet other applicable development standards under the SRLEP 2013 and the extensive development requirements under the Snowy River DCP 2013 which even though represent a guide to development, demonstrates that the proposed development is largely compliant in all facets apart from the floor space ratio.





Variation Request Pursuant to Clause 4.6 Snowy River Local Environmental Plan 2013  
Minimum Floor Space Ratio Standard  
68 Twynam Street, Jindabyne

The Jindabyne Township is within the Snowy Mountains Special Activation Precinct (SAP) which is promoting the area for year round recreation activity which draw tourists from within NSW, interstate and internationally. The provision of tourist and visitor facilities to satisfy the demand for tourist accommodation is critical to the success of the SAP. The proposed development which entails Serviced Apartments will provide accommodation which resembles traditional medium density housing. As tourists will be likely to spend multiple nights in accommodation, developments which provide spacious, 'homely' type accommodation are highly sought after. This proposed development meets this demand.

In light of the above, it is concluded that the floor space ratio limit for the development on the subject site is unreasonable and unnecessary.

### 5.5 Would the underlying purpose be defeated or thwarted if compliance was required?

The site is located within a developing area which contains a mix of developments comprising single dwelling houses, dual occupancy developments, multi-unit developments and tourist accommodation.

The Proposal has no imposition on adjoining developments and will not diminish the enjoyment by occupants within adjoining developments. The development provides a high standard design and finish which will be compatible to other development throughout the estate.

The Proposal will not provide undue or unreasonable stress on local infrastructure needs nor will it generate extensive traffic movements which would be incompatible with the location.

There is no public benefit in requiring strict adherence of the Development Standard in this case because the Proposal involves the development of Serviced Apartments which will meet the need for specific tourist accommodation rather than tourists occupying much needed properties for longer term residents in the Jindabyne Township and nearby tourist areas. Like many areas, long term rental accommodation such as dwelling houses and dual occupancy dwellings are being rented for short stay tourist accommodation. This situation has seen rental availability diminish significantly and what availability there is, is well above market rates. This Proposal will provide accommodation specifically for short term rental accommodation.

In summary, it would be unreasonable to require compliance with the minimum lot size given that the development of the site meets all other Council requirements.

### 5.6 Has the development standard been virtually abandoned or destroyed by Council's own actions in granting consents from the standard?

Due to the limited access to Council development approvals, it is unknown whether the Council has granted variations to the development standard under Clause 4.4 to other developments. Notwithstanding, Council's online Development Application Tracker identifies other developments within the estate that have had development standard variations supported by Council, namely 12 Jagungal Crescent where a 4.6 Variation to the building height was accepted.

Notwithstanding whether or not Council has through past approvals abandoned the standard, the variation sought is relatively minor and does not erode the overall intent of the standard from being upheld.





Variation Request Pursuant to Clause 4.6 Snowy River Local Environmental Plan 2013  
Minimum Floor Space Ratio Standard  
68 Twynam Street, Jindabyne

## 5.7 Summary

In summary, the proposed development:

- Provides a form development specifically entertained in the R2 Low Density Residential zone whilst still maintaining the broader objectives of the R2 Low Density Residential Zone; and
- is consistent with Council's and NSW State Government's objectives in developing the Snowy Mountains SAP.

The proposed development can sympathetically achieve these outcomes without any material impact on other adjoining properties or without undermining Council's strategic outcomes. The end result of the subject development application is to enable the utilisation of the site for tourist and visitor accommodation development which is encouraged by the LEP including through a specific objective of the zone.





Variation Request Pursuant to Clause 4.6 Snowy River Local Environmental Plan 2013  
Minimum Floor Space Ratio Standard  
68 Twynam Street, Jindabyne

## 6.0 Concurrence of the Secretary

Clause 4.6(5)(a) requires the Secretary to consider whether contravention of the development standard raises matters of State or Regional significance.

This Development Application does not raise any matters of significance for State or Regional planning.

It is a location specific issue, with a set of circumstances applicable specifically to the allowable floor space ratio of developments on land zoned R2 Low Density Residential within the Jindabyne Township.

Council has in place relevant Planning Controls that allow the proposed development. It has a set of Development Control Plan requirements that allows development on the land for Serviced Apartments as well as in the case of the location of the site, development requirements that relate to the Highview Estate. The single variation does not compromise the development in meeting the other applicable controls.

Clause 4.6(5)(b) requires the Secretary to consider the public benefit of maintaining the standard.

As set out in Section 5 of this Request Variation, there are public interest issues arising from this proposal in addition to the good administration of the planning system. Such administration requires not only the establishment of reasonable controls based on sound logic, but also the flexibility to allow judgement to be exercised when numerical variations to standards are involved.

There is no public benefit in requiring strict adherence of the Development Standard in this case because the Proposal involves the development of Serviced Apartments which will meet the need for specific tourist accommodation rather than tourists occupying much needed properties for longer term residents in the Jindabyne Township and nearby tourist areas. Like many areas, long term rental accommodation such as dwelling houses and dual occupancy dwellings are being rented for short stay tourist accommodation. This situation has seen rental availability diminish significantly and what availability there is, is well above market rates. This Proposal will provide accommodation specifically for short term rental accommodation.

The proposal is consistent with the strategic aims of Council as they have been framed in the Snowy River Local Environmental Plan 2013, that is to provide opportunity for tourist and visitor accommodation in the R2 Low Density Residential Zone. Facilitating this outcome still respects the characteristics of the site and surrounding areas and therefore should be seen as a public benefit, not a dis-benefit.

There are no significant adverse impacts arising from the variation sought either upon any adjoining development or upon the public domain.

A decision made in relation to this particular Development Application will not have identifiable outcomes that could be said to be significant or prejudicial to matters of State or Regional planning. There are no particular matters that are required to be taken into consideration by the Secretary of Department of Planning and Environment.

The Secretary can be assumed to have concurred to the variation. This is because of Department of Planning Circular PS 18-003 Variations to Development Standards, dated 21 February 2018. This circular is a notice under Clause 55(1) of the Environmental Planning and Assessment Regulation 2021.

A consent granted by a consent authority that has assumed concurrence is as valid and effective as if concurrence had been given.





Variation Request Pursuant to Clause 4.6 Snowy River Local Environmental Plan 2013  
Minimum Floor Space Ratio Standard  
68 Twynam Street, Jindabyne

## 7.0 Conclusion

This Clause 4.6 Variation Request demonstrates as required, that:

- Strict compliance with the floor space ratio standard pursuant to Clause 4.4 of SRLEP2013 would be unreasonable and unnecessary in the circumstances of the case.
- Notwithstanding the variation requested, the development remains consistent with the objectives of the R2 Low Density Residential Zone and in fact actively supports those objectives.
- There is a public benefit in not maintaining compliance with the numerical standard as the Proposal is providing short term rental accommodation for tourists which frees up single dwellings for longer term rentals particularly for residents and workers within Jindabyne and surrounds.
- The Variation Request does not raise questions or issues of State or Regional planning significance.

On the basis of the matters set out in this Variation Request, it is submitted that the Council exercise the discretion and flexibility afforded it by the provisions of Clause 4.6 of SRLEP2013 and support the proposed development.



REF: 6229BF

Date: 26/7/23

Valid to: 26/7/24



## BUSHFIRE HAZARD ASSESSMENT

PROPOSED SERVICED APARTMENT DEVELOPMENT (SFPP)

68 TWYNAM STREET, JINDABYNE, NSW.

LGA: Snowy Monaro Regional

Lot 39 DP 1286562

Applicant: Mark Pepping

HARRIS ENVIRONMENTAL CONSULTING

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### HARRIS ENVIRONMENTAL CONSULTING

#### Version Control

Date Created	24/3/23			
Version Number	Name	Issue Detail	Date Modified	Status
1.0	CH	Report	25/07/2023	Complete
1.1	KH	Report	25/07/2023	Complete

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BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

### Bushfire Hazard Assessment

<b>Property Address:</b>	68 TWYNAM STREET, JINDABYNE, NSW.,
<b>Description of Proposal:</b>	Proposed SERVICED APARTMENT DEVELOPMENT (SFPP)
<b>Highest BAL Rating:</b>	BAL 12.5
<b>Performance-Based Solution</b>	No
<b>Bushfire Assessment Reference:</b>	6229BF
<b>Report Date:</b>	25/07/2023

#### ASSESSOR & QUALIFICATIONS

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#### DISCLAIMER

The recommendations provided in the summary of this report are a result of the analysis of the proposal in relation to the requirements of Planning for Bushfire Protection 2019. Utmost care has been taken in the preparation of this report however there is no guarantee of human error. The intention of this report is to address the submission requirements for Development Applications on bushfire prone land. There is no implied assurance or guarantee the summary conditions will be accepted in the final consent and there is no way Harris Environmental Consulting is liable for any financial losses incurred should the recommendations in this report not be accepted in the final conditions of consent. This bushfire assessment provides a risk assessment of the bushfire hazard as outlined in the PBP 2019 and AS3959 2018. It does not provide protection against any damages or losses resulting from a bushfire event.

BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

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BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

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BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

## EXECUTIVE SUMMARY

This report provides a Bushfire Hazard Assessment for a proposal to develop a serviced apartment complex involving four units (attached in pairs) at 68 TWYNAM STREET, JINDABYNE, NSW..

Under Rural Fires Act s.100B, a Bush Fire Safety Authority (BFSA) from the NSW RFS is required for Special Fire Protection Purpose (SFPP).As there is no resident/manager listed for the site, the development must adhere to Table A1.12.1 of the PBP 2019.

The bushfire prone land within 140 m of the proposed developments is:

Aspect	Vegetation Classification and slope	Distance from the nearest part of the external wall
<b>Unit 1 &amp; 2</b>		
South East	5-10° Downslope Grassland	71.8 m
South East	5-10° Downslope Forest	97 m
South West	0-5° Downslope Grassland	106 m
<b>Unit 3 &amp; 4</b>		
South-East	5-10° Downslope Grassland	89.1 m
South East	5-10° Downslope Forest	113 m
South West	0-5° Downslope Grassland	105.7 m

The proposed serviced apartment dwelling can be constructed to **BAL 12.5** (Section 5 and Section 3) as specified by AS3959 - 2018 Construction for Buildings in Bushfire Prone Areas and/or *NASH Standard Steel Framed Construction in Bushfire Areas* (2014). New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

An APZ should be established from the commencement of building works and maintained for perpetuity throughout the entire subject lot.

The subject lot is located on Twynam Street. This is a two-wheel drive, all-weather road. Road surfaces and bridges are sufficient to carry fully loaded firefighting vehicles.

Reticulated water is supplied to the subject lot. A hydrant is located on Twynam Street within 70 m of the furthest extent of the proposed development.

Any bottled gas will be installed and maintained under AS1596 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 building and any combustible material. Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.

Electrical transmission lines, if above ground, will be managed under specifications issued by Energy Australia.

BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

## 1 PROPOSAL

The owners of 68 TWYNAM STREET, JINDABYNE, NSW., propose to construct a serviced apartment complex on Lot 39 DP 1286562. This development involves the construction of four separate dwellings, attached in pairs, within the subject lot. The assessment confirms the subject lot is mapped as bushfire prone.

Harris Environmental Consulting was commissioned to provide this bushfire assessment. Brad Bourke conducted a site inspection of the location on the 14 July 2023.

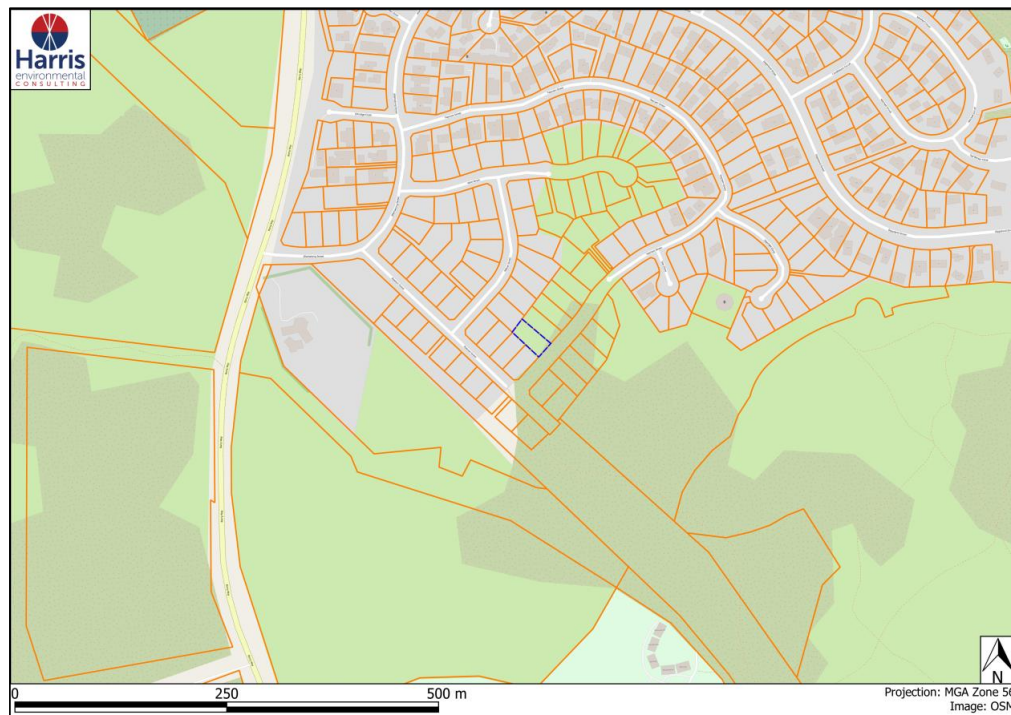
Figure 1 shows the subject lot location.

Figure 2 provides a broad scale aerial view of the subject site.

Figure 3 shows a close up of the subject lot.

Figure 4 shows the proposed plans.

Figure 1 Site location





BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

Figure 2 Broad scale aerial view of the subject site

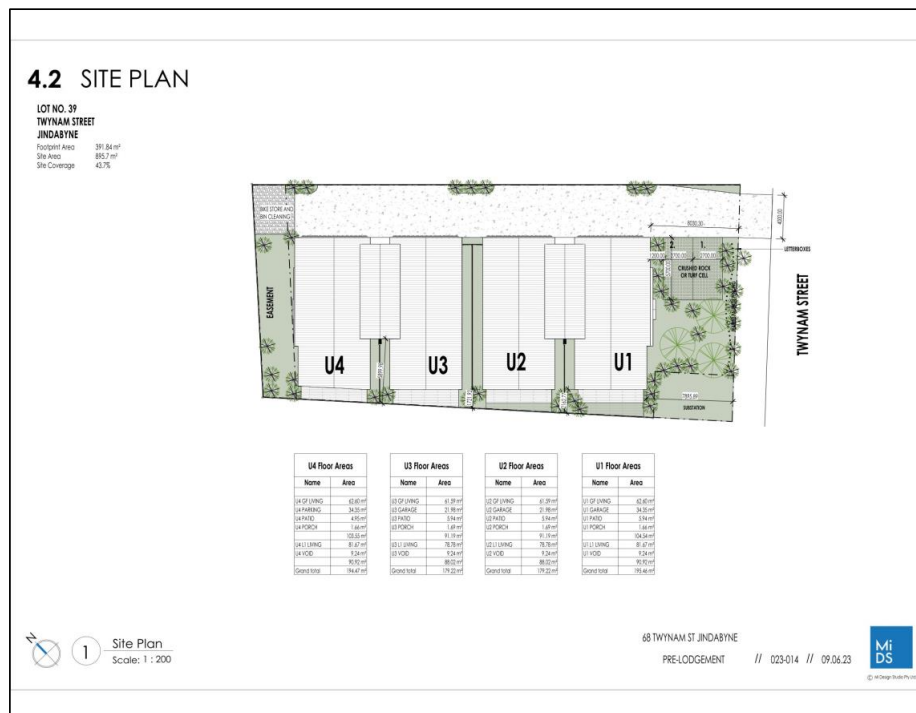


Figure 3 Close up view of development



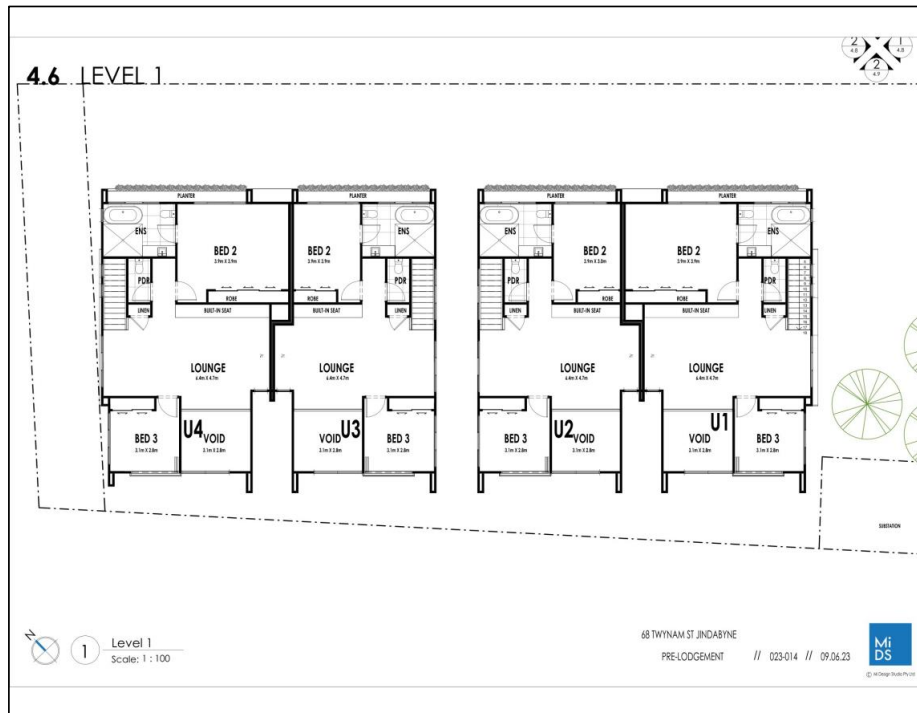
BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

Figure 4 Proposed Plans





BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.



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BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

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## 1.1 BUSHFIRE HAZARD ASSESSMENT REQUIREMENTS

Tourist development can fall under a number of descriptions in PBP 2019.

The development will be considered Special Fire Protection Purpose development under Section 6 PBP (2019), a BFSA is required under RF Act s.100B.

Some SFPP development is occupied on a short-term basis by people who are unaware of their surroundings and the appropriate procedure to follow in the event of a bush fire. Short-term accommodation (six weeks or less) must meet the varied performance criteria in Tables 6.8a to 6.8d.

As the development does not fall under any setting tailored objective, such as the presence of a resident or site manager, the development must comply with Section 6.3 and Table A1.12.1 of the PBP 2019.

BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

## 2 PLANNING LAYERS

The following planning layers are described in Table 1 and shown in the Figures below:

Table 1 Planning Layers

MAP	FIGURE	DESCRIPTION
Bushfire Prone Land Map	5	The subject site is mapped as "Vegetation Category 3".
LEP Zone Map	6	The subject lot is zoned as "R2 – Low Density Residential".
Vegetation Mapping	7	The surrounding vegetation has been mapped as "Tableland Clay Grassy Woodlands" and "Temperate Montane Grasslands". (DPIE, 2022)
Biodiversity Values Map	Appendix ii	As of 24/3/23 there is NO land identified within the subject lot as having high biodiversity value under the Biodiversity Offsets Scheme under the Biodiversity Conservation Act 2016.

Figure 5 Bushfire Prone Map





BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

Figure 6 LEP Zone Map

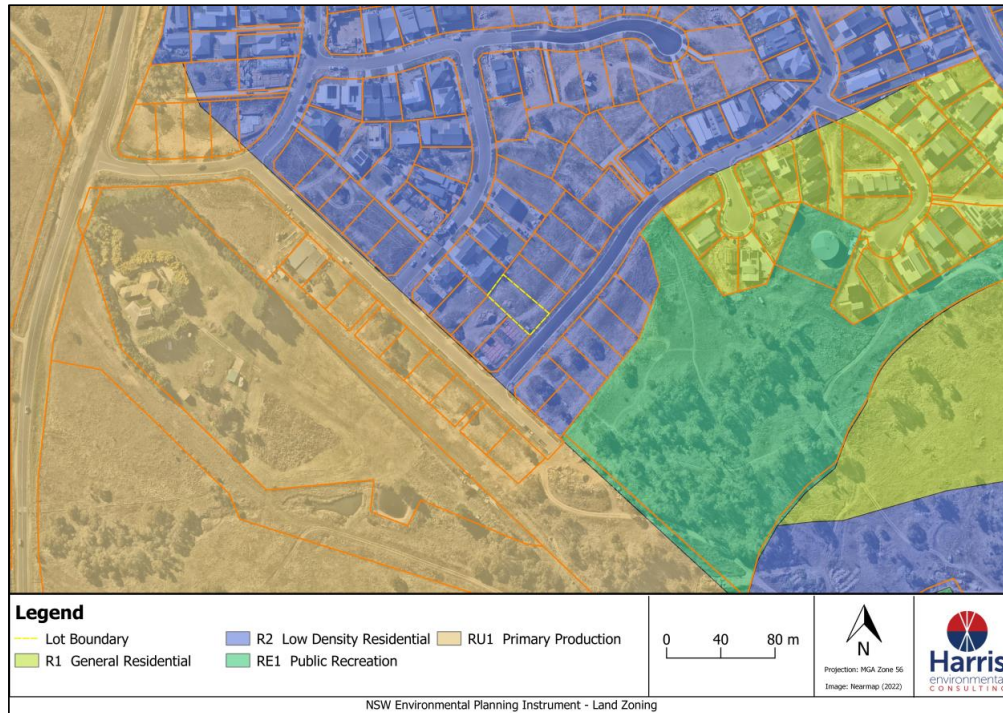
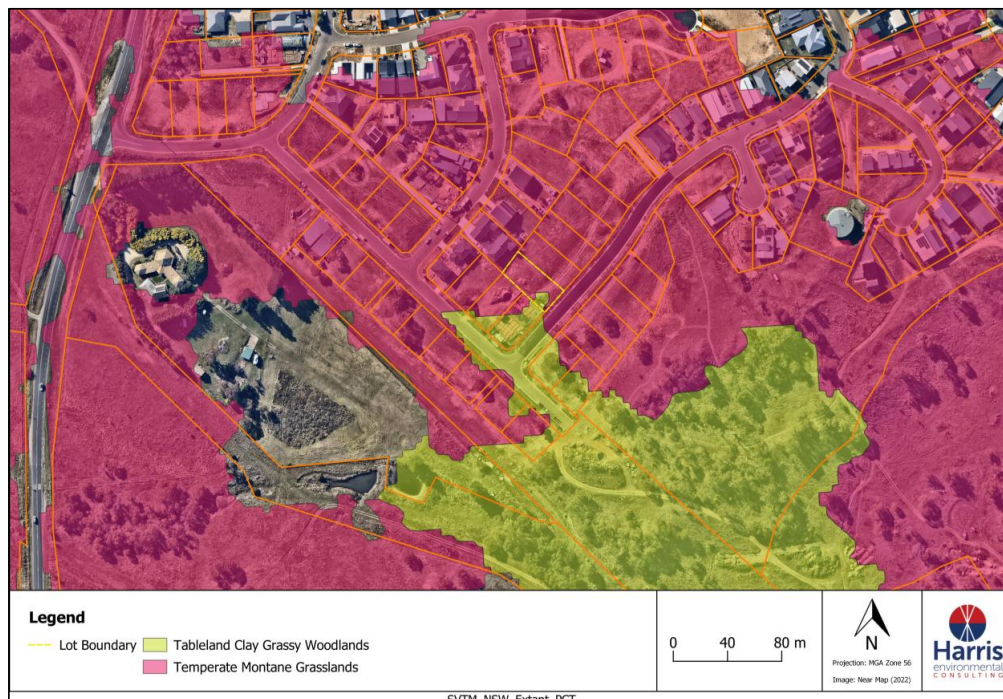


Figure 7 Vegetation Mapping





BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

### 3 SITE DESCRIPTION

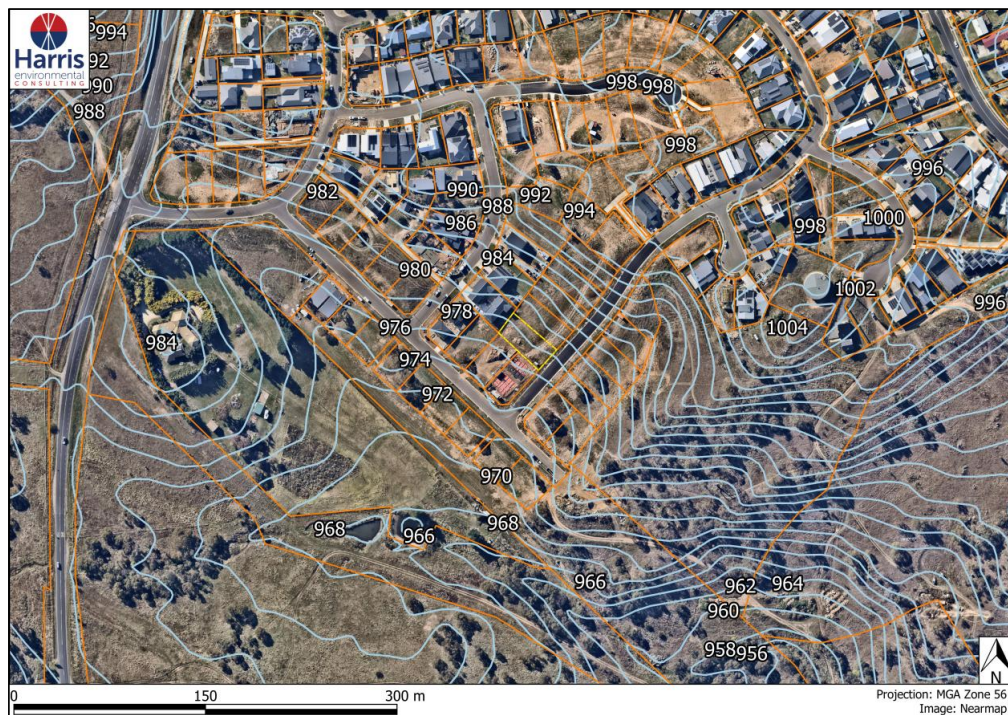
#### 3.1 Slope and Aspect of the Site within 100m

The slope that would most significantly influence fire behaviour was determined over a distance of 100 m out from the proposed developments. This assessment used 2 m contour intervals and was confirmed by site inspection.

The Australian Standard AS3959 - 2018 and PBP 2019 identify that the slope of the land under the classified vegetation is much more important than the slope between the site and the edge of the classified vegetation.

As shown in Figure 8, the subject lot is located on land that slopes downwards to the southeast and upwards to the north.

Figure 8 Slope



BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

### 3.2 Vegetation Formation Within 140m of Proposed Development

Figure 9 shows the managed and unmanaged land within 140 m of the proposed developments.

Figure 10 shows photos of the predominant vegetation formations included in the assessment.

The vegetation formations are described below and summarised in Table 2.

The vegetation on the south-eastern and southwestern elevation from the four dwellings is mapped 'Temperate Montane Grasslands (DPIE, 2022). The vegetation is classified 'Grassland' in accordance with PBP 2019.

The vegetation to the far south-eastern elevation from all dwellings mapped as "Tablelands Clay Grassy Woodlands", part of the Sub-Alpine Woodland formations (DPIE,2022). The vegetation has been classified as "Forest (including Sub-Alpine Woodland)" in accordance with the PBP 2019.

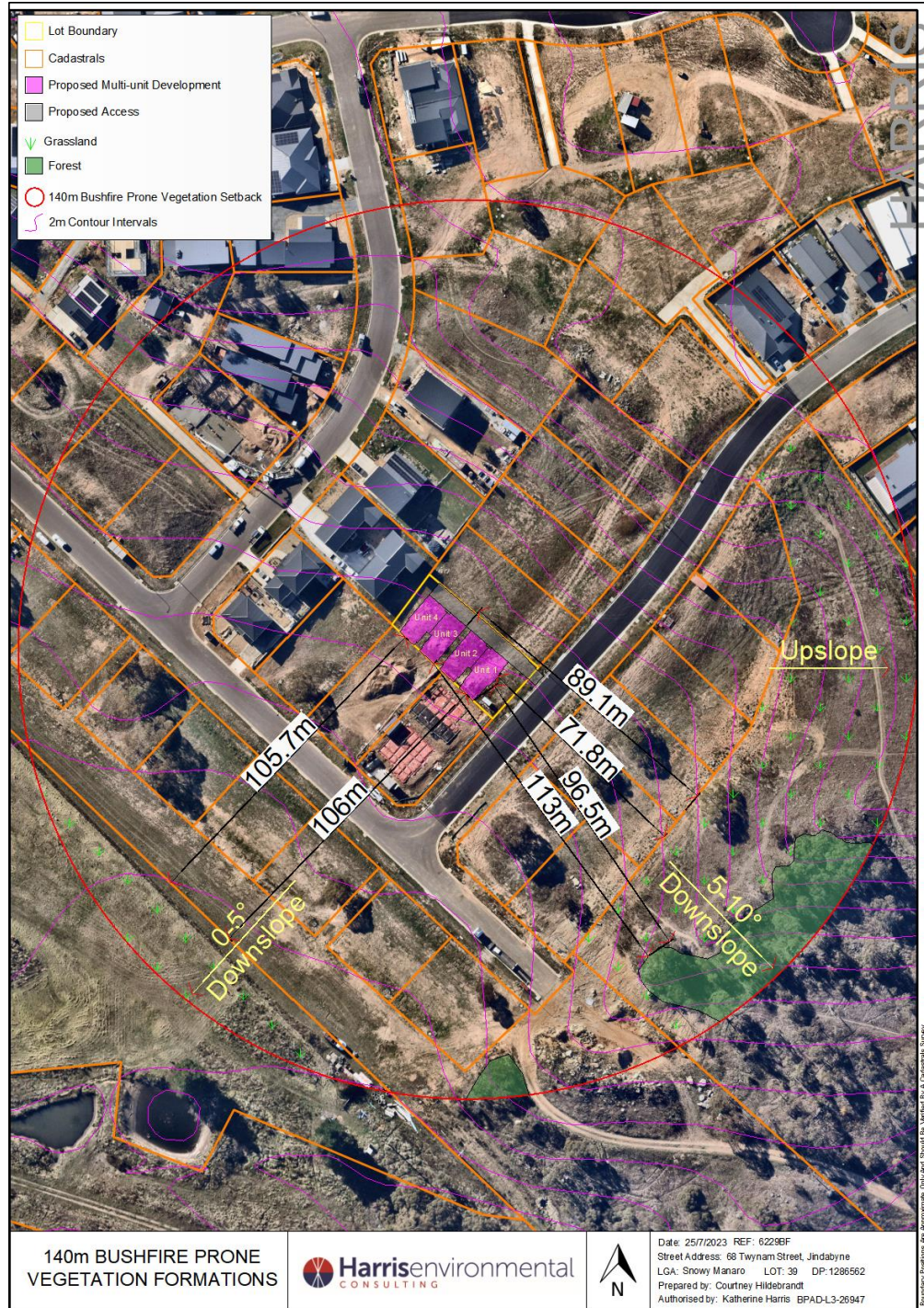
**Table 2 Predominate Vegetation Classification near Proposed Development**

	Vegetation Formation	Effective Slope	Distance from façade to hazard
<b>Units 1 and 2</b>			
<b>South-East</b>	Grassland	5-10° Downslope	71.8 m
<b>South East</b>	Forest	5-10° Downslope	96.5 m
<b>South West</b>	Grassland	0-5° Downslope	106 m
<b>Units 3 and 4</b>			
<b>South-East</b>	Grassland	5-10° Downslope	89.1m
<b>South East</b>	Forest	5-10° Downslope	113 m
<b>South West</b>	Grassland	0-5° Downslope	105.7 m



BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

Figure 9 Bushfire Prone Vegetation within 140 metres





BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

Figure 10 - Photo Map of Bushfire Prone Vegetation



BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

## 4 BUSHFIRE THREAT ASSESSMENT

### 4.1. Asset Protection Zones (APZ)

**Table A1.12.1** *Planning for Bush Fire Protection 2019* has been used to determine the width of the required APZ for the proposed development using the vegetation and slope data identified.

Table 3 below shows the APZ and BAL Determination for the proposed developments.

An APZ should be established from the commencement of building works and maintained for perpetuity throughout the entire subject lot.

The site is **BAL 12.5** because as seen in Table 3, the development is:

- Within 100 m, but not less than 57 m, from the Forest Vegetation; and
- More than 50 m from all Grassland Vegetation.

**Table 3 APZ and BAL Determination**

	<b>SOUTH EAST</b>	<b>SOUTH EAST</b>	<b>SOUTH WEST</b>
<b>Vegetation</b>	Grassland	Forest	Grassland
<b>Gradient</b>	5-10° Downslope	5-10° Downslope	0-5° Downslope
<b>Distance between façade and hazard (Units 1 &amp; 2)</b>	71.8 m	97 m	106 m
<b>Distance between façade and hazard (Units 3 &amp; 4)</b>	89.1 m	113 m	105.7 m
<b>SFPP (<math>\leq 10\text{kW/m}^2</math>, 1200K) required APZ</b>	45 m	93 m	40 m
<b>Construction BAL Required</b>	<b>BAL 12.5</b>	<b>BAL 12.5</b>	<b>BAL 12.5</b>
<b>APZ BAL Required</b>	<b>SFPP</b>	<b>SFPP</b>	<b>SFPP</b>

BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

#### 4.2. Relevant Construction Standard

The Australian Standard AS3959 – 2018 and/or *NASH Standard Steel Framed Construction in Bushfire Areas* (2014) are the enabling standards that address the performance requirements of both parts 2.3.4 and Part GF5.1 of the Building Code of Australia for the Construction of Class 1, 2 and Class 3 buildings within a designated Bushfire Prone Area.

The following was determined for this site:

*Relevant fire danger index*.....FDI 80  
*Flame temperature* .....1200 K

The proposed dwelling can be constructed to **BAL 12.5** (Section 5 and Section 3) as specified by AS3959 - 2018 Construction for Buildings in Bushfire Prone Areas and/or *NASH Standard Steel Framed Construction in Bushfire Areas* (2014). New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

#### 4.3. Emergency Management

The owners are advised to obtain the *NSW Rural Fire Service – "Guidelines for the Preparation of Bush Fire Evacuation Plans" & 'Bush Fire Survival Plan'* In the event of an emergency, the owners should ensure they are familiar with the RFS Bush Fire Alert Levels and use their Bush Fire Survival Plan.

#### 4.4. Adequate Water and Utility Services

Reticulated water is supplied to the subject lot. A hydrant is located on Twynam Street within 70 m of the furthest extent of the proposed development.

Any bottled gas will be installed and maintained under AS1596 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 building and any combustible material. Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.

Electrical transmission lines, if above ground, will be managed under specifications issued by Energy Australia.

#### 4.5. Safe Operational Access

The *Planning for Bushfire Protection 2019* requires safe operational access to structures and water supply for emergency services while residents are seeking to evacuate from an area.

The subject lot is located on Twynam Street. This is a two-wheel drive, all-weather road. Road surfaces and bridges are sufficient to carry fully loaded firefighting vehicles. There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency firefighting vehicles.



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BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

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## 5 LANDSCAPING

An APZ is required to be established and should be maintained for perpetuity.

Appendix 4 (*PBP 2019*) provides guidelines for landscaping and Bushfire Provisions within the APZ. To incorporate bushfire protection measures into future development, the owner is advised to consider the following:

- Avoid planting trees species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopy.
- Avoid planting deciduous species that may increase fuel at surface/ground level by the fall of leaves.
- Avoid climbing species to walls and pergolas.
- Locate combustible materials such as woodchips/mulch, flammable fuel stores (LPG gas bottles) away from the building.
- Locate combustible structures such as garden sheds, pergolas, and materials such as timber furniture away from the building.
- Ensure any vegetation planted around the house is a suitable distance away so these plants do not come into physical contact with the house as they mature.
- The property should be developed to incorporate suitable impervious area surrounding the house, including courtyards, paths, and driveways.

The IPA is the area closest to the building and creates a fuel-managed area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defensible space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 1cm in height and be discontinuous.

In practical terms the IPA is typically the curtilage around the building, consisting of a mown lawn and well-maintained gardens.

When establishing and maintaining an IPA the following requirements apply:

### Trees

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m; and
- preference should be given to smooth barked and evergreen trees.

### Shrubs

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- shrubs should not be located under trees;

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BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

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- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

**Grass**

- 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.

An OPA is located between the IPA and the unmanaged vegetation. It is an area where there is maintenance of the understorey and some separation in the canopy. The reduction of fuel in this area aims to decrease the intensity of an approaching fire and restricts the potential for fire spread from crowns; reducing the level of direct flame, radiant heat and ember attack on the IPA.

When establishing and maintaining an OPA the following requirements apply:

**Trees**

- tree canopy cover should be less than 30%; and
- canopies should be separated by 2 to 5m.

**Shrubs**

- shrubs should not form a continuous canopy; and
- shrubs should form no more than 20% of ground cover.

**Grass**

- grass should be kept mown to a height of less than 100mm; and
- leaf and other debris should be removed.

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BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

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## 6 SUMMARY

- The proposed serviced apartment dwelling can be constructed to **BAL 12.5** (Section 5 and Section 3) as specified by AS3959 - 2018 Construction for Buildings in Bushfire Prone Areas and/or *NASH Standard Steel Framed Construction in Bushfire Areas* (2014). New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.
- Under Rural Fires Act s.100B, a Bush Fire Safety Authority (BFSA) from the NSW RFS is required for Special Fire Protection Purpose (SFPP). As there is no resident/manager listed for the site, the development must adhere to Table A1.12.1 of the PBP 2019.
- An APZ should be established from the commencement of building works and maintained for perpetuity throughout the entire subject lot.
- The subject lot is located on Twynam Street. This is a two-wheel drive, all-weather road. Road surfaces and bridges are sufficient to carry fully loaded firefighting vehicles.
- Reticulated water is supplied to the subject lot. A hydrant is located on Twynam Street within 70 m of the furthest extent of the proposed development.
- Any bottled gas will be installed and maintained under AS1596 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 building and any combustible material. Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.
- Electrical transmission lines, if above ground, will be managed under specifications issued by Energy Australia.



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BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

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BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

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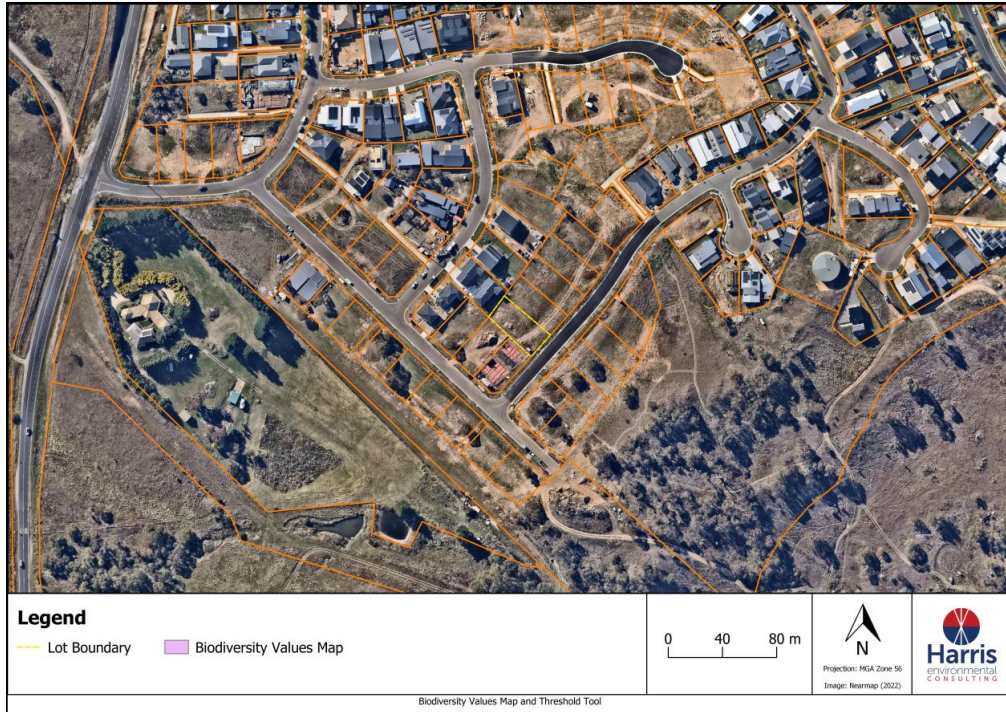
## APPENDIX I DEFINITION OF ASSET PROTECTION ZONES

Vegetation within the APZ should be managed in accordance with APZ specifications for the purposes of limiting the travel of a fire, reducing the likelihood of direct flame contact, and removing additional hazards or ignition sources. The following outlines some general vegetation management principles for APZs:

- 1) Discontinuous shrub layer (clumps or islands of shrubs not rows);
- 2) Vertical separation between vegetation strata;
- 3) Tree canopies not overhanging structures;
- 4) Management and trimming of trees and other vegetation in the vicinity of power lines and tower lines in accordance with the specifications in "Vegetation Safety Clearances" issued by Energy Australia (NS179, April 2002);
- 5) Maintain low ground covers by mowing / whipper snipper / slashing; and
- 6) Noncombustible mulch e.g., stones and removing stores of combustible materials;
- 7) Vegetation to be planted should consist of fire retardant/ less flammable species strategically located to reduce attack from embers (i.e., as ember traps when in small clumps and short wind breaks).

BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

## APPENDIX II BIODIVERSITY VALUES MAP



BUSHFIRE HAZARD ASSESSMENT AT 68 TWYNAM STREET, JINDABYNE, NSW.

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### APPENDIX III DEFINITIONS & ABBREVIATIONS

**Asset Protection Zone-** A fuel reduced area surrounding a buffer zone between a bushfire hazard and an asset. The APZ includes a defendable space within which firefighting operations can be carried out. The size of the required APZ varies with slope, vegetation and FFDI.

**AS3959-2019:** Australian Standard AS 3959:2018 Construction of buildings in bush fire-prone areas.

**Bush fire prone area-** an area of land that can support a bush fire or is likely to be subject to bushfire attack, as designated on a bush fire prone land map

**Bush fire prone vegetation (BFPV)** – A map prepared by Council in accordance with RFS guidelines and defining area of vegetation by BFPV categories

**Bushfire prone land map (BFPL)** A map prepared in accordance with RFS guidelines and certified by the Commissioner of the NSW RFS under section 146 (2) of the Environmental Planning and Assessment Act (1979)

**BFSA:** Bush fire safety authority.

**Effective Slope:** The land beneath the vegetation which most significantly effects fire behavior, having regard to the vegetation present.

**Fire Danger Index (FDI)** The chance of a fire starting, its rate of spread, its intensity and the difficulty potential for its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short term drought effects.

**Fire hazard:** the potential for land to carry a bush fire, utilizing materials or fuels that can be ignited

**Grasslands-** Grassed areas capable of sustaining a fire. Under Australia standard 3959 Construction of buildings in bushfire -prone areas, identified as low open shrubland, hummock grassland, closed tussock grassland, tussock grassland, open tussock, sparse open tussock, dense sown pasture, sown pasture, open herbfield and sparse open herb field. Grass, whether exotic or native, which is regularly maintained at or below 10 cm in height (includes maintained lawns, golf course, maintained public reserves, parklands, nature strips and commercial nurseries) are regarded as managed land

**Inner Protection Area (IPA):** the component of an APZ which closest to the asset (measured from unmanaged vegetation). It consists of an area maintained to minimal fuel loads so that a fire path is not created between the hazard and the building.

**Managed land-** Managed land is land that has vegetation removed or maintained to limit the spread and impact of bushfire. It may include existing developed land ( i.e. residential, commercial or industrial) roads, golf course fairways, playgrounds or sports fields, vineyards, orchards, cultivated ornamental gardens, and commercial nurseries.

**PBP 2019:** Planning for Bushfire Protection 2019





**ENERGY  
EFFICIENCY  
REPORT**



**SHAPING A  
SUSTAINABLE  
FUTURE**

**Prepared for:** Mr. David Skeen  
**Project:** 68 Twynam Street, Jindabyne NSW 2627

SeedHaus™ acknowledges the Kombumerri peoples as the Traditional Custodians of the land on which we operate.  
We acknowledge the Kombumerri peoples continued connection to their Country, the flora and fauna and their connection to the Nerang and Coomera Rivers.  
We acknowledge and pay our respect to the past, present and future Traditional Custodians and Elders of this nation.



## Report Contents

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JV3 Assessment

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Lighting Calculator 2019



**THANK YOU FOR COLLABORATING WITH US.**

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## Thermal Performance Specifications

As per the National Construction Code (NCC) Building Code of Australia (BCA)

Date **7 September 2023** Our Reference [Job No.] **230726**

### Property Details

Client Name	Mr. David Skeen		
Property Description	4 Service Apartments	Building Class	3
Site Address	68 Twynam Street, Jindabyne NSW 2627	LGA	Snowy Monaro Regional Council
Traditional Place Name	TBC		

<b>Assessment Type</b>	<b>Climate Zone</b>	<b>7</b>
------------------------	---------------------	----------

### Performance Solution:

JV3 Assessment

### Insulation Details

External Walls Construction	Insulation	R-Value	Colour	Detail
<i>All Level</i>				
FIBRE CEMENT CLADDING	RIGID FOAM* (EQUIV.**)	2.5	AS PER SPEC.	

Internal Walls Construction	Insulation	R-Value	Detail
VARIOUS	NIL		
STUD	RIGID FOAM* (EQUIV.**)	2.5	Unit internal wall adjacent to garage space

Floors Construction	Insulation	R-Value	Covering	Area
SLAB ON GROUND	NIL			

Roof Construction	Insulation	R-Value	Colour	Detail
COLORBOND	NIL	NOM.	AS PER SPEC.	

Ceilings Construction	Insulation	R-Value	Detail
PLASTER	BATTS	3.4	

Windows Glass	Frame	U Value	SHGC	Area (M2)
SELECT TO ACHIEVE VALUES	ALUMINIUM	5.5	0.60	

### Notes

Any variations to the specifications of this report may render it invalid and require an amendment.

Air Movement & Building Sealing to be in accordance with NCC 2019 Vol.1, Amendment 1.

\*To fit ~40mm cavity.

\*\*Substitutions allowed, so long as they achieve the required system value.



## JV3 Assessment

### Assessor Details

Name: Proud Kraturek

Qualifications: Master of Energy Efficient Sustainable Building

Software: Design Builder Version 7.0.2.006

### Building Details

Climate Zone 7 – Cool temperate

Building Class: 3

Building Area: 726.68m<sup>2</sup>

Operation Hrs: 24 hours

### Revision

A: 4<sup>th</sup> September 2023 Preliminary JV3 Compliance Report

B: 7<sup>th</sup> September 2023 JV3 Compliance Report

### Please note

This report is to be read in conjunction with working drawing 023-014 prepared by Mi Design Studio. SEEDHAUS must be consulted if amendments are made to the working drawings after the JV3 Compliance report has been finalised as this may affect the overall specifications listed in this report.



**SUMMARY**

The objective of the JV3 compliance report is to calculate the required performance of the development, utilising the JV3 Verification Method Using a Reference Building, under Performance JP1 of NCC 2019 Section J Energy Efficiency. The assessment compares a Deemed to Satisfy (DTS) compliant Reference Building with the Proposed Building as part of a Performance Solution using JV3 modelling requirements. Based on the assessment conducted, the energy consumption of the Proposed Building is less than the Reference Building, where the Proposed Building will be based on the Proposed Building Envelope and Reference Services.

**Project Description**

The proposed development is a class 3 - Service Apartments. The project is located at Jindabyne and falls in the climate zone 7.

**Simulation Compliance Requirements**

All values are minimum total system R-values, inclusive of building material, air gaps, insulation etc. The following R-Values are compliant options under the JV3 Verification Methodology:

Building Element	Total System R-Value
Roof/Ceiling	R3.7
External Wall	R2.8
Internal Wall (adjacent to foyer spaces)	R2.8
Concrete Slab (Ground Level)	Not required

**Minimum JV3 Compliance Requirement**

The following table demonstrates the values for the insulation and glazing that will meet the compliance requirements.

Building Element	Minimum Insulation Required
Roof	R3.4
External Wall	R2.5
Internal Wall (adjacent to foyer spaces)	R2.5

The following glazing values are compliant options under the JV3 Verification Methodology:

External Glazing	Total System U-Value (W/m2.K)	Total System SHGC
All proposed windows and glazed doors	5.50	0.60

**Annual Energy Consumption**

The following table summarises the energy consumption of the Reference and Proposed Building. Since the Proposed Building has a lower annual net site energy consumption compared to the Reference Building, it is compliant.

Building Model	Reference Building (DTS)	Proposed Building
Total Greenhouse Gas Emissions(Electricity) (kgCO2-e)	150,315.52	148,380.16
Percentage Improvement in comparison to DTS		1.28%
Compliance		YES





**PROJECT OVERVIEW**

The table below summarises, the details of the development:

<b>Project Address</b>	68 Twynam Street, Jindabyne NSW 2627
<b>Levels</b>	2
<b>Building Class</b>	Class 3 Service Apartments
<b>Regulatory Reference</b>	NCC 2019 Volume 1 Amendment 1
<b>Applied Climate Data</b>	NCC Volume 1: Climate Zone 7 Weather File Use: AUS_ACT_CANBERRA AIRPORT_RMY
<b>Modelling Software</b>	Design Builder Version 7.0.2.006

The Service apartment building fabric is made up of the following components:

<b>Roof</b>	Metal sheet roofing
<b>External Walls</b>	Fibre Cement Wall Cladding
<b>Internal Walls</b>	Blockwork/Stud wall
<b>Floor</b>	Concrete slab (GF), Metal floor joists (1F)

**COMMON MODEL DATA AND SERVICES**

**General Parameters**

The following table provides an overview of general parameters applied to the reference and proposed building model in relation to their building fabric.

Parameters	Reference Building	Proposed Building
Glazing Distribution	As per architectural drawings	As per architectural drawings
Geometry	As per architectural drawings	As per architectural drawings
External Shading	As per architectural drawings	As per architectural drawings
External Surface Solar Absorptance	0.45 for Roof 0.6 for External Walls	0.45 for Roof 0.6 for External Walls
Blinds	Not included	Not included

**Services**

The parameters for the building service have been modelled in accordance with NCC Specification JV. The values represent typical usage and therefore may not reflect actual profiles of the buildings. However, these values are used in JV3 as a benchmark. The following table summarises the applied thermal parameters to both the reference and Proposed Building simulation model.

Class	Class 3
Space	Service Apartments
HVAC Operating Conditions	Heating set at 21°C in all conditioned areas Cooling set at 24°C in all conditioned areas
Plant Operating Profile	As per NCC 2019 Specification JV annual energy consumption of service
Occupation (m2/person)	15
Lighting (W/m2)	4.5
Heated Water Supply Consumption Rates	4L/person
Internal Heat Gains Per Person	75W sensible heat gain 55W latent heat gain
Infiltration Values	0.7 air change per hour (ac/h) when plant is operating 0.35 air change per hour (ac/h) when plant operation is off

\*All operation profiles in accordance with Table 2a to 2g. NCC 2019.





### REFERENCE BUILDING

The annual greenhouse gas emissions has been calculated for the reference building in accordance with the following:

- (a) The reference building has –
  - (i) complied with Deemed-to-Satisfy Provisions in Parts J1 to J7; and
  - (ii) the minimum amount of mechanical ventilation required by Part F4.
- (b) The external walls has a solar absorptance of 0.6.
- (c) The air-conditioning has –
  - (i) For 98% of the annual hours of operation, achieve temperatures between-
    - a. 18° CBD to 25° CBD for conditioned spaces with transitory occupancy; and
    - b. Subject to (ii), 21° CBD to 24° CBD in all other conditioned spaces; and
- (d) The infiltration rate in each zone has –
  - (i) 0.7 air changes per hour throughout all zones when there is no mechanically supplied outdoor air, and
  - (ii) 0.35 air changes per hour at all other times.
- (e) The artificial lighting has achieved the required maximum illumination power density in Part J6 without applying the control device adjustment factors.
- (f) Minimum Energy Performance Standards has been applied to services not covered by Parts J5 to J7.

### Building Envelope

Building Element	Total System R-Value for J1 DTS Compliance
Roof	R3.7
Concrete Slab	R2.0

### Wall and Glazing

The wall and glazing have been assessed in accordance with the Façade Calculator. See Appendix (C). The following tables illustrates the total system values for the DTS requirement on the external wall and glazing and is applied to the Reference Building model when determining the annual energy consumption.

### Service Apartment Space

External Wall: Fibre Cement wall cladding – **Total R-value R2.8**

Internal Wall (adjacent to garage spaces): Stud wall – **Total R-value R2.8**

Level	Total System U-Value (W/m2.K)	Total System SHGC
Ground Floor	3.56	0.17
First Floor	3.25	0.17



**PROPOSED BUILDING**

The annual greenhouse gas emissions has been calculated for the proposed building and reference building using the same:

- (i) annual greenhouse gas emissions calculation method; and
- (ii) greenhouse gas emissions factors based on either-
  - a. the factors in Table 3a; or
  - b. the current full fuel cycle emissions factors published by the Australian Government, except, where the greenhouse gas intensity of electricity is less than half greenhouse gas intensity of natural gas-
    - i. electricity is to be weighted as 1; and
    - ii. natural gas is to be weighted as 2; and

**Table 3a Greenhouse gas emissions factors (kgCO<sub>2</sub>-e/GJ)**

Energy Source	ACT	NSW	NT	Qld	SA	Tas	Vic	WA
Electricity	-	256	201	256	170	61	323	207
Natural gas	-	51.53	51.53	51.53	51.53	51.53	51.53	51.53

- (iv) adjacent structures and features; and
- (v) orientation; and
- (vi) building form; and
- (vii) testing standards including for insulation, glazing, water heater and unitary air-conditioning equipment.

**Building Envelope**

The following table is the total system R-value that is specified for the Proposed Building. Refer to Appendix (A) for the thermal envelope mark up.

Building Element	Total System R-Value
Roof	R3.7
Concrete Slab	Not required

**Glazing**

The following tables is the total system glazing performance requirement that is specified for the Proposed Building.

**Service Apartment Space**

External Wall: Fibre Cement wall cladding – **Total R-value R2.8, minimum R2.5 insulation required.**  
Internal Wall (adjacent to garage spaces): Stud wall – **Total R-value R2.8, minimum R2.5 insulation required.**

External Glazing	Total System U-Value (W/m <sup>2</sup> .K)	Total System SHGC
All proposed windows and glazed doors	5.50	0.60







## COMPLIANCE RESULTS

### Simulation Results

The following table compares the total heating and cooling energy for the Reference Building and the Proposed Building.

Building Model	Reference Building (DTS)	Proposed Building
Total Greenhouse Gas Emissions(Electricity) (kgCO <sub>2</sub> -e)	150,315.52	148,380.16
Percentage Improvement in comparison to DTS		1.28%
Compliance		YES

The results show that the proposed model will have an improvement of 1.28%.

### Conclusion

The results from the modelling assessment indicates that the Proposed Building has less energy consumption than the Reference Building. Therefore, the Proposed Building meets the requirements under NCC Section J Energy Efficiency via the JV3 Verification using a Reference Building methodology.





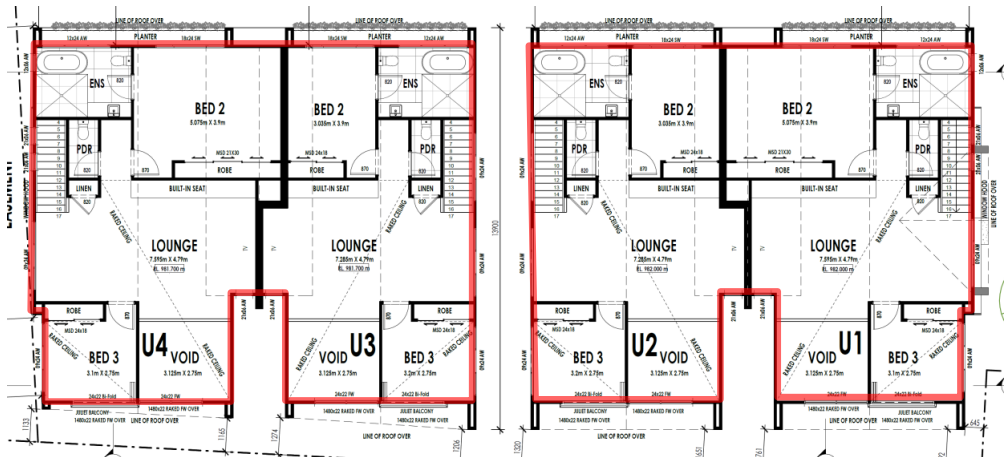
APPENDIX A – THERMAL ENVELOPE MARK UP

External Walls that must meet the Required Performance (shown in Red)

Ground Floor:



First Floor:



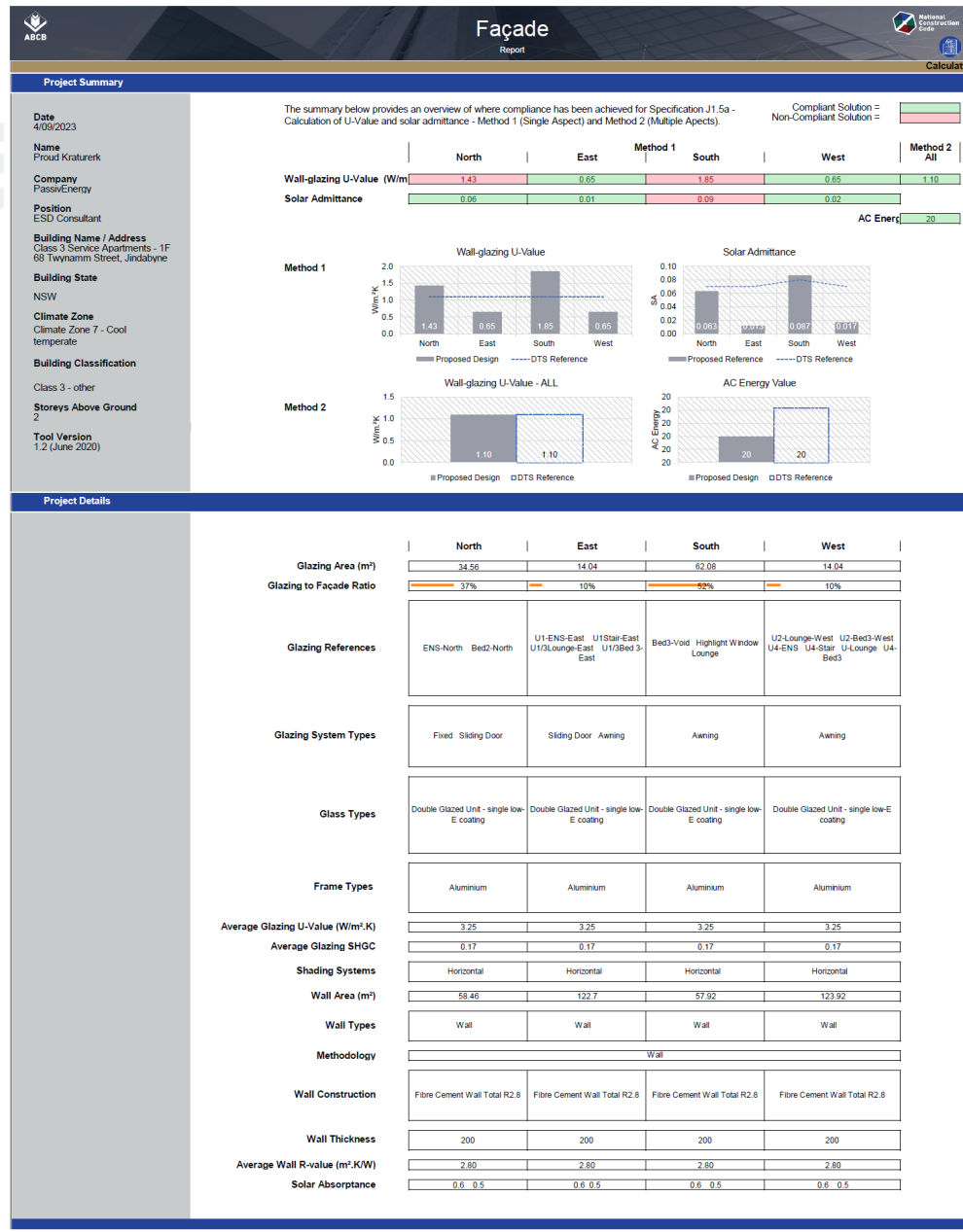




APPENDIX C – FAÇADE CALCULATOR (DTS)

Ground Floor:








**APPENDIX D – LIGHTING CALCULATOR (DTS)**

See following pages.








## Non-residential Lighting

Class 3 and 5-9 buildings



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Menu
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Calculator

Building name/description

Proposed service apartment - GF

Classification

Class 3

Number of rows preferred in table below:  (as currently displayed)

ID	Description	Floor area of the space	Perimeter of the space	Floor to ceiling height	Design Illumination Power Load	Space	Illuminance		Adjustment Factor One			Adjustment Factor Two			Light Colour Adjustment Factors		SATISFIES PART J6.2	
							Designed Lux Level	Recommended Lux Level	Adjustment Factor One	Dimming % Area	Illuminance Turndown	Adjustment Factor Two	Dimming % Area	Illuminance Turndown	Light Colour Adjustment Factor One	Light Colour Adjustment Factor Two	System Illumination Power Load	Lighting System Share of % of Aggregate Allowance Used
1	4 x Dining	114.4 m <sup>2</sup>			278 W	Cafe/retail, restaurant											278 W	18% of 1600%
2	4 x Entry	55.9 m <sup>2</sup>			278 W	Corridors											278 W	24% of 1600%
3	4 x MUD	13.3 m <sup>2</sup>			20 W	Service area, cleaner's room and the lift											20 W	2% of 1600%
4	4 x Bed 1	60.0 m <sup>2</sup>			180 W	Dormitory of a Class 3 building used for sleeping only											180 W	14% of 1600%
5	4 x Bathroom	19.5 m <sup>2</sup>			59 W	Toilet, locker room, staff rooms, rest room and the lift											59 W	5% of 1600%
6	4 x Dining-Kitchen	111.9 m <sup>2</sup>			503 W	An illuminance more than 240 lx to 320 lx											503 W	40% of 1600%
<b>Total</b>																	<b>1270 W</b>	


**Total** 1270 W

if inputs are valid

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### Non-residential Lighting

Class 3 and 5-9 buildings



Menu
Help
Multiple Lighting Systems Calculator
Calculator

**Building name/description**

Proposed service apartment - FF

**Classification**

Class 3

Number of rows preferred in table below:  (as currently displayed)

ID	Description	Floor area of the space	Perimeter of the space	Floor to ceiling height	Design Illumination Power Load	Space	Illuminance		Adjustment Factor One			Adjustment Factor Two			Light Colour Adjustment Factors		SATISFIES PART J6.2	
							Designed Lux Level	Recommended Lux Level	Adjustment Factor One	Dimming % Area	Illuminance Turndown	Adjustment Factor Two	Dimming % Area	Illuminance Turndown	Light Colour Adjustment Factor One	Light Colour Adjustment Factor Two	System Illumination Power Load Allowance	Lighting System Share of % of Aggregate Allowance Used
1	4 x ENS	34.3 m <sup>2</sup>			103 W	Toilet, locker room, staff room, rest room and the like											103 W	7% of 100%
2	4 x PDR	9.5 m <sup>2</sup>			28 W	Toilet, locker room, staff room, rest room and the like											28 W	2% of 100%
3	4 x Bed 2	80.3 m <sup>2</sup>			241 W	Dormitory of a Class 3 building used for sleeping only											241 W	17% of 100%
4	4 x Lounge	195.6 m <sup>2</sup>			880 W	An illuminance more than 240 lx to 320 lx											880 W	63% of 100%
5	4 x Bed 3	47.5 m <sup>2</sup>			143 W	Dormitory of a Class 3 building used for sleeping only											143 W	10% of 100%
<b>Total</b>							<b>1395 W</b>										<b>1395 W</b>	

*if inputs are valid*

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APPENDIX E – SECTION J NOTES

**PART J1- BUILDING FABRIC**

**Thermal Construction – General:**

Where this report calls up insulation requirements, the insulation must

- Comply with AS/NZ 4859.1
- Be installed so that it:
  - Abuts or overlaps adjoining insulation other than at the supporting members such as studs, noggings, joists, furring channels and the like, where the insulation must be against the member.
  - Forms a continuous barrier with ceiling, walls bulkheads, floors or the like that inherently contribute to the thermal barrier.
  - Does not affect the safe or effective operation of a service or fitting.
- Where required, reflective insulation must be installed with:
  - The necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding.
  - The reflective insulation closely fitted against any penetration, door or window opening.
  - The reflective insulation adequately supported by framing members.
  - Each adjoining sheet of roll membrane being:
    - Overlapped not less than 50mm; or
    - Taped together.
- Where required, bulk insulation must be installed so that:
  - It maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling or the like; and
  - In a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm.
- Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in **Specification J1.2**
- The required Total R-Value and Total System U-Value, including allowance for thermal bridging, must be:
  - Calculated in accordance with AS/NZS 4859.2 for a roof or floor; or
  - Determined in accordance with Specification J1.5a for wall-glazing construction; or
  - Determined in accordance with Specification J1.6 or Section 3.5 of CIBSE Guide A for soil or sub-floor spaces.

**PART J3 – BUILDING SEALING**

**Window & Doors:**

- (a) A door, openable window or the like must be sealed –
  - When forming part of the envelope; or
  - In climate zones 4, 5, 6, 7 or 8.
- (b) The requirements (a) do not apply to—
  - a window complying with AS 2047; or
  - a fire door or smoke door; or
  - a roller shutter door, roller shutter grille or other security door or device installed only for out-of-hours security.
- (c) A seal to restrict air infiltration –
  - for the bottom edge of a door, must be a draft protection device; and
  - for the other edges of a door or the edges of an openable window or other such opening, may be foam or rubber compression strip, fibrous seal or the like.
- (d) An entrance to a building, if leading to a conditioned space must have an airlock, self-closing door, rapid roller door, revolving door or the like, other than –
  - Where the conditioned space has a floor area of not more than 50m<sup>2</sup>; or
  - Where a café, restaurant, open front shop or the like has –
    - i. A 3m deep un-conditioned zone between the main entrance, including an open front, and the conditioned space; and
    - ii. At all other entrances to the café, restaurant, open front shop or the like, self-closing doors.
- (e) A loading dock entrance, if leading to a conditioned space, must be fitted with a rapid roller door or the like.

**Exhaust Fans:**

An exhaust fan must be fitted with a sealing device such as a self-closing damper or the like when serving—

- a conditioned space; or
- a habitable room in climate zones 4, 5, 6, 7 or 8.





**Construction of Roofs, Walls and Floors:**

Roofs, ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air leakage by:

- enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or
- sealed at junctions and penetration with –
  - A close fitting architrave, skirting or cornice; or
  - Expanding foam, rubber compressible strip, caulking or the like.

when forming part of—

- the envelope; or
- the external fabric of a habitable room or a public area in climate zones 4, 5, 6, 7 or 8.

The requirements of do not apply to openings, grilles or the like required for smoke hazard management.

**PART J5 – AIR CONDITIONING & VENTILATION SYSTEMS**

**J5.2 Air Conditioning Systems:**

An air-conditioning system—

- must be capable of being deactivated when the building or part of a building served by that system is not occupied; and
- When serving more than one air-conditioning zone or area with different heating or cooling needs, must –
  - Thermostatically control the temperature of each zone or area; and
  - Not control the temperature by mixing actively heated air and actively cooled air;
  - Limit reheating to not more than –
    - For a fixed supply air rate, a 7.5 K rise in temperature;
    - For a variable supply air rate, a 7.5 K rise in temperature at the nominal supply air rate but increase or decreased at the same rate that the supply air rate is respectively decreased or increased;
  - Which provides the required mechanical ventilation, other than in climate zone 1 or where dehumidification control is needed, must have an outdoor air economy cycle if the total air flow rate of any airside component of an air-conditioning system is greater than or equal to the figures in Table J5.2;
  - Which contains more than one water heater, chiller or coil, must be capable of stopping the flow of water to those not operating; and
  - With an airflow of more than 1000 L/s, must have a variable speed fan when its supply air quantity is capable of being varied; and
  - When serving a *sole-occupancy unit* in a Class 3 building, must not operate when any external door of the *sole-occupancy unit* that opens to a balcony or the like, is open for more than one minute; and
  - Must have the ability to use direct signals from the control components responsible for the delivery of comfort conditions in the building to regulate the operation of central plant; and
  - Must have a control dead band of not less than 2°C, except where a smaller range is *required* for specialised applications; and
  - Must be provided with balancing dampers and balancing valves that ensure the maximum design air or fluid flow is achieved but not exceeded by more than 15% above design at each—
    - component; or
    - group of components operating under a common control in a system containing multiple components, as required to meet the needs of the system at its maximum operating conditions; and
  - Must ensure that each independently operating space of more than 1 000 m<sup>2</sup> and every separate floor of the building has provision to terminate airflow independently of the remainder of the system sufficient to allow for different operating times; and
  - Must have automatic variable temperature operation of heated water and chilled water circuits; and
  - When deactivated, must close any motorised outdoor air or return air damper that is not otherwise being actively controlled.

Table J5.2 Requirement for an outdoor air economy cycle

Climate zone	Total air flow rate <i>requiring</i> an economy cycle (L/s)
2	9000
3	7500
4	3500
5	3000
6	2000
7	2500
8	4000

- When two or more air-conditioning systems serve the same space they must use control sequences that prevent the systems from operating in opposing heating and cooling modes.
- Time switches –
  - (i) A time switch must be provided to control –





- An air-conditioning system of more than 2 kW<sub>r</sub>; and
- A heater of more than 1 kW(heating) used for air-conditioning.
- (ii) The time switch must be capable of switching electric power on and off at variable pre-programmed times and on variable pre-programmed days.
- (iii) The requirements of (i) and (ii) do not apply to –
  - An air conditioning system that serves –
    - Only one sole occupancy unit in a Class 2, 3 or 9c building; or
    - A Class 4 part of a building; or
  - A conditioned space where, air-conditioning is needed for 24 hour continuous use.

**J5.3 Mechanical Ventilation Systems:**

**General** — A mechanical ventilation system, including one that is part of an *air-conditioning* system, except where the mechanical system serves only one *sole-occupancy unit* in a Class 2 building or serves only a Class 4 part of a building, must—

- be capable of being deactivated when the building or part of the building served by that system is not occupied; and
- when serving a *conditioned space*, except in periods when evaporative cooling is being used—
  - where specified in Table J5.3, have—
    - an energy reclaiming system that preconditions outdoor air at a minimum sensible heat transfer effectiveness of 60%; or
    - demand control ventilation in accordance with AS 1668.2 if appropriate to the application; and
  - not exceed the minimum outdoor air quantity *required* by Part F4 by more than 20%, except where—
    - additional unconditioned outdoor air is supplied for free cooling; or
    - additional mechanical ventilation is needed to balance the *required* exhaust or process exhaust; or
    - an energy reclaiming system preconditions all the outdoor air; and
- for an airflow of more than 1000 L/s, have a variable speed fan unless the downstream airflow is required by Part F4 to be constant.

**Table J5.3 Required outdoor air treatment**

<i>Climate zone</i>	<i>Outdoor air flow (L/s)</i>	<i>Required measure</i>
1	>500	Modulating control
2	-	No <i>required</i> measure
3	>1000	Modulating control
4 and 6	>500	Modulating control or energy reclaiming system
5	>1000	Modulating control or energy reclaiming system
7 and 8	>250	Modulating control or energy reclaiming system

**Exhaust systems** — An exhaust system with an air flow rate of more than 1000 L/s must be capable of stopping the motor when the system is not needed, except for an exhaust system in a *sole-occupancy unit* in a Class 2, 3 or 9c building.

**Carpark exhaust systems** — *Carpark* exhaust systems must have a control system in accordance with—

- 4.11.2 of AS 1668.2; or
- 4.11.3 of AS 1668.2.

**Time switches**—

- A time switch must be provided to a mechanical ventilation system with an air flow rate of more than 1000 L/s.
- The time switch must be capable of switching electric power on and off at variable pre-programmed times and on variable pre-programmed days.
- The requirements of the above do not apply to—
  - a mechanical ventilation system that serves—
    - only one *sole-occupancy unit* in a Class 2, 3 or 9c building; or
    - a Class 4 part of a building; or
  - a building where mechanical ventilation is needed for 24 hour occupancy.

**J5.4 Fan systems**

(a) Fans, ductwork and duct components that form part of an *air-conditioning* system or mechanical ventilation system must—

- (i) separately comply with (b), (c), (d) and (e); or
- (ii) achieve a fan motor input power per unit of flowrate lower than the fan motor input power per unit of flowrate achieved when applying (b), (c), (d) and (e) together.

(b) **Fans** —





(i) Fans in systems that have a static pressure of not more than 200 Pa must have an efficiency at the full load operating point not less than the efficiency calculated with the following formula:

$$\eta_{min} = 0.13 \times \ln(p) - 0.3$$

where—

- $\eta_{min}$  = the minimum **required** system static efficiency for installation type A or C or the minimum **required** system total efficiency for installation type B or D; and
- p = the static pressure of the system (Pa); and
- ln = natural logarithm.

(ii) Fans in systems that have a static pressure above 200 Pa must have an efficiency at the full load operating point not less than the efficiency calculated with the following formula:

$$\eta_{min} = 0.85 \times (a \times \ln(P) - b + N) / 100$$

where—

- $\eta_{min}$  = the minimum **required** system static efficiency for installation type A or C or the minimum **required** system total efficiency for installation type B or D; and
- P = the motor input power of the fan (kW); and
- N = the minimum performance grade obtained from [Table J5.4a](#); and
- a = regression coefficient a, obtained from [Table J5.4b](#); and
- b = regression coefficient b, obtained from [Table J5.4c](#); and
- ln = natural logarithm.

(iii) The requirements of (i) and (ii) do not apply to fans that need to be explosion proof.

Table J5.4a Minimum fan performance grade

Fan type	Installation type A or C	Installation type B or D
Axial — as a component of an air handling unit or fan coil unit	46.0	51.5
Axial — other	42.0	61.0
Mixed flow — as a component of an air handling unit or fan coil unit	46.0	51.5
Mixed flow — other	52.5	65.0
Centrifugal forward-curved	46.0	51.5
Centrifugal radial bladed	46.0	51.5
Centrifugal backward-curved	64.0	64.0

Table J5.4b Fan regression coefficient a

Fan type	Fan motor input power < 10 kW	Fan motor input power ≥ 10 kW
Axial	2.74	0.78
Mixed flow	4.56	1.1
Centrifugal forward-curved	2.74	0.78
Centrifugal radial bladed	2.74	0.78
Centrifugal backward-curved	4.56	1.1

Table J5.4c Fan regression coefficient b

Fan type	Fan motor input power < 10 kW	Fan motor input power ≥ 10 kW
Axial	6.33	1.88
Mixed flow	10.5	2.6
Centrifugal forward-curved	6.33	1.88
Centrifugal radial bladed	6.33	1.88
Centrifugal backward-curved	10.5	2.6

(c) **Ductwork —**

(i) The pressure drop in the index run across all straight sections of rigid ductwork and all sections of flexible ductwork must not exceed 1 Pa/m when averaged over the entire length of straight rigid duct and flexible duct. The pressure drop of flexible ductwork sections may be calculated as if the flexible ductwork is laid straight.

(ii) Flexible ductwork must not account for more than 6 m in length in any duct run.

(iii) The upstream connection to ductwork bends, elbows and tees in the index run must have an equivalent diameter to the connected duct.

(iv) Turning vanes must be included in all rigid ductwork elbows of 90° or more acute than 90° in the index run except where—

- (A) the inclusion of turning vanes presents a fouling risk; or
- (B) a long radius bend in accordance with AS 4254.2 is used.

(d) **Ductwork components in the index run —**

(i) The pressure drop across a coil must not exceed the value specified in [Table J5.4d](#).





Table J5.4d Maximum coil pressure drop

Number of rows	Maximum pressure drop (Pa)
1	30
2	50
4	90
6	130
8	175
10	220

(ii) A high efficiency particulate arrestance (HEPA) air filter must not exceed the higher of—

- (A) a pressure drop of 200 Pa when clean; or
- (B) the filter design pressure drop when clean at an air velocity of 1.5 m/s.

(iii) Any other air filter must not exceed—

- (A) the pressure drop specified in Table J5.4e when clean; or
- (B) the filter design pressure drop when clean at an air velocity of 2.5 m/s.

Table J5.4e Maximum clean filter pressure drop

Filter minimum efficiency reporting value	Maximum pressure drop (Pa)
9	55
11	65
13	95
14	110

(iv) The pressure drop across intake louvres must not exceed the higher of—

- (A) for single stage louvres, 30 Pa; and
- (B) for two stage louvres, 60 Pa; and
- (C) for acoustic louvres, 50 Pa; and
- (D) for other non-weatherproof louvres, 30 Pa.

(v) The pressure drop across a variable air volume box, with the damper in the fully open position, must not exceed—

- (A) for units with electric reheat, 100 Pa; and
- (B) for other units, 25 Pa not including coil pressure losses.

(vi) Rooftop cowls must not exceed a pressure drop of 30 Pa.

(vii) Attenuators must not exceed a pressure drop of 40 Pa.

(viii) Fire dampers must not exceed a pressure drop of 15 Pa when open.

(ix) Balancing and control dampers in the index run must not exceed a pressure drop of 25 Pa when in the fully open position.

(x) Supply air diffusers and grilles must not exceed a pressure drop of 40 Pa.

(xi) Exhaust grilles must not exceed a pressure drop of 30 Pa.

(xii) Transfer ducts must not exceed a pressure drop of 12 Pa.

(xiii) Door grilles must not exceed a pressure drop of 12 Pa.

(xiv) Active chilled beams must not exceed a pressure drop of 150 Pa.

(e) The requirements of (a), (b), (c) and (d) do not apply to—

- (i) fans in unducted *air-conditioning* systems with a supply air capacity of less than 1000 L/s; and
- (ii) smoke spill fans, except where also used for *air-conditioning* or ventilation; and
- (iii) the power for process-related components; and
- (iv) kitchen exhaust systems.

#### J5.5 Ductwork Insulation:

(a) Ductwork and fittings in an *air-conditioning* system must be provided with insulation—

- complying with AS/NZS 4859.1; and
- having an insulation *R-Value* greater than or equal to—
  - for flexible ductwork, 1.0; or
  - for cushion boxes, that of the connecting ductwork; or
  - that specified in Table J5.5.

(b) Insulation must—

- be protected against the effects of weather and sunlight; and
- be installed so that it—
  - abuts adjoining insulation to form a continuous barrier; and
  - maintains its position and thickness, other than at flanges and supports; and
- when conveying cooled air—
  - be protected by a vapour barrier on the outside of the insulation; and
  - where the vapour barrier is a membrane, be installed so that adjoining sheets of the membrane—
    - overlap by at least 50 mm; and
    - are bonded or taped together.

(c) The requirements of (a) do not apply to—

- ductwork and fittings located within the only or last room served by the system; or
- fittings that form part of the interface with the *conditioned space*; or



- return air ductwork in, or passing through, a *conditioned space*; or
  - ductwork for *outdoor air* and exhaust air associated with an *air-conditioning* system;
  - the floor of an in-situ air-handling unit; or
  - packaged air conditioners, split systems, and variable refrigerant flow *air-conditioning* equipment complying with *MEPS*; or
  - flexible fan connections.
- (d) For the purposes of (a), (b) and (c), fittings—
- include non-active components of a ductwork system such as cushion boxes; and
  - exclude active components such as air-handling unit components.

Table J5.5 Ductwork and fittings - Minimum insulation R-Value

Location of ductwork and fittings	Climate zone 1, 2, 3, 4, 5, 6 or 7	Climate zone 8
Within a conditioned space	1.2	2.0
Where exposed to direct sunlight	3.0	3.0
All other locations	2.0	3.0

Ductwork in an *air-conditioning* system with a capacity of 3000 L/s or greater, not located within the only or last room served by the system, must be sealed against air loss in accordance with the duct sealing requirements of AS 4254.1 and AS 4254.2 for the static pressure in the system.

**J5.6 Ductwork Sealing:**

Ductwork in an *air-conditioning* system with a capacity of 3000 L/s or greater, not located within the only or last room served by the system, must be sealed against air loss in accordance with the duct sealing requirements of AS 4254.1 and AS 4254.2 for the static pressure in the system.

**J5.7 Pump Systems:**

- (a) **General** — Pumps and pipework that form part of an *air-conditioning* system must either—
- (i) separately comply with (b), (c) and (d); or
  - (ii) achieve a pump motor power per unit of flowrate lower than the pump motor power per unit of flowrate achieved when applying (b), (c) and (d) together.
- (b) **Circulator pumps** — A glandless impeller pump, with a rated hydraulic power output of less than 2.5 kW and that is used in closed loop systems must have an energy efficiency index (EEI) not more than 0.27 calculated in accordance with European Union Commission Regulation No. 622/2012.
- (c) **Other pumps** — Pumps that are in accordance with Articles 1 and 2 of European Union Commission Regulation No. 547/2012 must have a minimum efficiency index (MEI) of 0.4 or more when calculated in accordance with European Union Commission Regulation No. 547/2012.
- (d) **Pipework** — Straight segments of pipework along the index run, forming part of an *air-conditioning* system—
- (i) in pipework systems that do not have branches and have the same flow rate throughout the entire pipe network, must achieve an average pressure drop of not more than—
    - (A) for constant speed systems, the values nominated in Table J5.7a; or
    - (B) for variable speed systems, the values nominated in Table J5.7b; or
  - (ii) in any other pipework system, must achieve an average pressure drop of not more than—
    - (A) for constant speed systems, the values nominated in Table J5.7c; or
    - (B) for variable speed systems, the values nominated in Table J5.7d.
- (e) the requirements of (d) do not apply—
- (i) to valves and fittings; or
  - (ii) where the smallest pipe size compliant with (d) results in a velocity of 0.7 m/s or less at design flow.

Table J5.7a Maximum pipework pressure drop - Non-distributive constant speed systems

Nominal pipe diameter (mm)	Maximum pressure drop in systems operating 5000 hours/annum or less (Pa/m)	Maximum pressure drop in systems operating more than 5000 hours/annum (Pa/m)
Not more than 20	400	400
25	400	400
32	400	400
40	400	400
50	400	350
65	400	350
80	400	350
100	400	200
125	400	200
150 or more	400	200

Table J5.7b Maximum pipework pressure drop - Non-distributive variable speed systems

Nominal pipe diameter (mm)	Maximum pressure drop in systems operating 5000 hours/annum or less (Pa/m)	Maximum pressure drop in systems operating more than 5000 hours/annum (Pa/m)
Not more than 20	400	400





25	400	400
32	400	400
40	400	400
50	400	400
65	400	400
80	400	400
100	400	300
125	400	300
150 or more	400	300

Table J5.7c Maximum pipework pressure drop - Distributive constant speed systems

Nominal pipe diameter (mm)	Maximum pressure drop in systems operating 2000 hours/annum or less (Pa/m)	Maximum pressure drop in systems operating between 2000 hours/annum and 5000 hours/annum (Pa/m)	Maximum pressure drop in systems operating more than 5000 hours/annum (Pa/m)
Not more than 20	400	300	150
25	400	220	100
32	400	220	100
40	400	220	100
50	400	220	100
65	400	400	170
80	400	400	170
100	400	400	170
125	400	400	170
150 or more	400	400	170

Table J5.7d Maximum pipework pressure drop - Distributive variable speed systems

Nominal pipe diameter (mm)	Maximum pressure drop in systems operating 5000 hours/annum or less (Pa/m)	Maximum pressure drop in systems operating more than 5000 hours/annum (Pa/m)
Not more than 20	400	250
25	400	180
32	400	180
40	400	180
50	400	180
65	400	300
80	400	300
100	400	300
125	400	300
150 or more	400	300

**J5.8 Pipework Insulation:**

- (a) *Piping*, vessels, heat exchangers and tanks containing heating or cooling fluid, where the fluid is held at a heated or cooled temperature, that are part of an *air-conditioning* system, other than in appliances covered by *MEPS*, must be provided with insulation—
  - complying with AS/NZS 4859.1; and
  - for *piping* of heating and cooling fluids, having an insulation *R-Value* in accordance with Table J5.8a; and
  - for vessels, heat exchangers or tanks, having an insulation *R-Value* in accordance with Table J5.8b; and
  - for refill or pressure relief *piping*, having an insulation *R-Value* equal to the *required* insulation *R-Value* of the connected pipe, vessel or tank within 500 mm of the connection.
- (b) Insulation must—
  - be protected against the effects of weather and sunlight; and
  - be able to withstand the temperatures within the *piping*, vessel, heat exchanger or tank.
- (c) Insulation provided to *piping*, vessels, heat exchangers or tanks containing cooling fluid must be protected by a vapour barrier on the outside of the insulation.
- (d) The requirements of (a) and (b) do not apply to *piping*, vessels or heat exchangers—
  - located within the only or last room served by the system and downstream of the control device for the regulation of heating or cooling service to that room; or
  - encased within a concrete slab or panel which is part of a heating or cooling system;
  - supplied as an integral part of a chiller, boiler or unitary air-conditioner complying with the requirements of J5.9, J5.10 and J5.11; or
  - inside an air-handling unit, fan-coil unit, or the like.
- (e) For the purposes of (a), (b), (c) and (d)—
  - heating fluids include refrigerant, heated water, steam and condensate; and
  - cooling fluids include refrigerant, chilled water, brines and glycol mixtures, but do not include condenser cooling water.



Table J5.8a Piping — Minimum insulation R-Value

Fluid temperature range	Minimum insulation R-Value — nominal pipe diameter ≤ 40 mm	Minimum insulation R-Value — nominal pipe diameter > 40 mm and ≤ 80 mm	Minimum insulation R-Value — nominal pipe diameter between > 80 mm and ≤ 150 mm	Minimum insulation R-Value — nominal pipe diameter > 150 mm
Low temperature chilled — ≤ 2°C	1.3	1.7	2.0	2.7
Chilled — > 2°C but ≤ 20°C	1.0	1.5	2.0	2.0
Heated — > 30°C but ≤ 85°C	1.7	1.7	1.7	1.7
High Temperature heated — > 85°C	2.7	2.7	2.7	2.7

Note to Table J5.8a: The minimum required R-Value may be halved for piping penetrating a structural member.

Table J5.8b Vessels, heat exchangers and tanks — Minimum insulation R-Value

Fluid temperature range	Minimum insulation R-Value
Low temperature chilled — ≤ 2°C	2.7
Chilled — > 2°C but ≤ 20°C	1.8
Heated — > 30°C but ≤ 85°C	3.0
High temperature heated — > 85°C	3.0

### J5.9 Space heating

#### ACT Appendix

- (a) A heater used for air-conditioning or as part of an air-conditioning system must be—
- (i) a solar heater; or
  - (ii) a gas heater; or
  - (iii) a heat pump heater; or
  - (iv) a heater using reclaimed heat from another process such as reject heat from a refrigeration plant; or
  - (v) an electric heater if—
    - (A) the heating capacity is not more than—
      - (aa) 10 W/m<sup>2</sup> of the floor area of the conditioned space in climate zone 1; or
      - (bb) 40 W/m<sup>2</sup> of the floor area of the conditioned space in climate zone 2; or
      - (cc) the value specified in Table J5.9 where reticulated gas is not available at the allotment boundary; or
      - (B) the annual energy consumption for heating is not more than 15 kWh/m<sup>2</sup> of the floor area of the conditioned space in climate zones 1, 2, 3, 4 and 5; or
      - (C) the in-duct heater complies with J5.2(a)(ii)(C); or
    - (vi) any combination of (i) to (v).
- (b) An electric heater may be used for heating a bathroom in a Class 2, 3, 9a or 9c building if the heating capacity is not more than 1.2 kW and the heater has a timer.
- (c) A fixed heating or cooling appliance that moderates the temperature of an outdoor space must be configured to automatically shut down when—
- (i) there are no occupants in the space served; or
  - (ii) a period of one hour has elapsed since the last activation of the heater; or
  - (iii) the space served has reached the design temperature.
- (d) A gas water heater, that is used as part of an air-conditioning system, must—
- (i) if rated to consume 500 MJ/hour of gas or less, achieve a minimum gross thermal efficiency of 86%; or
  - (ii) if rated to consume more than 500 MJ/hour of gas, achieve a minimum gross thermal efficiency of 90%.

Table J5.9 Maximum electric heating capacity

Floor area of the conditioned space	W/m <sup>2</sup> of floor area in climate zone 3	W/m <sup>2</sup> of floor area in climate zone 4	W/m <sup>2</sup> of floor area in climate zone 5	W/m <sup>2</sup> of floor area in climate zone 6	W/m <sup>2</sup> of floor area in climate zone 7
≤ 500 m <sup>2</sup>	50	60	55	65	70
> 500 m <sup>2</sup>	40	50	45	55	60

### J5.10 Refrigerant chillers

No air-conditioning chiller system is proposed.

### J5.11 Unitary air-conditioning equipment

Unitary air-conditioning equipment including packaged air-conditioners, split systems, and variable refrigerant flow systems must comply with MEPS and for a capacity greater than or equal to 65 kW—

- (a) where water cooled, have a minimum energy efficiency ratio of 4.0 W<sub>r</sub> / W<sub>input power</sub> for cooling when tested in accordance with AS/NZS 3823.1.2 at test condition T1, where input power includes both compressor and fan input power; or



(b) where air cooled, have a minimum energy efficiency ratio of  $2.9 W_r / W_{input\ power}$  for cooling when tested in accordance with AS/NZS 3823.1.2 at test condition T1, where input power includes both compressor and fan input power.

#### J5.12 Heat rejection equipment

No cooling tower is proposed.

### PART J6 – ARTIFICIAL LIGHTING AND POWER

#### J6.2 Artificial Lighting:

In a building other than a sole-occupancy unit of a Class 2 building or a Class 4 part of a building—

- for artificial lighting, the aggregate design illumination power load must not exceed the sum of the allowances obtained by multiplying the area of each space by the maximum illumination power density in **Table J6.2a**; and
- the aggregate design illumination power load in **(i)** is the sum of the design illumination power loads in each of the spaces served; and
- in determining the design illumination power load for **(ii)** the following must be used:
- Where there are multiple lighting systems serving the same space—
  - the total illumination power load of all systems; or
  - for a control system that permits only one system to operate at a time, the design illumination power load is—
  - based on the highest illumination power load; or
  - determined by the formula—
    - $[H \times T/2 + P \times (100 - T/2)] / 100$
    - Where:
      - H = the highest illumination power load; and
      - T = the time for which the maximum illumination power load will occur, expressed as a percentage; and
      - P = the predominant illumination power load.

#### J6.3 Interior Artificial Lighting and Power Control:

Refer to electrical plan on architectural documentation for lighting setup and design illumination power loads. No allowances for adjustments as per electrical plan.

- (a) Artificial lighting of a room or space must be individually operated by a switch or other control device or combination of both.
- (b) An occupant activated device, such as a room security device, a motion detector in accordance with Specification J6, or the like, must be provided in the *sole-occupancy unit* of a Class 3 building, other than where providing accommodation for people with a disability or the aged, to cut power to the artificial lighting, air-conditioner, local exhaust fans and bathroom heater when the *sole-occupancy unit* is unoccupied.
- (c) An artificial lighting switch or other control device in (a) must—
  - if an artificial lighting switch, be located in a visible and easily accessed position—
    - in the room or space being switched; or
    - in an adjacent room or space from where 90% of the lighting being switched is visible; and
  - for other than a single functional space such as an auditorium, theatre, *swimming pool*, sporting stadium or warehouse—
    - not operate lighting for an area of more than 250 m<sup>2</sup> if in a Class 5 building or a Class 8 laboratory; or
    - not operate lighting for an area of more than—
      - 250 m<sup>2</sup> for a space of not more than 2000 m<sup>2</sup>; or
      - 1000 m<sup>2</sup> for a space of more than 2000 m<sup>2</sup>,
 if in a Class 3, 6, 7, 8 (other than a laboratory) or 9 building.
- (d) 95% of the light fittings in a building or storey of a building, other than a Class 2 or 3 building or a Class 4 part of a building, of more than 250 m<sup>2</sup> must be controlled by—
  - a time switch in accordance with Specification J6; or
  - an occupant sensing device such as—
    - a security key card reader that registers a person entering and leaving the building; or
    - a motion detector in accordance with Specification J6.
- (e) In a Class 5, 6 or 8 building of more than 250 m<sup>2</sup>, artificial lighting in a natural lighting zone adjacent to *windows* must be separately controlled from artificial lighting not in a natural lighting zone in the same storey except where—
  - the room containing the natural lighting zone is less than 20 m<sup>2</sup>; or
  - the room's natural lighting zone contains less than 4 luminaires; or
  - 70% or more of the luminaires in the room are in the natural lighting zone.
- (f) Artificial lighting in a *fire-isolated stairway*, *fire-isolated passageway* or *fire-isolated ramp*, must be controlled by a motion detector in accordance with Specification J6.
- (g) Artificial lighting in a foyer, corridor and other circulation spaces—
  - of more than 250 W within a single zone; and
  - adjacent to *windows*,
 must be controlled by a daylight sensor and dynamic lighting control device in accordance with Specification J6.





- (h) Artificial lighting for daytime travel in the first 19 m of travel in a *carpark* entry zone must be controlled by a daylight sensor in accordance with Specification J6.
- (i) The requirements of (a), (b), (c), (d), (e), (f), (g) and (h) do not apply to the following:
  - Emergency lighting in accordance with Part E4.
  - Where artificial lighting is needed for 24 hour occupancy such as for a manufacturing process, parts of a hospital, an airport control tower or within a *detention centre*.
- (j) The requirements of (d) do not apply to the following:
  - Artificial lighting in a space where the sudden loss of artificial lighting would cause an unsafe situation such as—
    - in a *patient care area* in a Class 9a building or in a Class 9c building; or
    - a plant room or lift motor room; or
    - a workshop where power tools are used.
  - A heater where the heater also emits light, such as in bathrooms.

#### J6.4 Interior Decorative and Display Lighting:

- (a) Interior decorative and display lighting, such as for a foyer mural or art display, must be controlled—
  - separately from other artificial lighting; and
  - by a manual switch for each area other than when the operating times of the displays are the same in a number of areas such as in a museum, art gallery or the like, in which case they may be combined; and
  - by a time switch in accordance with Specification J6 where the display lighting exceeds 1 kW.
- (b) Window display lighting must be controlled separately from other display lighting.

#### J6.5 Exterior Artificial Lighting

- (a) Exterior artificial lighting attached to or directed at the facade of a building, must—
  - i. be controlled by—
    - a daylight sensor; or
    - a time switch that is capable of switching on and off electric power to the system at variable pre-programmed times and on variable pre-programmed days; and
  - ii. when the total lighting load exceeds 100 W—
    - use LED luminaires for 90% of the total lighting load; or
    - be controlled by a motion detector in accordance with Specification J6; or
    - when used for decorative purposes, such as façade lighting or signage lighting, have a separate time
- (b) The requirements of (a)(ii) do not apply to the following:
  - i. Emergency lighting in accordance with Part E4.
  - ii. Lighting around a *detention centre*.

#### J6.6 Boiling Water and Chilled Water Storage Units:

Power supply to a boiling water or chilled water storage unit must be controlled by a time switch in accordance with specifications J6.

#### PART J7 – HEATED WATER SUPPLY

A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume Three — Plumbing Code of Australia.





## ENGINEERING SERVICES REPORT

SERVICED APARTMENTS DEVELOPMENT  
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CSC No10 Pty Ltd

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## 1 Introduction

Pinnacle Engineering Group (Pinnacle) was engaged by CSC No10 Pty Ltd to undertake the preliminary engineering investigations, to provide supporting documentation, for the proposed development application for a Serviced Apartments development located at 68 Twynam Street, Jindabyne, within the local authority of the Snowy Monaro Regional Council (SMRC).

### 1.1 Scope of Investigation

This report covers the following civil engineering elements associated with the proposed development including:

- Stormwater Drainage;
- Water Supply;
- Sewerage Reticulation;
- Bulk Earthworks; and
- Electrical and Telecommunications.

### 1.2 Site Description

#### 1.2.1 Site Location

Street Address	-	68 Twynam Street, Jindabyne NSW 2627
RP Description	-	Lot 39 on DP1286562
Site Area	-	0.0895 Hectares
Proposed Use	-	Serviced Apartments
Local Authority	-	SMRC

Refer to Figure 1.1 for the site location.

#### 1.2.1 Existing Site Topography

A review of the topographic survey and aerial photography has revealed that the subject site is currently vacant land delivered under a recent residential subdivision, which is clear of any significant vegetation or structures. An existing 3.0m services easement (sewer and rear allotment stormwater) is present along the rear boundary, whilst a second 7.2x4.2m Essential Energy pad-mount transformer is present in the south east corner of the subject site.

The highest elevation of the subject site of RL980.00m AHD is reached northeast corner, with the lowest elevation of RL976.81m is reached in the southeast corner. The site generally falls with a consistent moderately steep (10%) grade from the northeastern property boundary towards the southwestern property boundary (from and to the adjacent properties). A stormwater field inlet is located in the rear (southwestern corner) of the site for the purpose of inter-allotment drainage.

Refer to Figure 1.2 for the aerial view of the subject site.





### 1.2.2 Proposed Development

The proposed development will deliver four serviced apartments in a strata titled arrangement over the existing allotment. The new dwellings will provide garages on the ground level which will be accessed via a shared internal driveway along the northern boundary of the site.

Architectural drawings of the proposed development are included in Appendix A.

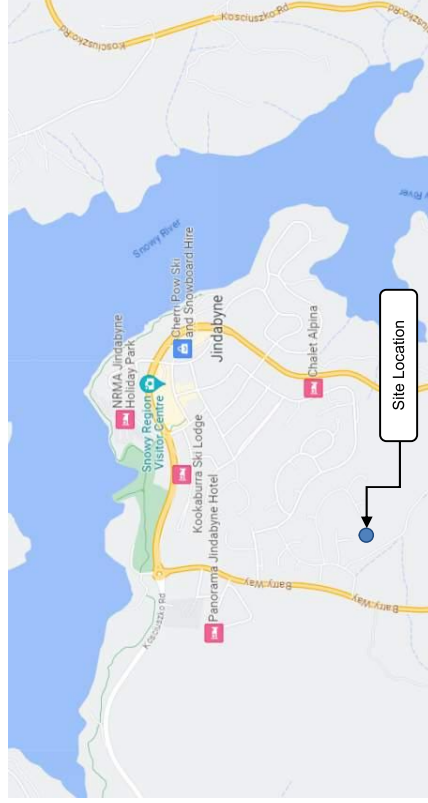


Figure 1.1: Map View (Source: Google Maps)

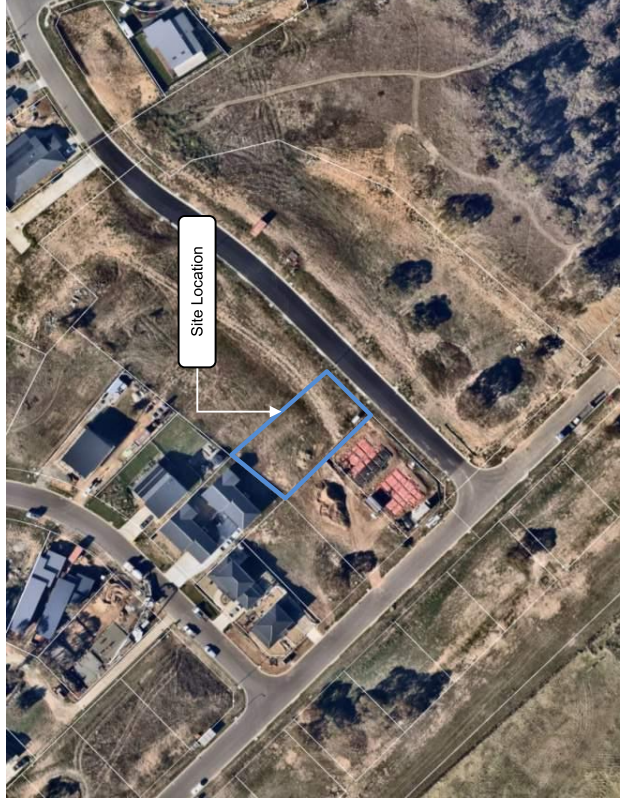


Figure 1.2: Aerial View (Source: www.neamap.com)



## 2 Stormwater Drainage

A brief summary of the stormwater drainage elements is provided in the following sections of this report.

### 2.1 Existing Drainage System

Currently, the subject site generally discharges south via overland sheet flow over the southern property boundary into private property, before discharging to the Rawson Street road reserve. At the rear of the allotment there is a drainage easement and pit/pipe system available for connection within the subject site which can convey the subject sites stormwater runoff to the existing stormwater infrastructure located within Rawson Street. A council owned stormwater pit and pipe system is also located within the Twynam Street road reserve, along the sites frontage, which connects to the downstream infrastructure in Rawson Street.

### 2.2 Lawful Point of Discharge

The Lawful Point of Discharge for the subject site is taken as the existing SMRC stormwater drainage infrastructure located within drainage easement along the subject sites rear property boundary.

### 2.3 Proposed Drainage Works

It is proposed collect and convey site runoff via a private pit/pipe system which will connect top the existing field inlet in the southwest corner of the site, being the sites the Lawful Point of Discharge.

An engineering services layout detailing the proposed services for the site is included in Appendix C.

### 2.4 Erosion and Sediment Control Strategy

The objective of erosion and sediment management on construction sites is to minimise soil erosion and control silt and/or sediment discharge from the sites through the use of suitable control devices during the four primary phases of the project lifecycle being:

1. Pre-construction/Establishment Phase;
2. Change to Ground Level Phase;
3. Construction Phase; and
4. Post-development/Operational Phase.

Sections 2.6 and 2.7 below outline the typical and industry best practice erosion and sediment control measures that will be implemented throughout the life cycle of this project.

### 2.5 Development Lifecycle Erosion and Sediment Management

#### 2.5.1 Pre-construction/Establishment Phase

Prior to the commencement of construction, during the site establishment phase of the works, the following sediment and erosion control measures will be implemented in order to minimise site disturbance and ensure that water quality is maintained.

- Silt/Sediment fences will be installed around the proposed bulk earthworks site (along the toe of the batter alignment) and any environmentally sensitive areas; and
- A construction vehicle entry/exit shakedown area will be installed and will comprise of a vibratory cattle grid or gravel/rock pad in accordance with the IEAust Guidelines.



#### 2.5.2 Bulk Earthworks/Change to Ground Level Phase

Excavation during the bulk earthworks/change to ground level phase of the project will be staged in a manner that runoff will generally be directed towards sediment and erosion controls established during the pre-construction phase.

#### 2.5.3 Construction Phase

During the construction phase of the project, the following erosion and sediment controls will be implemented to ensure water quality is maintained.

- Sediment fences will be erected at the base of all batters and stockpiles to prevent sediment transportation offsite;
- All sediment and erosion control structures will be maintained and inspected regularly as well as after each storm event to ensure the ongoing integrity is maintained. No structure is to accumulate sediment above 40% of its capacity; and
- Regular monitoring of water quality will be undertaken to determine the effectiveness of the sediment and erosion control measures. Testing may be required and shall be provided to the Local Authority on request.

#### 2.5.4 Post-development/Operational Phase

Following the completion of the construction phase of the project and the development reaching 'Practical Completion' and/or 'On-maintenance', a monitoring program will be established for the stormwater treatment devices outlined previously within this report, where applicable. The monitoring program will ensure the ongoing integrity and effectiveness of these stormwater treatment devices following the completion of the construction phase of the project.

#### 2.6 Dust Suppression and Erosion Control Measures

The time of disturbance onsite will be kept to a minimum by ensuring that the civil works are undertaken directly following the earthworks phase. Consideration to staging of the works shall be given in order to minimise the area of exposed earthworks at any given time.

Erosion control and dust suppression measures shall be applied to the exposed areas of the site as deemed necessary by the site supervisor in order to prevent the emission of dust from the site.

A number of erosion control measures are available inclusive of but not limited to the following:

- Water spraying (by water truck);
- Dust suppressants;
- Surface stabilisation; and
- Covering of exposed areas.

#### 2.7 Sediment Control Measures

With reference to the IEAust Guidelines and Current Industry Best Practice, there are three (3) fundamental sediment control principles that have been identified for use during construction:

- Construction Vehicle Shakedown and/or Entry/Exit;
- Sediment Fences; and
- Sediment Barriers.



#### 2.7.1 Construction Vehicle Shakedown and/or Entry/Exit

A dedicated construction vehicle shakedown will be installed at the site's entry/exit point for road and construction vehicles. This construction vehicle shakedown area will be established to facilitate the removal of soil, mud, dust and debris from the tyres of vehicles prior to leaving the construction site. The construction shakedown will comprise of a gravel/rock pad designed or a vibratory grid system constructed and maintained in accordance with the IEAust Guidelines.

The advantages of the vibratory grid system include ease of movement and ability to reuse for several years at different construction sites.

#### 2.7.2 Sediment Fences

Sediment fencing will be established at the bottom of slopes on any exposed earthworks batters where there is an established risk of contaminated water discharging from the site during construction. Sediment fencing may be required at regular spacing down the disturbed slope to limit scour and rutting caused by channelising of stormwater discharge. Sediment fences will be used to protect any temporary stockpile sites as required. Sediment collected from sediment barriers will be regularly removed and either taken offsite as part of the earthworks phase or stockpiled for use during revegetation works.

#### 2.7.3 Sediment Barriers

Sediment barriers will be constructed around all stormwater drainage gully pits and field inlets where contaminated water may enter the existing and proposed stormwater network. The provision of these sediment barriers will facilitate the settlement of sediments prior to entering the downstream stormwater drainage network. Sediment barriers will generally comprise of gravel wrapped in geotextile 'sausage', sediment fences around field inlets or similar approved products.

#### 2.8 Monitoring and Maintenance

The site supervisor will be responsible for the following regular monitoring and maintenance activities during the various phases of the development:

1. Inspection of downstream stormwater network as well as sediment and erosion controls will be conducted at the end of each construction day and after each rainfall event greater than 25mm.
2. If any established complaints by neighbouring property owners and/or local authority or evidence of water quality deterioration is reported downstream of the works site the following actions are to be taken immediately:
  - a. locate source of stormwater quality deterioration.
  - b. construct temporary erosion and sediment controls to prevent the continuing short-term stormwater quality deterioration.
  - c. repair existing erosion and sediment controls, modify construction procedures or construct additional controls to prevent further deterioration.



### 3 Water Reticulation

#### 3.1 Existing Infrastructure

A review of the Dial Before You Dig (DBYD) data and survey has confirmed the location of an existing water reticulation main located within the Twynam Street verge. An existing fire hydrant is located approximately 4m north of the subject sites northern property boundary. An existing residential water meter is also located (on-lot) in the northeastern corner of the subject site.

An engineering layout depicting the approximate locations of all existing and proposed services is included within Appendix C.

#### 3.2 Development Water Reticulation Demand

The proposed development's water reticulation demands on the existing potable water infrastructure were established using the methods described in the SRSC Development Design Specification D11: Water Reticulation. These demands were used to determine the consumption rates for the proposed development.

The design parameters and results are presented in Table 3.1.

Table 3.1: Water Demand Factors and Consumption Rates

Design Parameter	Potable Water Values and Consumption Rates
Area of Land	0.0895 ha
Development Type	Serviced Apartments
Number of Units	4 apartments, 4 ET
Peak instantaneous demand rate (Residential)	0.15 L/s per ET
Peak instantaneous demand	0.60 L/s
Fire Flow (Residential less than 3 storeys)	11.00 L/s
Maximum Demand	11.60 L/s

The peak instantaneous demand of 0.60 L/s plus the fire flow demand of 11.00 L/s equals a total flow demand of 11.60 L/s.

#### 3.3 Proposed Water Reticulation Works

The proposed development will be serviced from the existing water main within the Twynam Street road reserve. It is envisaged that the internal water reticulation and connection sizing will be undertaken by a Hydraulic Consultant during the detailed design phase of the project. An engineering services layout detailing the proposed services for the site is included in Appendix C.



## 4 Sewerage Reticulation

### 4.1 Existing Infrastructure

A review of the DBYD data and survey has confirmed the location of an existing sewerage gravity main and sewer maintenance hole located within the 3.0m drainage easement along the subject sites rear property boundary. Although not accurately located, it is assumed the site's current property service connects to the existing gravity main in this vicinity.

An engineering layout depicting the approximate location of all existing and proposed services included within Appendix C.

### 4.2 Proposed Demand

The demands on the existing sewer infrastructure were established using the methods described in the SRSC Development Design Specification D12: Sewerage System. These demands were used to determine the consumption rates for the proposed development.

The design parameters and results are presented in Table 4.1 below.

Table 4.1: Sewerage Demand Factors and Consumption Rates

Design Parameter	Sewer Values and Consumption Rates
Area of Land	0.0895 ha
Development Type	Serviced Apartments
Number of Units	4 apartments, 4 ET
EP/ET Conversion Factor	2.8
Equivalent Persons (EP)	42 EP
Average Dry Weather Flow (ADWF)	180 L/EP/Day
ADWF	<b>0.025 L/sec</b>
$d (0.01(\log A)^2 - 0.19(\log A)^3 + 1.4(\log A)^2 - 4.66\log A + 7.57)$	14.22
PDWF (d x ADWF)	<b>0.36 L/sec</b>
Groundwater Infiltration (GWI) (0.01425L/sec/Ha)	<b>0.001 L/sec</b>
Soil Aspect ( $S_{aspect}$ )	0.5
Network Defects and Inflow Aspect ( $N_{aspect}$ )	0.5
Rainfall Intensity ( $I_{1,2}$ )	23
IIF ( $0.28 \times A_{eff} \times C \times I$ )	<b>0.13 L/sec</b>
Design Flow (PDWF + GWI + IIF)	<b>0.49 L/sec</b>

Based on the above assessment it is envisaged that the proposed development will place a peak design flow demand of 0.49 L/sec on the downstream sewerage network.

### 4.3 Proposed Works

It is proposed to locate and confirm the condition of the existing service connection for the site within the drainage easement. The existing service, if required, shall be upgraded to a standard 150mm connection (in accordance with current WSAA standards). Under separate private plumbing and drainage works, the proposed sewer connection would be constructed up through site to service the proposed four apartments.

It is envisaged that the internal sewerage infrastructure and connection detailed design will be undertaken by a Hydraulic Consultant and is subject to a future Plumbing and Drainage approval by Council.





## 5 Bulk Earthworks

### 5.1 Design Requirements

Earthworks for the site will be designed generally in accordance with the requirements of the SMRC standard and specifications and as appropriate to the regulatory control and the Australian Standard for Earthworks for Commercial and Residential Development (AS3798-2007).

### 5.2 General Site Earthworks

A soil assessment report will need to be prepared by a geotechnical engineer to provide a guide to the treatment of the site prior to and during the earthworks construction and basement excavation works and suitability for building foundation construction.

The key variables associated with the site's earthworks are the depth and distribution of the existing materials and the strength and depth profile of the substrata material. It is advised that the soil report for the site investigates these key items in depth to ensure that suitable soil treatments, accurate cost estimation and building design can be facilitated.

### 5.3 Retaining Structures

Where retaining structures are required that are not part of the buildings on the subject site, they will be designed such that the maximum height of this will be limited to 1.2m and in accordance with the SMRC standard and specifications and AS4678-2007. Retaining structures will not encroach onto any adjoining property or road reserve.

### 5.4 Erosion and Sediment Management

Due to the expected erosive soil onsite, erosion protection measures will be incorporated during the construction phase with these measures being designed and documented as a part of the detailed civil works for the site.

Ultimately, during the operational phase of the project, the sediment management will be by the use of soft landscaping to ensure erosion is kept to a minimum.

An erosion and sediment control plan for the proposed development will be developed as part of the detailed design phase of the project.

### 5.5 Preliminary Grading

A preliminary grading plan has been prepared to review the proposed achievable grades and earthworks extents. Refer to Appendix C for grading plans and earthworks sections.



## 6 Electrical and Telecommunications

A Dial Before You Dig (DBYD) investigation was undertaken to confirm the location of existing electrical and telecommunications services in the vicinity of the site.

The DBYD investigation confirmed the location of underground telecommunications infrastructure, owned and operated by Telstra and NBN, within the Twynam Street road reserve along the site frontage.

Similarly, underground powerlines, owned and operated by Essential Energy, are located within the Twynam Street road reserve, as well as a pad-mount transformer being located within the southeast corner of the subject site.

It is envisaged that the proposed development will connect to the above existing services as outlined above. The connections to the telecommunications and electrical networks will be confirmed by and undertaken by specialist consultants during the detailed design phase of the project.

The DBYD data is included in Appendix D with the location of the existing telecommunications and electrical infrastructure shown on the engineering services layout included in Appendix C.



## 7 Impacts on Local Infrastructure and Likely Upgrades

The proposed Serviced Apartments development will result in minor additional loads on the surrounding local infrastructure. Discussions with relevant authorities may be needed to ensure that there is sufficient capacity in all systems to accept the additional demands from the proposed development. Initial investigations indicate that there is sufficient residual capacity within the existing services to accommodate the proposed development.

The potential impacts on the local infrastructure and likely upgrades are summarised in Table 7.1 below.

Table 7.1: Local Infrastructure Impacts and Required Upgrades

Infrastructure Type	Local Authority	Impacts	Connection and/or Upgrade Requirements
Water Reticulation	SMRC	Additional water demands due to development	Connect to the existing water main located within the Twynam Street road reserve.
Sewerage Reticulation	SMRC	Additional sewer demands due to development	Connect to the existing sewerage main located within the rear drainage easement.
Stormwater Drainage	SMRC	Additional stormwater demands due to development	Collect and convey site runoff and connect to the existing rear allotment stormwater drainage infrastructure.
Electrical	Essential Energy	New connections required	Connect the proposed development site to the existing Essential Energy electrical services available along the site frontage of Twynam Street.
Telecommunications	Telstra / NBN	New connections required	Connect the proposed development site to the existing Telstra and NBN telecommunications services available along the site frontage of Twynam Street.



## 8 Reference Documentation

Snowy Monaro Regional Council Engineering Specifications (SMRC)

SRSC Development Design Specification D11: Water Reticalulation (SMRC)

SRSC Development Design Specification D12: Sewerage System (SMRC)

Water Services Association of Australia, 2014. "Gravity Sewerage Code of Australia. WSA 02-2014", Third Edition, Version 3.1

Water Services Association of Australia, 2011. "Water Supply Code of Australia. WSA 03-2011", Third Edition, Version 3.1




Appendix A  
**Proposed Development Plans**

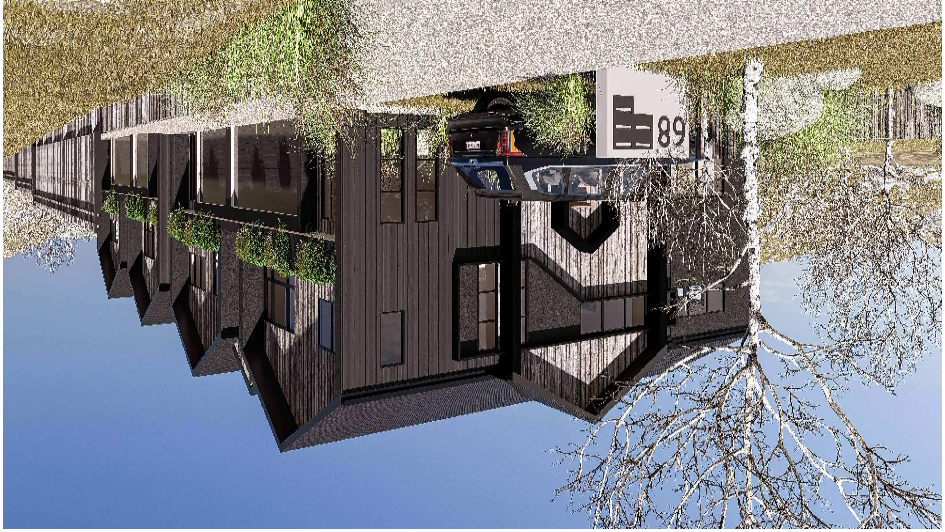




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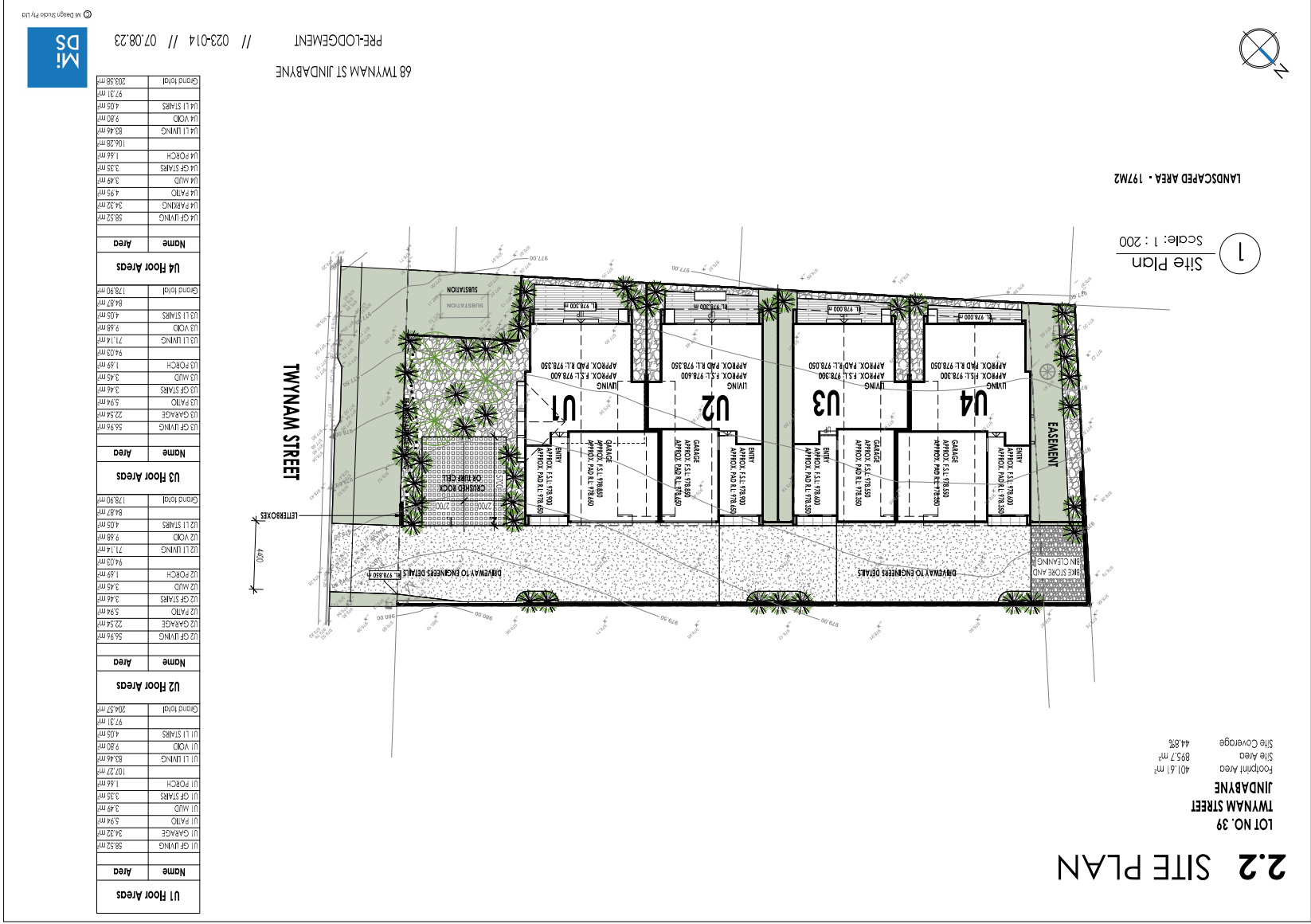


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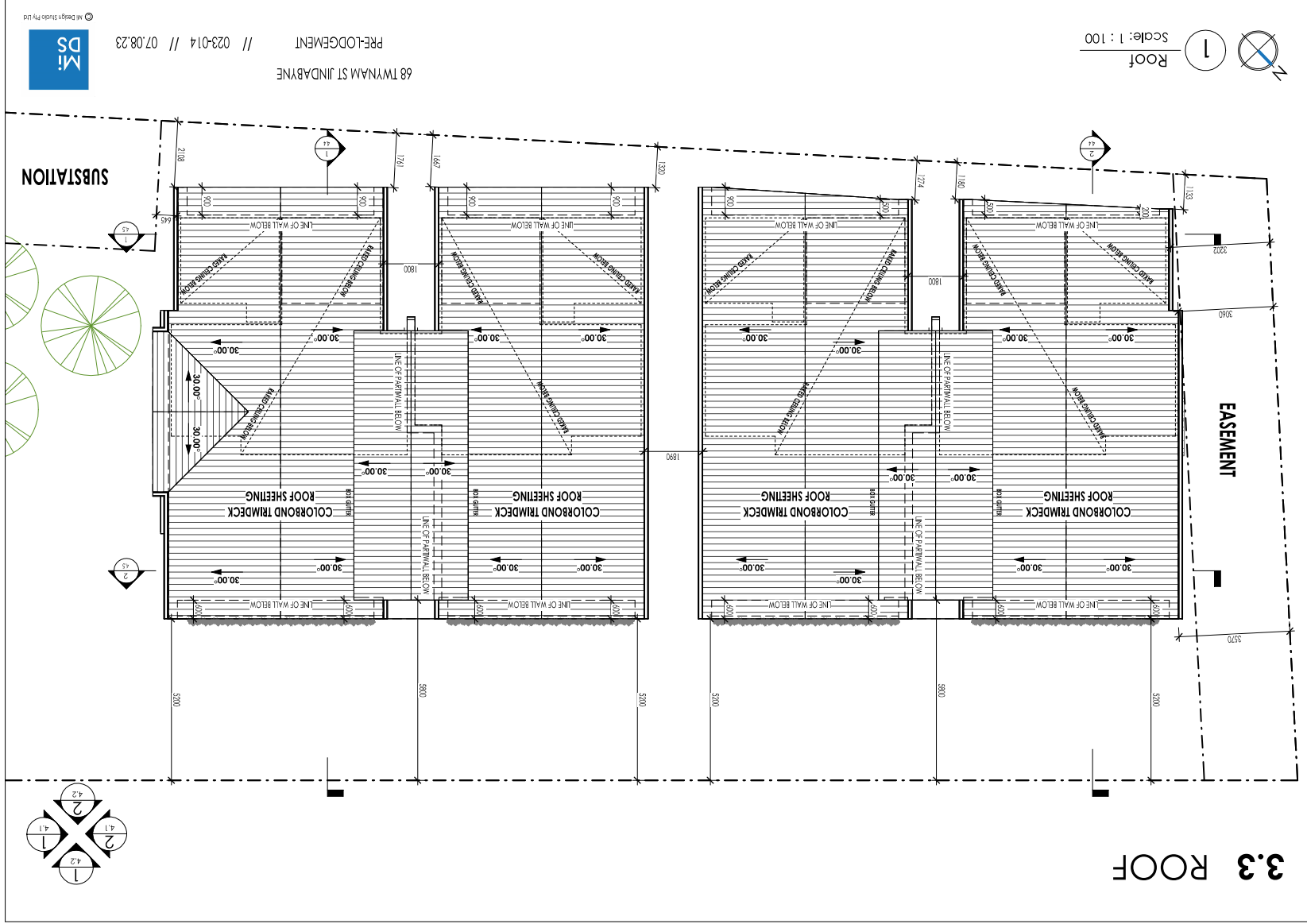








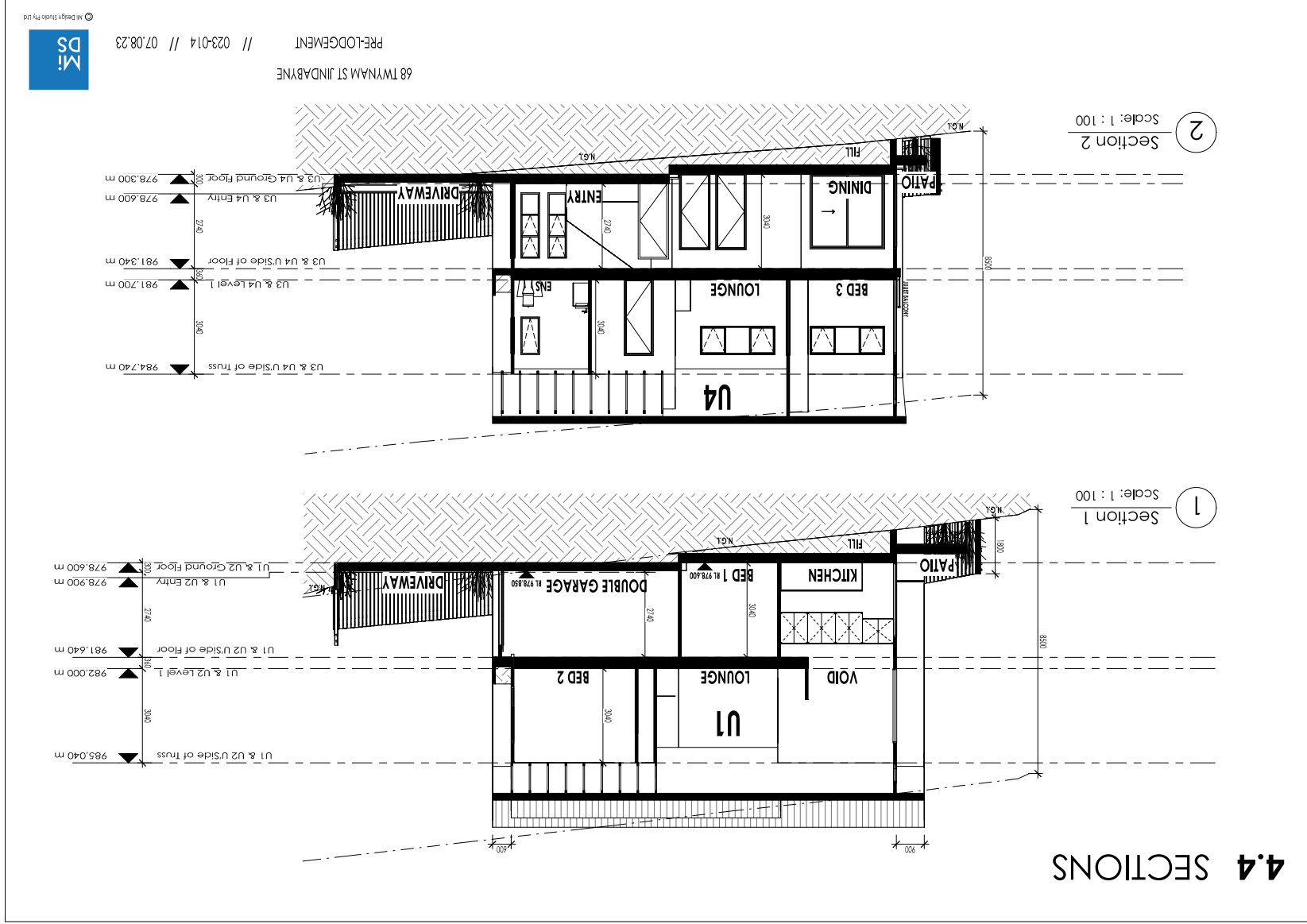
















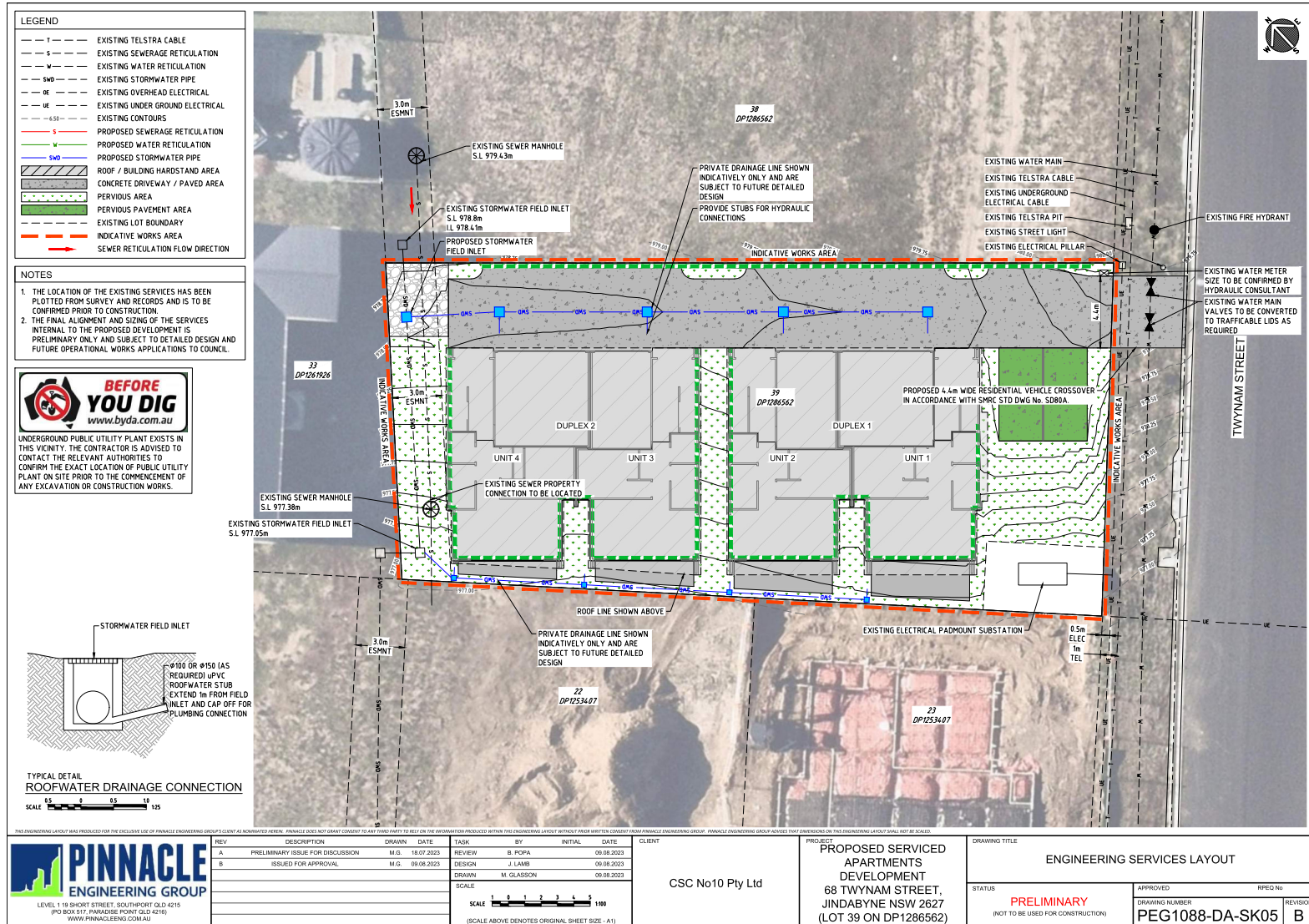
Appendix B  
**Topographic Survey**



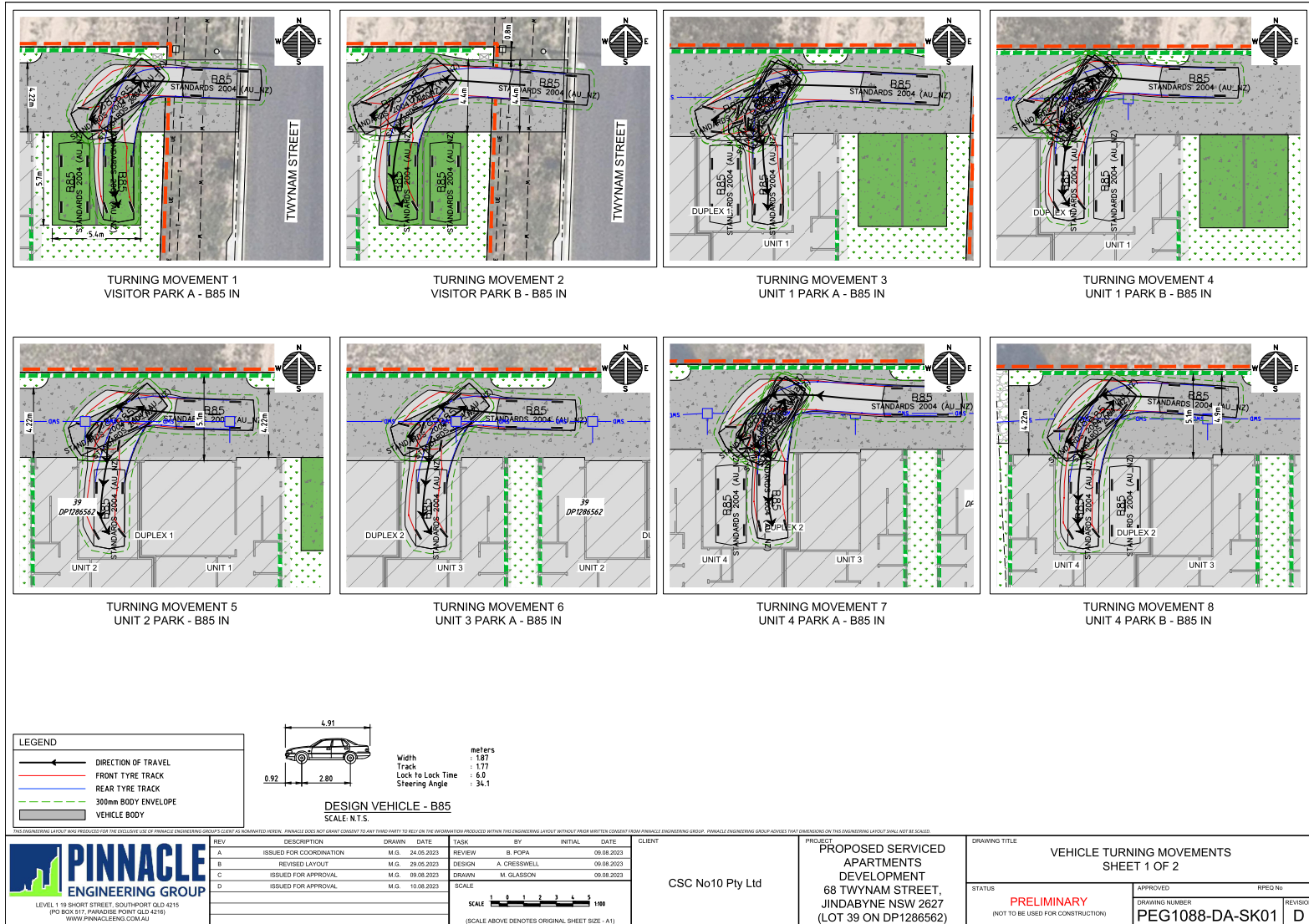


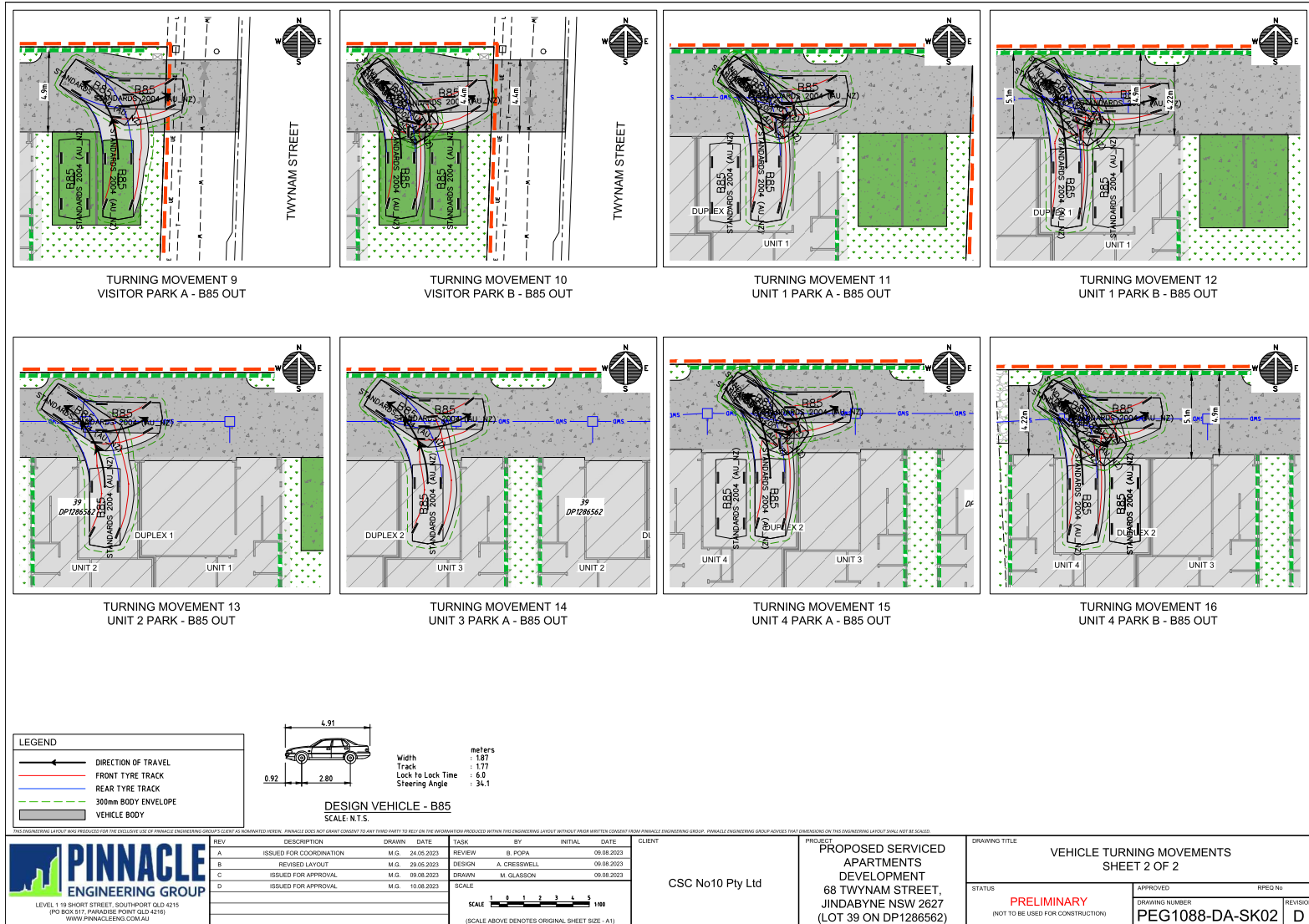
Appendix C  
**Engineering Services Layout**





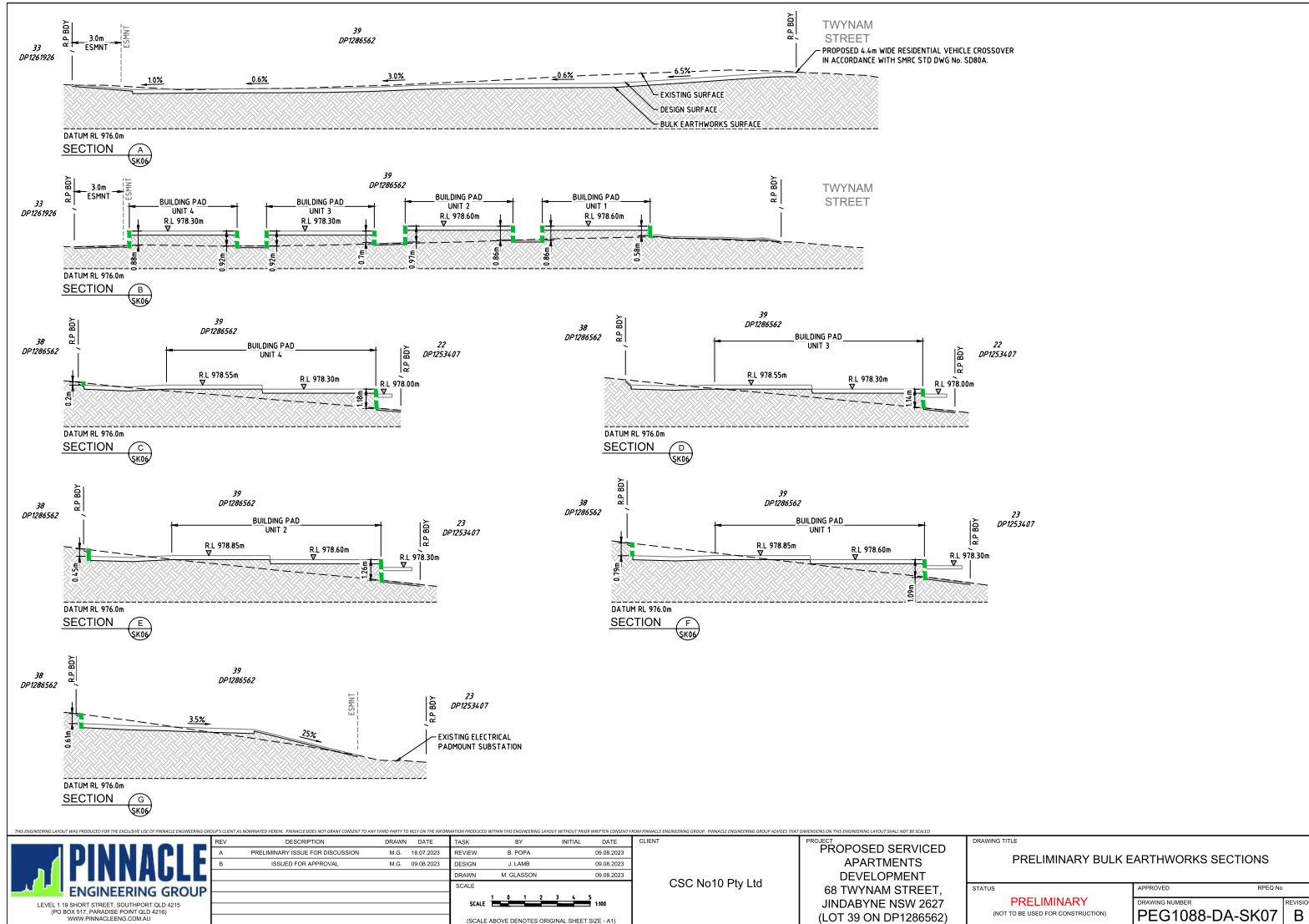






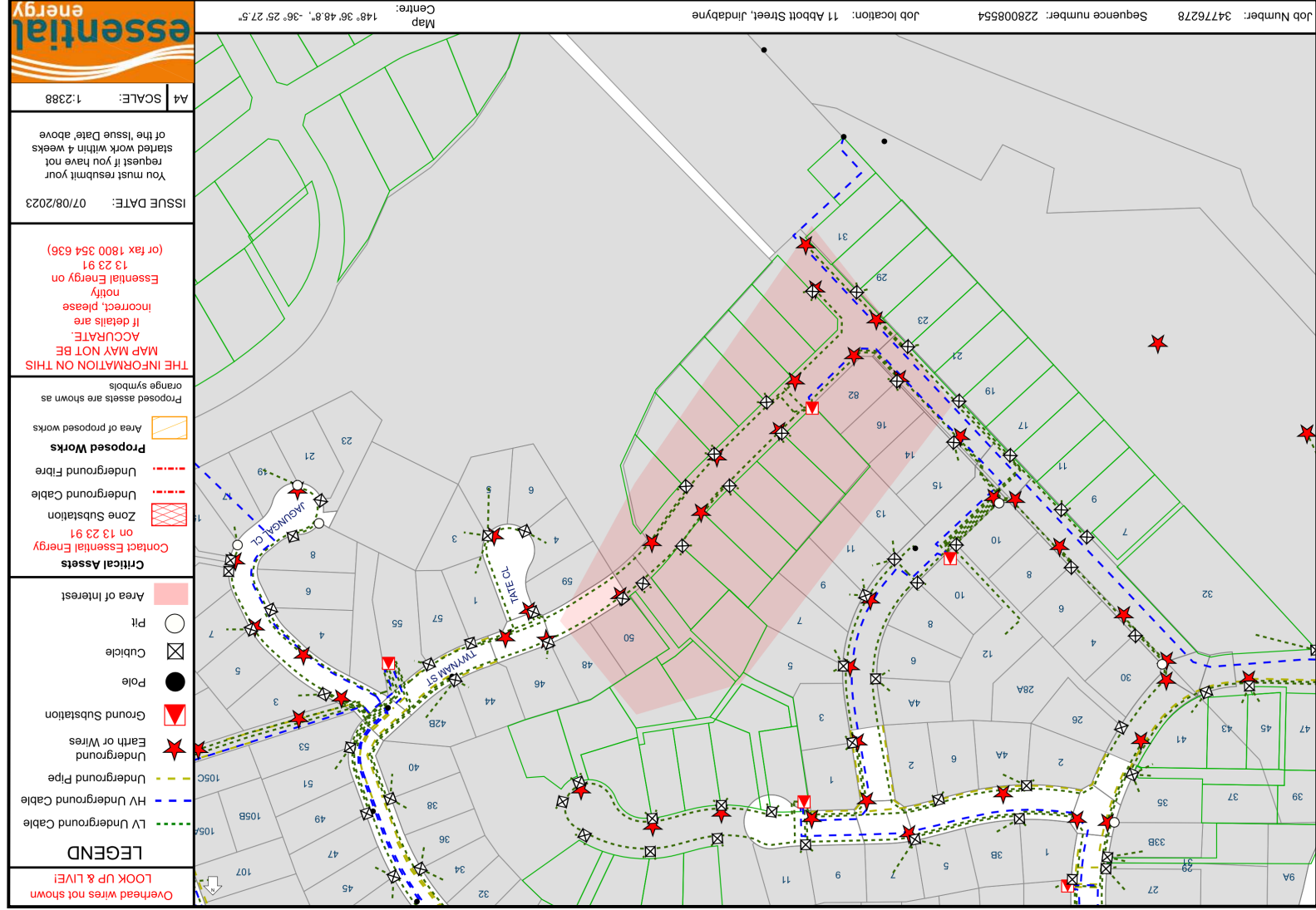













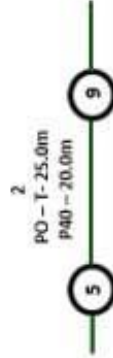
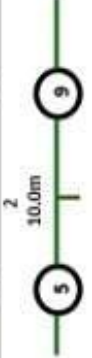







Appendix D  
**DBYD Data**







  <b>LEGEND</b>	
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED (Power)</b> cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m 

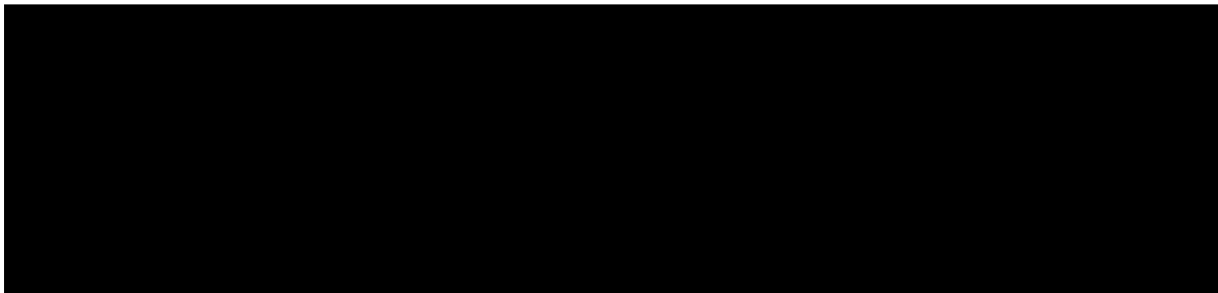




### Emergency Contacts

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Objection to DA proposal at 68 Twynam St Jindabyne.

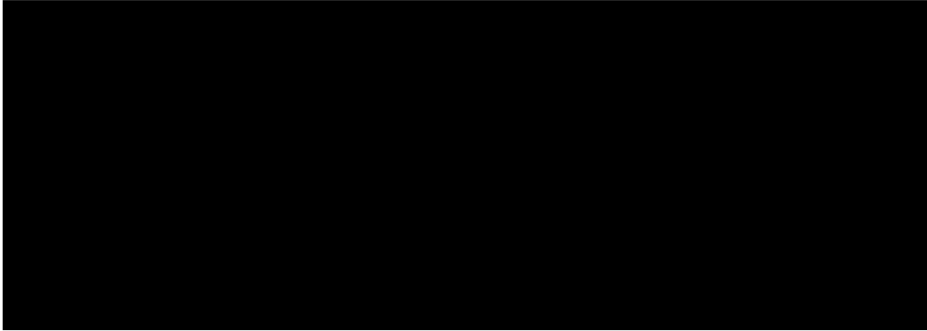
As the owners of [REDACTED] we strongly object to the proposal at 68 Twynam St due to the large number of non-compliances with the DCP and LEP as listed below. The extent of non-compliances has been grossly underestimated in the submitted Statement of Environmental Effects Report.

1. FSR - An exceedance of 14.6% to the FSR control, on a site that has a southerly R2 neighbour, downhill, with large amenity impact to two properties on winter solstice creates an environmental impact which is not discussed in the Clause 4.6 Variation Request.
2. The FSR exceedance creates bulk and a scale that is not in keeping with the established pattern of development in the locality.
3. The S4.6 Variation Request incorrectly notes that 'the proposal has no imposition on adjoining developments' – this is entirely untrue as discussed below.
4. Although short term accommodation may be needed, it should be provided within the FSR and height controls, as well as amenity controls, to suit the site. A reduction in yield, and a more careful design approach, would better suit the site and applicable controls whilst still providing ample additional accommodation.
5. HEIGHT – nowhere in the architectural drawings is a ridge RL evident. We cannot properly review the drawings and we seek an updated drawing set showing the proposed ridge RL. The height plane is clearly breached, well over the 9m limit, however it is not discussed in the Statement of Environmental Effects Report nor is a S4.6 Variation Request submitted to support the exceedance.
6. Excessive bulk and scale is not in keeping with the character of the area.
7. Large breach of permissible building envelope to both side boundaries creating bulk and scale inconsistent with the DCP and the LEP, and inconsistent with the surrounding pattern of development.
8. Privacy impact of four dwellings overlooking into the living room windows, bedroom windows, external alfresco, and external private open space of our property at 66 Twynam St.
9. Privacy impact of elevated living areas and patios on SW façade – a high turnover short term rental accommodation with outdoor patios that completely overlook two adjacent rear yards, with no side/fence setback, and should not be acceptable in this current layout.
10. Privacy from L1 large windows into 66 Twynam St – as we cannot see the plans, we cannot understand the privacy impact from the L1 windows, of which four dwellings and 8 very large windows overlook our living areas, alfresco, and rear yards – we believe this to be unacceptable for high-turnover short term rental accommodation and seek to see the floor plan layouts.
11. Non-compliant garage/driveway access – 5.9m is the minimum Australian Standard (AS2980.1) apron width (driveway width for turning into garages). The application shows 5.4m and we suggest that this would not be able to be supported by swept path diagrams for two cars per garage.
12. Shadow diagrams are incorrect – they are cropped and do not show the full impact of the shadows cast on Winter Solstice. We request to see updated shadow diagrams showing the full impact on the two sites to the SW. The SoEE Report, under the Clause 4.6 Variation Request states that –

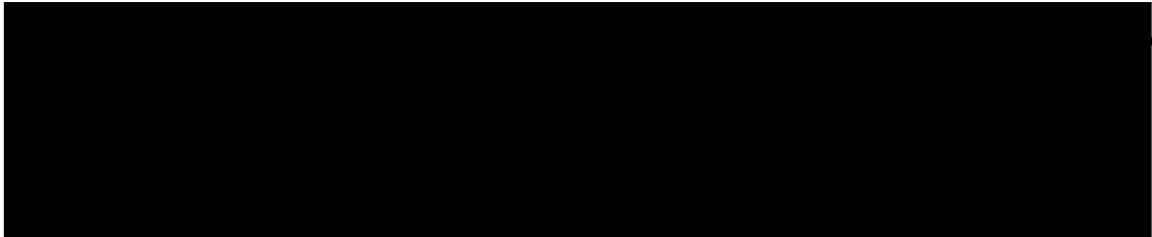
*i. The increased floor space over the site will have negligible impacts on the amenity of adjoining sites and therefore approval of the proposal will be in the public interest.*

13. The above statement is incorrect and has not considered the true extent of shadowing and loss of privacy on the sites to the SW and NE.

In Summary, there are excessive LEP and DCP non-compliances, and an alarming number of irregularities in the Statement of Environmental Effects report statements when compared to the proposed plans. In addition to this, the proposal is clearly an excessive development of the site, to the detriment of several neighbouring dwellings and their amenity, the streetscape, and the locality. This is the basis of our strong objection.







Ref: Submission - Proposed Development Four Serviced Apartments

68 Twynam Street, JINDABYNE NSW 2627

Lot: 39 DP:1286562

Application No: 10.2023.269.1

Hi Sarah,

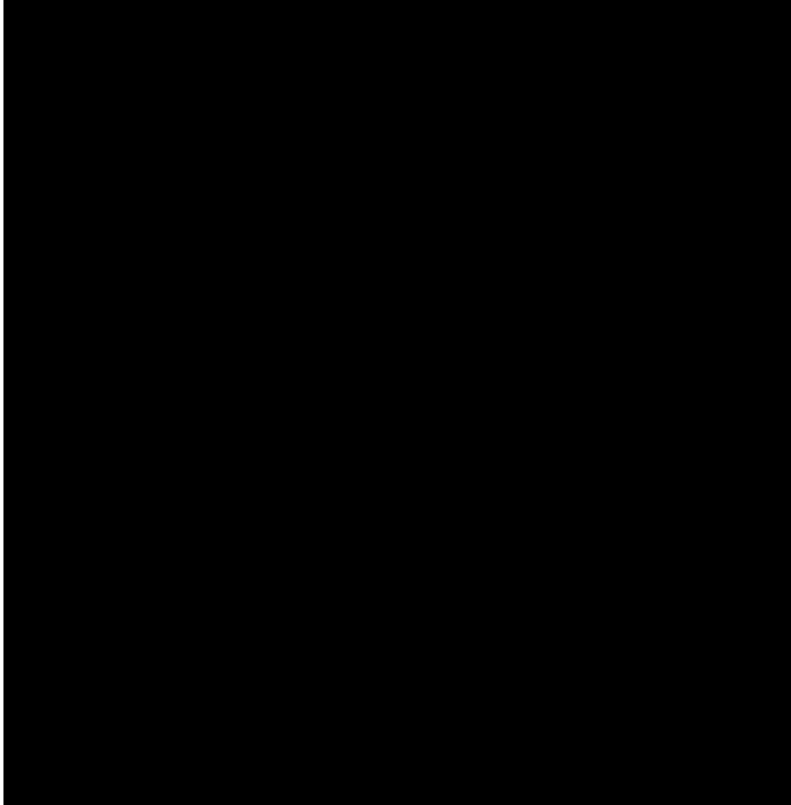
We are the owners at [REDACTED] Jindabyne and we are in receipt of a Development Application notice for 68 Twynam St Jindabyne as per the above application number.

We have reviewed the DA notice for a proposed 2 storey townhouse style development and we would like to provide the following objection notice to this current DA, noting the following impacts to our site;

- The proposed DA design has 2 storey dwellings running down almost the whole block length which will have significant privacy impacts on our site, noting both their GF and Lvl 1 windows look directly into our rear yard, back outdoor deck and also our back kitchen, dining and living areas which is a major concern.
- The design will also impact on the solar amenity of our living and back yard zones, noting the orientation of our block and the ability to harness afternoon sun was a major determining factor for us to purchase this site;
- We would have thought that an R2 zone would require a development of this type to step down from 2 storey dwellings to single storey as you move along their block, to ensure neighbouring amenity as detailed above are not effected.
- If this type of development progresses within the Highfield Estate we believe it will detract from the overall estate aesthetics and we believe this design is not in line with the specific Highfield Estate Development Control Plans to maintain a high quality in the precinct;
- We also note this development does not comply with the relevant Development Controls Plans, which we assume council will be responding to the applicant in relation to these non compliance matter.

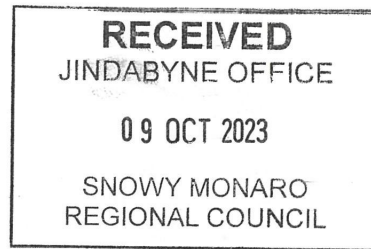
Based on the above, we would like to propose to council that this development is rejected to ensure this type of development does not detract from the high quality of development which is currently underway within the estate.

Can we please seek council's assistance in ensuring we are provided with a response on council's position on this DA prior to an approval being granted to the applicant if applicable.



9<sup>th</sup> October 2023

SARAH BROWN  
Town Planner  
Snowy Monaro Regional Council



**RE: OBJECTION TO PROPOSED DEVELOPMENT**

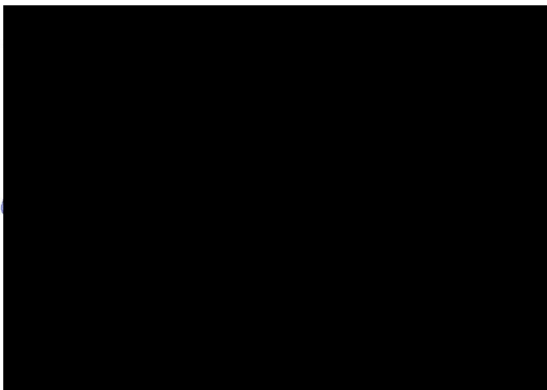
**Proposed Development** Four Serviced Apartments, 4.6 Variation (floor space ratio)  
**Property Description** 68 Twynam St JINDABYNE 2627  
Lot 39 DP 1286562  
**Application Number** 10.2023.269.1

Dear Sarah

I am the owner of Dwelling [REDACTED] Jindabyne, [REDACTED] to the SW of this development. I strongly object to the development for the following reasons.

- My solar access will be severely diminished, ie I don't believe my property will see direct sunlight till lunch time with this next door. I also believe the shadow diagrams lodged with the application are not accurate.
- The GF FFL of the development is almost as high as the top of the fence so privacy will be non existent let alone from the Sliding doors on the FF.
- Noise will be another factor with 4 dwellings on one site when every other site in Highview estate only has 2 dwellings
- I think street parking will also be an issue with so many dwellings on the site
- I believe this development will diminish the future value of my property also due to the density of dwellings on the site

In summary I am strongly opposed to the development for the reasons listed above and I would like to think that even though it is lodged as Serviced Apartments that they should have to abide by the same rules and regulations that dwellings have to abide by with setbacks, building height envelope, floor space ratio's, private open spaces, driveways etc etc





6<sup>th</sup> October 2023

SARAH BROWN  
Town Planner  
Snowy Monaro Regional Council

**RE: OBJECTION TO PROPOSED DEVELOPMENT**

**Proposed Development** Four Serviced Apartments, 4.6 Variation (floor space ratio)  
**Property Description** 68 Twynam St JINDABYNE 2627  
Lot 39 DP 1286562  
**Application Number** 10.2023.269.1

Dear Sarah

As a [REDACTED] neighbour [REDACTED] to the proposed development I write to object to the above mentioned development application for many reasons.

4 units does seem very excessive. The area is Zoned R2, and dual occupancies and serviced apartments are permissible in that zone, however they should fall under the same requirements as any other dwelling/dual occupancy when it comes to DCP requirements.

**Snowy River Development Control Plan 2013:**

**3. Site Planning & Layout**

Controls

**D1.1-1 Site Planning**

a) Development should be appropriately located on the site to:

**consider the amenity of neighbouring properties is maintained or enhanced;**

**3.4 Open Space**

**Controls D1.1-4 Private Open Space**

There doesn't seem to be any private open space provided for the serviced apartments????

**4. Building Envelope 4.1 Building Height**

**The maximum building height for development on a particular site is identified in the Snowy River LEP 2013 Clause 4.3 – Height of buildings and accompanying Height of Buildings Maps. Building height is defined as:**

*Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. In addition, ground level (existing) is defined as: the existing level of a site at any point.*

East and West Elevations show no Compliance at all to the requirements of the DCP when it comes to overall height of 8.5m and also the building envelope.

#### **4.3 Setbacks**

Setbacks seem to comply except for Unit 4, side setback, as it is within the 1.5m setback requirement for 2 storey

#### **Controls**

##### **D1.3-3 Visual Character & Streetscape**

The façade of unit 1 does not provide any articulation facing Twynam Street and therefore is seen as one solid mass of dwelling. No character to façade as per 'Highview Estate' guidelines

##### **D1.4-2 Solar Access to Neighbouring Development**

*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.*

*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.*

*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.*

*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.*

Due to two storey nature of the proposed dwellings, and the non compliances with the building envelope and overall height, I would find it hard to believe that the shadow diagrams are compliant.

#### **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 privacy of buildings can be maximised by building design, layout, location and the design of windows and balconies, screening devices and landscaping.*

*Objectives ♣ To ensure development minimises overlooking or cross viewing to the neighbouring dwellings to maintain reasonable levels of privacy.*

**Controls**

**D1.4-3 Visual Privacy**

*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:*

- o Offsetting or staggering windows away from those of the adjacent buildings;*
- o Setting the window sills at a minimum of 1700mm above finished floor level;*
- o Installing fixed or translucent glazing up to a minimum of 1700mm above finished floor level;*
- o Installing fixed privacy screens outside the windows in question;*

*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.*

*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.*

*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.*

*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.*

*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.*

*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:*

- o A 1.8 metre solid wall or landscaping on flat sites; or*
- o Landscaping, offsetting windows and setting sill heights to 1700mm or fixed translucent glass on sloping sites.*

*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.*

The south elevation shows large sliding doors onto balconies on both floors, therefore non compliant with the above.

#### **7. Car Parking & Access**

##### ***D1.5-1 Car Parking & Access***

Whilst garages aren't facing the street, the driveway is 5.4m setback off the side boundary. Vehicles need to be able to demonstrate they can exit the site in a forward direction. There should be a min 1m wide landscape strip running the length of the northern boundary as per Chapter C under Design guidelines for driveways and parking. If it is being lodged as Serviced Apartments then they need to comply to the parking requirements below:

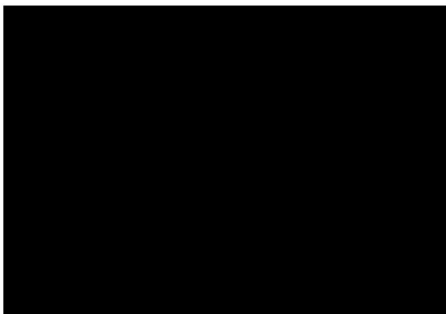
##### ***Serviced apartments***

***1 parking space per 1 bedroom serviced apartment unit;***

***or 2 parking spaces per 2 or more bedroom serviced apartment;***

***and 1 parking space per 2 employees***

Highview Estate has similar if not tighter guidelines to consider, so further questions needs to be asked of Council as to how the development proposal complies.





## NSW RURAL FIRE SERVICE

Snowy Monaro Regional Council  
PO Box 714  
COOMA NSW 2630

Your reference: (CNR-60409) 10.2023.269.1  
Our reference: DA20230922004228-Original-1

**ATTENTION:** Sarah Brown

Date: Tuesday 17 October 2023

Dear Sir/Madam,

**Integrated Development Application**  
**s100B – SFPP – Other Tourist Accommodation**  
**68 TWYNAM STREET JINDABYNE 2627, 39//DP1286562**

I refer to your correspondence dated 26/09/2023 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 following plans/documents except where amended by the conditions of this Bush Fire Safety Authority.

- The plan titled Site Plan prepared by Mi Design Studio Pty Ltd dated 14/8/23 ref: 023-014
- The bush fire assessment prepared by Harris Environmental Consulting dated 26/7/23 Ref:6229BF

### 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. For all proposed lots, an APZ should be established from the commencement of building works and maintained for perpetuity for the entire lot.

### Construction Standards

***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.***

3. New construction 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*

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](http://www.rfs.nsw.gov.au)

*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*.

#### **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.***

4. 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*:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419;
- hydrants are and not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419;
- all above-ground water service pipes are metal, including and up to any taps;
- 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;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - *The storage and handling of LP Gas*, 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.***

5. 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 of SFPP developments.*

6. A 'Bushfire Emergency Management and Evacuation Plan' is to be prepared in accordance with Table 6.8d of *Planning for Bush Fire Protection 2019* and be consistent with the RFS document 'A Guide to Developing a Bushfire Emergency Management and Evacuation Plan' (NSW RFS 2014) prior to receiving Occupation Certificate

For any queries regarding this correspondence, please contact Bryan Netzler on 1300 NSW RFS.

Yours sincerely,

Michael Gray  
**Manager Planning & Environment Services**  
**Built & Natural Environment**



## BUSH FIRE SAFETY AUTHORITY

SFPP – Other Tourist Accommodation  
68 TWYNAM STREET JINDABYNE 2627, 39//DP1286562  
RFS Reference: DA20230922004228-Original-1  
Your Reference: (CNR-60409) 10.2023.269.1

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

Tuesday 17 October 2023



**Pre-Lodgement Application Form**

Portal Application number: PAN-366705

**Applicant contact details**

Title	Mr
First given name	Mark
Other given name/s	
Family name	Pepping
Contact number	0428475866
Email	admin@zoneplanning.com.au
Address	PO Box 671 Moss Vale NSW 2577
Application on behalf of a company, business or body corporate	Yes
ABN	13650980662
ACN	650980662
Name	ZONE PLANNING NSW PTY LTD
Trading name	ZONE PLANNING NSW PTY LTD
Is the nominated company the applicant for this application	Yes

**Owner/s of the development site**

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	CSC No 10 Pty Ltd
ABN / ACN	665 716 647

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
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**Developer details**

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

**Development details**

Application type	Development Application
Site address #	1
Street address	68 TWYNAM STREET JINDABYNE 2627
Local government area	SNOWY MONARO REGIONAL



Lot / Section Number / Plan	39/-/DP1286562 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Snowy River Local Environmental Plan 2013 Land Zoning R2: Low Density Residential Height of Building 9 m Floor Space Ratio (n:1) 0.5:1 Minimum Lot Size 700 m <sup>2</sup> Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA Terrestrial Biodiversity Biodiversity

**Proposed development**

Selected common application types	Erection of a new structure
Selected development types	Serviced apartment
Description of development	Construction of 4 Serviced Apartments each two stories contained in 2 separate duplex buildings and related landscaping
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	-
<b>Dwelling count details</b>	
Number of dwellings / units proposed	0
Number of storeys proposed	2
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)	514
Total site area (m2)	895
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$1,500,070.00
Do you have one or more BASIX certificates?	

<b>Subdivision</b>	
Number of existing lots	1
<b>Proposed operating details</b>	
Number of additional jobs that are proposed to be generated through the operation of the development	
Number of staff/employees on the site	

**Number of parking spaces**

Number of loading bays	
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
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)?	Yes
Would you like to answer questions in this form to complete the variation request or upload a supporting document	Complete questions
What is the name of the relevant environmental planning instrument? eg. LEP, SEPP	Local Environmental Plan (LEP)
Relevant LEP	Snowy River Local Environmental Plan 2013
What is the zone of the land?	
Address	68 TWYNAM STREET JINDABYNE 2627
Zone	R2
What are the objectives of the zone(s) ?	To provide for the housing needs of the community within a low density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To ensure development maintains residential amenity and contributes to the small-scale residential character of the zone. To enable short-term, low impact tourist and visitor accommodation compatible with the surrounding residential character of the zone.
<b>Development Standard Variation details</b>	
Name of the development standard being varied	Floor space ratio
Clause name	4.4
Numeric value of the standard being varied	448
Numeric value of the development against	

this standard	514
Percentage value of the proposed variation	14.6
What are the objectives of the development standard(s) ?	(a) to ensure that buildings are compatible with the bulk and scale of the streetscape and the existing and desired future character of the locality, (b) to minimise adverse environmental effects on the use or enjoyment of adjoining properties, including heritage items, and the public domain, (c) to establish the maximum development density, accounting for the availability of infrastructure and generation of traffic.
How is compliance with the development standard(s) unreasonable or unnecessary in the circumstances of this particular case ?	Strict compliance with Clause 4.4 of SRLEP 2013 is considered unreasonable and unnecessary in the circumstances of the development as proposed. The development has been able to be designed to meet other applicable development standards under the SRLEP 2013 and the extensive development requirements under the Snowy River DCP 2013 which even though represent a guide to development, demonstrates that the proposed development is largely compliant in all facets apart from the floor space ratio.
Are there sufficient environmental planning grounds to justify variation of the development standard(s) ?	<p>The site is located within a developing area which contains a mix of developments comprising single dwelling houses, dual occupancy developments, multi-unit developments and tourist accommodation.</p> <p>The Proposal has no imposition on adjoining developments and will not diminish the enjoyment by occupants within adjoining developments.</p> <p>The development provides a high standard design and finish which will be compatible to other development throughout the estate.</p> <p>The Proposal will not provide undue or unreasonable stress on local infrastructure needs nor will it generate extensive traffic movements which would be incompatible with the location.</p> <p>There is no public benefit in requiring strict adherence of the Development Standard in this case because the Proposal involves the development of Serviced Apartments which will meet the need for specific tourist accommodation rather than tourists occupying much needed properties for longer term residents in the Jindabyne Township and nearby tourist areas. Like many areas, long term rental accommodation such as dwelling houses and dual occupancy dwellings are being rented for short stay tourist accommodation. This situation has seen rental availability diminish significantly and what availability there is, is well above market rates. This Proposal will provide accommodation specifically for short term rental accommodation.</p> <p>In summary, it would be unreasonable to require compliance with the minimum lot size given that the development of the site meets all other Council requirements.</p>
Is there any other relevant information to be considered to justify variation of the development standard(s) ?	The development remains consistent with the objectives of the R2 Low Density Residential Zone and in fact actively supports those objectives.
Is the application accompanied by a Planning Agreement ?	No
<b>Section 68 of the Local Government Act</b>	
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?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
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

<b>Affiliations and Pecuniary interests</b>	
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
<b>Political Donations</b>	
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	David
Other given name(s)	
Family name	Skeen
Contact number	0428475866
Email address	mpepping@zoneplanning.com.au
Billing address	PO Box 671 Moss Vale 2577

**Application documents**

The following documents support the application.

Document type	Document file name
Architectural Plans	Final Architectural Plans
Bushfire Assessment Report	BUSHFIRE HAZARD ASSESSMENT FOR PROPOSED SERVICED APARTMENTS (SFPP) AT 68 TYNAM STREET, JINDABYNE (6229)i
Clause 4.6 variation request	4.6 Variation Report
Cost estimate report	Cost Estimate Letter - 68 Twynam Street 03.08.23
Other	68TwynammStreet-JV3Report(B-Final) Engineering Report and Plans
Owner's consent	Owner Consent Form
Section 4.6 Application to Vary Development Standard	4.6 Variation Report
Site Plans	Site Plan
Statement of environmental effects	SoEE - 68 Twynam Street Jindabyne
Survey plan	5700_Skeen survey 68 Twynam St PWBURNS PL 20230308-1 CD SURVEY

**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	Yes

application.	
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).	



# Delivery Program Progress Report - November 2023

1 Jul 2023 To 10 Dec 2023

## Camms.

Print Date: 10-Dec-2023

**Strategy Summary**

**1 Jul 2023 To 10 Dec 2023**

Completed	In Progress	Not Started
36	196	26

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Community: Our health allows us to live an enjoyable lifestyle</b>					
<b>Outcome : Facilities are in place to encourage healthy lifestyles</b>					
Operate and maintain Council owned caravan parks and campgrounds	Manager Community Services	01-Jul-2022	30-Jun-2026	In Progress	40%
<b>Comment:</b> All Council Caravan Parks were open and available in October 2023.Site availability is being managed through Newbook as a visual for community.					
Undertake routine inspections of skin penetration premises	Manager Built and Natural Environment	01-Jul-2023	30-Jun-2026	Not Started	0%
<b>Comment:</b> Program not yet commenced for 2023/24. Assessments will be undertaken and completed during mid summer.					
Maintain amenities throughout the region	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	30%
<b>Comment:</b> Still working to schedule with 80% of facilities maintained and held to a clean standard at all times. Reduction in staff at Nimmitabel has caused issues, which we are working through to ensure cover for the Christmas break. There has been no vandalism attacks this month.  Scheduled events has increased pressure on the team with extra maintenance required at Mt Gladstone and showgrounds to ensure the facilities are ready and clean.					
Bombala Apex Caravan Park – upgrades	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	Completed	100%
<b>Comment:</b> Status: Project complete, main Switchboard upgraded Issues: Minor issue with sensor light Risk: N/A Next Step: Update AGL bill to accommodate new main switch. Budget: On budget Communications: facilities updated on completion					
Undertake routine inspections of commercial swimming pools	Manager Built and Natural Environment	01-Jul-2023	30-Jun-2026	In Progress	60%
<b>Comment:</b> Water sampling of our swimming pools which are now operational has recommenced.					
Cooma North Ridge - Community Place for Space	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	In Progress	98%



**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Community: Our health allows us to live an enjoyable lifestyle</b>					
<b>Outcome : Facilities are in place to encourage healthy lifestyles</b>					
<b>Comment:</b> Project near completion. Preparing acquittal report.					
Undertake inspections of food premises to determine compliance with the Food Standards Code	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	75%
<b>Comment:</b> Food premises inspections recommenced in August with program rapidly moving forward. The focus has been on the premises assessed in July and August. Council is on track to inspect 100% of the food premises by mid January 2024.					
<b>Outcome : Have in place (and accessible to everyone) quality aged, disability and health services that support our population through all life stages</b>					
Deliver Commonwealth Home Support Programme (CHSP) and Home Care Packages in accordance with Aged Care Quality Standards	Manager Community Services	01-Jul-2022	30-Jun-2026	In Progress	31%
<b>Comment:</b> Services continue to be delivered in accordance with our service agreement despite not met findings in the recent accreditation audit. The Plan for Continuous Improvement (PCI) is being actioned with diligence. We are expecting to commence accepting new referrals within the Commonwealth Home Support Programme and Home Care Package program in the first quarter of 2024 and to provide our support services to the wider region.					
Review service delivery options for Council Commonwealth Home Support Programme (CHSP), Home Care Packages and Community Transport	Manager Community Services	01-Jul-2023	30-Jun-2024	Not Started	%
<b>Comment:</b> Has not commenced at this point.					
Maintain governance in the delivery of community services	Manager Community Services	01-Jul-2023	30-Jun-2026	In Progress	8%
<b>Comment:</b> The scheduled Advisory Committee meeting for November 2023 was postponed due to the unavailability of some Committee members.					
Fire service and general upgrades for aged care facilities	Manager Corporate Projects	01-Jul-2023	30-Jun-2024	In Progress	15%
<b>Comment:</b> Project grant funds have been awarded through the Department for Health ACAR program. Tender for the works has been completed. However is on hold pending outcome/s of the divestment process.					
Divestment of Residential Aged Care	Manager Community Services	01-Jul-2022	30-Jun-2024	In Progress	35%
<b>Comment:</b> The discussion with Respect in regarding to the divestment of aged care continues with no further updates available.  At the November 2023 Council Meeting the decision to close Snowy River Hostel by 28 March 2024 was made with an alternate motion around future use.					
Yallabee Lodge new section of facility	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	In Progress	95%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Community: Our health allows us to live an enjoyable lifestyle</b>					
<b>Outcome : Have in place (and accessible to everyone) quality aged, disability and health services that support our population through all life stages</b>					
<b>Comment:</b> This project has concluded at Design and Tender. The design has been completed and the tender was run. Due to the divestment process the construction is unlikely to proceed under Council direction. The designs are at a stage where they can be novated pending the outcome of the divestment process.					
Provide Residential Aged Care in accordance with Aged Care Quality Standards	Manager Community Services	01-Jul-2022	30-Jun-2026	In Progress	35%
<b>Comment:</b> We continue to work collaboratively with our local hospital, community service providers and the community to ensure all requests for respite and permanency are considered for suitability based on clinical needs. We continue to review and update our continuous improvement plan to ensure that reflects improvement on identified trends and general operations. Yallambee Lodge continues to operate at high levels of occupancy and it is responsive to the needs of our hospital and our community. The current demand of incoming residents presents a challenge in terms of meeting clinical needs with our current operational model at the hostel.					
<b>Goal : Our Community: Our region's cultural identity is respected and embraced</b>					
<b>Outcome : Preserve and protect historically significant sites</b>					
Organise interments and maintain accurate records	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	60%
<b>Comment:</b> Council has received eleven reservations and ten interments. No complaints were received.					
Heritage Strategy - review	Coordinator Strategy Development	01-Jul-2023	30-Jun-2025	In Progress	60%
<b>Comment:</b> The Heritage Strategy Review has commenced with all background research completed and a first draft authored. It is hoped that public exhibition of the draft can be undertaken prior to the end of the 23-24 financial year.					
'Big Trout' restoration in Adaminaby	Manager Corporate Projects	01-Jul-2023	30-Jun-2024	In Progress	5%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Community: Our region’s cultural identity is respected and embraced</b>					
<b>Outcome : Preserve and protect historically significant sites</b>					
<p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>• Accomplishments &amp; Completions. Restoration work on the Big Trout sculpture will commence 23rd October and take approx. 3 weeks</li> <li>• Critical Issues Response from Telstra about the fate of cable through the area has been received. It will have an impact on the timing of completing the landscaping work.</li> <li>• Next Steps Landscape design planning is on hold until issues with Telstra cables is sorted..</li> <li>• Budget Status No further expenditure.</li> <li>• Key Items for Communication Protocol for membership of the PEG. Scope of work for the whole project.</li> <li>• Accomplishments &amp; Completions. Restoration work on the Big Trout sculpture has commenced and will be completed by 30th November</li> <li>• Critical Issues Response from Telstra and the contractor will mean that the cable relocation will not be completed until March 2024</li> <li>• Next Steps Some minor landscaping elements will continue eg seating.</li> <li>• Budget Status On target.</li> <li>• Key Items for Communication</li> </ul>					
Maintenance of Council’s cemeteries	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	60%
<p><b>Comment:</b> With the weather warming up Council's mowing maintenance program has recommencing. However, with the dry weather the amount of mowing has been less than previous years. Council is reviewing the amount of mowing required with contractors. Additionally, the wet warmer weather at the end of November 2023 will not impact our mowing program, with mowing planned to ensure the cemeteries are presented neat and tidy for Christmas.</p>					

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Community: The relaxed lifestyle and close community feel of the region is retained and enhanced</b>					
<b>Outcome : A wide range of community and cultural events are held</b>					
Support the coordination and delivery of events for key annual celebration days such as Women’s Week, Seniors Festival, Youth Week, Reconciliation Week, NAIDOC Week, Mental Health Month, International Day of People with Disability	Coordinator Strategy Development	01-Jul-2022	30-Jun-2026	In Progress	40%
<b>Comment:</b> In the first week of July 2023 Council delivered three NAIDOC week events in total, with one event held at the townships of Jindabyne, Cooma and Michelago. The event was guest indigenous artist, Gail Neuss undertaking indigenous art sessions for the community. Positive feedback has been received from those that attended.					
Support community groups to plan and deliver their own events, access grant funding and enable volunteerism	Coordinator Strategy Development	01-Jul-2022	30-Jun-2026	In Progress	40%
<b>Comment:</b> A significant amount of staff resources have gone towards supporting community groups to plan and deliver their own events, access grant funding and enable volunteerism. An example of this is Council collaboration with Schools and community’s to run the NAIDOC week events. Council is working with South East Arts to develop a Arts and Culture Strategy in 2023. This will occur in conjunction with the Arts and Culture Committee. South East Arts are currently developing a draft strategy for consideration of Council and the Committee. A draft Strategy is being internally reviewed by Council staff before being provided to the committee for consideration. A workshop with key staff was held on 2 June 2023 with further review to be undertaken.					
Deliver Youth Services in collaboration with other providers, targeting priorities as identified through the Youth Advisory Committee	Manager Community Services	01-Jul-2022	30-Jun-2026	In Progress	60%
<b>Comment:</b> SMRC maintains collaborative connections with external providers and holds monthly meetings with the Youth Advisory Committee to guide the Youth Services program in their planning of activities, programs and to look for opportunities to build a stronger program across the region. Our youth program is growing in capacity and will deliver more activities and support more young people in future as we roll out the RYDER Program					
<b>Outcome : Land use planning strategies are developed to support and enhance the town, village and rural lifestyle of the region through balanced development</b>					
Undertake development compliance of unauthorised works	Manager Built and Natural Environment	01-Jul-2023	30-Jun-2026	In Progress	40%
<b>Comment:</b> For the Month of September, 6 Compliance matter were brought to Councils attention. 1 has been contacted, with 2 inspected but no correspondence being sent with the remaining 3 yet to be actioned					
Undertaking Councils regulatory role in fire safety of buildings	Manager Built and Natural Environment	01-Jul-2023	30-Jun-2026	In Progress	40%
<b>Comment:</b> Annual Fire Safety statements are being processed by relieving staff due to role not being filled. Invoices being sent to those who lodge AFFS					
Undertake assessment of Development Applications within statutory timeframes	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	33%
<b>Comment:</b> For period 25/10/23 to 24/11/23 77% of residential DAs determined within 40 days ('Stop the Clock' days excluded from calculations) For period 25/10/23 to 24/11/23 73% of non-residential DAs determined within 40 days ('Stop the Clock days excluded from calculations). in this period, 31% of residential applications (4 of 13 applications) in the broader Jindabyne area were in relation to dual occupancy/secondary dwellings, or multi unit developments					
Undertake assessment and provide advice relating to Development Engineering Services provided by Council	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	33%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Community: The relaxed lifestyle and close community feel of the region is retained and enhanced</b>					
<b>Outcome : Land use planning strategies are developed to support and enhance the town, village and rural lifestyle of the region through balanced development</b>					
<b>Comment:</b> Advice is provided on an on-going basis in relation to Engineering requirements for Development activities For the period 25/10/23 to 24/11/23 62.5% of total S138 applications processed within 40 days (8 applications) 71% of S138 applications relating to DAs processed within 40 days (7 applications) 1 S138 applications not relating to DAs processed					
Assess certificate applications and determine them in line with legislative requirements	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	40%
<b>Comment:</b> In the month of November - up until the 30th, there were 14 Construction Certificates lodged. Council were the PCA for 10 of these, with Private Certifiers responsible for 4 not including modifications. There were 3 Complying Development Certificates, all issued by Private Certifiers.					
Undertake application, assessment and inspection of plumbing and drainage works	Manager Built and Natural Environment	01-Jul-2023	30-Jun-2026	In Progress	40%
<b>Comment:</b> Inspections undertaken upon request from plumbers. 48 hours notice given. A total of 29 S68 applications were lodged in the month of November with 5 of these certificates being lodged					
Provide planning and related certificates in accordance with statutory requirements	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	33%
<b>Comment:</b> System limitations prevent the accurate reporting of number of property certificates issued within 10 days of payment. For the period 25/10/23 to 24/11/23 339 property certificates were issued (258 Certificates previous period)					
Provide advice and encourage proactive management of heritage in our local area	Manager Built and Natural Environment	01-Jul-2023	30-Jun-2026	In Progress	33%
<b>Comment:</b> Completed for 2022/2023. Heritage advisor visits monthly to provide appointment opportunities for applicants.					
Assess Planning Proposals	Coordinator Strategy Development	01-Jul-2022	30-Jun-2026	In Progress	40%
<b>Comment:</b> Relevant Planning Proposals Received by Council are being appropriately assessed in accordance with Council policy and NSW Government Guidelines. As of end of November 2023 Council had no active planning proposals. The Planning Proposal for 56 Hilldowns Road Kalkite was resolved not to proceed at the 16 November Council meeting.					
Administer swimming pool compliance in line with legislation	Manager Built and Natural Environment	01-Jul-2023	30-Jun-2026	In Progress	40%
<b>Comment:</b> 3 applications for a compliance certificate was lodged in the month of September. 1 certificate was issued, one has been requested to undertake additional works, and one is yet to be inspected					

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Community: We are a safe and caring community</b>					
<b>Outcome : Organisations are supported and encouraged to foster respect, inclusivity and safety</b>					
Community development supports and facilitates internal and external committees, including S355 and interagency	Coordinator Strategy Development	01-Jul-2022	30-Jun-2026	In Progress	40%
<b>Comment:</b> Council is continuing to run various committees including interagency and Arts and Culture. Interagency had met on 12 October and the Arts and Culture Committee also met on 5 October and 23 November.					
Undertake Disaster Risk Reduction Fund Community Preparedness Project	Coordinator Engagement	01-Jul-2023	30-Jun-2025	In Progress	14%
<b>Comment:</b> Reconstruction NSW approved milestone report and release second round of funding. Scoping workshops continuing, P-CEP workshops undertaken in collaboration with other support agencies.					
<b>Outcome : Proactive crime prevention actions protect the community</b>					
Combating antisocial behaviour and activating spaces under the NSW Graffiti Management Grant	Manager Infrastructure	01-Jul-2022	30-Jun-2024	In Progress	40%
<b>Comment:</b> 25/09/23- Pathway LED solar lights have been installed along the footpath between Thredbo Terrace and Gippsland Street Jindabyne. Another contractor has withdrawn from being able to deliver the speakers within Centennial Park. Awaiting third contractors proposal and installation. Aiming for early November if all goes to plan.  25/09/23- Another contractor has withdrawn from being able to deliver the speakers within Centennial Park. Awaiting third contractors proposal and installation. Aiming for early November if all goes to plan.  Issues with supply of speakers has resulted in some trouble shooting and a delay in delivering the project. Speakers have been ordered and installation is hopefully completed swiftly after their delivery. Early December.  25/09/23- Another contractor has withdrawn from being able to deliver the speakers within Centennial Park. Awaiting third contractors proposal and installation. Aiming for early November if all goes to plan.  24/11/2023Issues with supply of speakers has resulted in some trouble shooting and a delay in delivering the project. Speakers have been ordered and installation is hopefully completed swiftly after their delivery. Early December.					
<b>Outcome : Volunteering programs are in place to help those in need in the community</b>					
Provide community transport services to the region	Manager Community Services	01-Jul-2022	30-Jun-2026	In Progress	31%
<b>Comment:</b> The Community Transport program has been able to meet all but one transport request during this reporting period. We were unable to support one Transport request due to lack of availability of drivers to meet this request.					

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Economy: Have increased work opportunities available enhanced by innovation</b>					
<b>Outcome : Ensure important agricultural and forestry land is identified and continues to be used for agricultural and forestry production</b>					
Eliminate new weed incursions	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	42%
<b>Comment:</b> Council is committed to eliminating, preventing and minimising the risk posed by weeds to the local community. Several new weed incursions are known to exist in the Snowy Monaro region, eg Orange Hawkweed and Coolatai grass. Elimination efforts are prioritised on these weeds throughout late Spring and summer during their growth periods. On-going inspections continue to focus on identifying further incursions of these and other high priority weeds. The invasive water weed, Arrowhead sagittaria was reported in the Murrumbidgee River during May and is the subject of a surveillance program in spring 2023. 7 sites have been confirmed. Due to the warm, dry conditions leading into summer 2023, Orange hawkweed is maturing far earlier than normal. Surveillance and control activities are accordingly being directed towards the hawkweed eradication program earlier than expected. Additional resources are being directed into surveillance within Kosciuszko National Park in accordance with the NSW Hawkweed Eradication Program review					
<b>Outcome : Identify actions to encourage increased manufacturing</b>					
Support key local industries	Coordinator Economic Development	01-Jul-2022	30-Jun-2026	In Progress	40%
<b>Comment:</b> Support for local industries at present is focused on the Bombala Activation Plan and Polo Flat Masterplan. Both projects progressing at the moment.					
<b>Outcome : Improve the value generated from tourism</b>					
Support Regional Growth and Development NSW to deliver critical projects within the SAP Program	Manager Corporate Projects	01-Jul-2022	30-Jun-2026	In Progress	15%
<b>Comment:</b> Monthly meetings held with RGDC and Infrastructure program manager. Ensuring Council capital works projects are considered within the planning for the SAP. Working with RGDC on re-prioritisation of SAP projects following federal and state infrastructure reviews.					
Investment Attraction Strategy	Coordinator Economic Development	01-Jul-2022	30-Jun-2024	In Progress	10%
<b>Comment:</b> Preparation of the investment attraction strategy continues but due to time commitments required for other projects this strategy will need to be completed in 2024-25.					
Develop a SMRC Tourism Strategy to support and grow the regions tourism industry to replace Destination Management Plan	Coordinator Economic Development	01-Jul-2022	30-Jun-2024	In Progress	15%
<b>Comment:</b> Work on the new tourism strategy is in progress but much of the work will take place in the first half of 2024. Have had discussions with a survey expert on conducting a survey on resident attitudes to tourism as part of the strategy formulation. Also have had a report prepared on regional branding which will inform the Tourism Strategy.					
Monaro Rail Trail - Undertake investigation and scope the Monaro Rail Trail	Coordinator Economic Development	01-Jul-2022	30-Jun-2026	In Progress	60%
<b>Comment:</b> Draft Trail Development Plan for stage 2 has been received and under review. Councillors to be briefed by consultant at December briefing session. Other reports on Biodiversity and biosecurity, and revenue and economic benefit are expected to be completed by early February. The \$1m grant application to the Investing in Our Communities Program has been submitted.					
Grow and expand online presence of tourism information and promotion	Coordinator Economic Development	01-Jul-2022	30-Jun-2026	In Progress	35%



**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Economy: Have increased work opportunities available enhanced by innovation</b>					
<b>Outcome : Improve the value generated from tourism</b>					
<b>Comment:</b> The VCs have continued to post information on socials and the regional events calendar. Also looking at ways to improve Council's tourism websites.					
Continue to develop tourism data collection and reporting	Coordinator Economic Development	01-Jul-2022	30-Jun-2023	In Progress	55%
<b>Comment:</b> Traffic sensors have been redeployed and are working fine. Now receiving live updates on traffic at Jindabyne and Berridale. Looking to deploy further sensors in due course to assist in monitoring tourism dispersion throughout the region.					
Tourism promotion and support of local events	Coordinator Economic Development	01-Jul-2023	30-Jun-2026	In Progress	44%
<b>Comment:</b> The Tourism unit continue to distribute the What's On newsletter weekly and maintain the online calendar of events. Events Officer currently working on the final events for Reconnecting Regional Communities grant which finishes early in the new year. Bombala Platypus Day was supported by this grant. Due to lack of resources to run further events all of the fund may not be expended by the end of January.					
Provide input into the development of the Snowy Mountains Special Activation Precinct (SAP)	Coordinator Economic Development	01-Jul-2022	30-Jun-2026	In Progress	38%
<b>Comment:</b> A suite of SAP documents are currently on exhibition until Christmas including the Jindabyne DCP, Alpine DCP, Delivery Plan and a discussion paper flagging potential changes to the Snowy River LEP. The Jindabyne DCP will become a Council document following exhibition. Have also been liaising with RGDC on realignment of short to medium term priorities following infrastructure reviews by state and federal government. All SAP meetings attended to date by a range of different staff.					
<b>Goal : Our Economy: Improve the affordability of living within the region</b>					
<b>Outcome : Develop high value employment opportunities</b>					
Support and encourage local business	Coordinator Economic Development	01-Jul-2022	30-Jun-2026	In Progress	38%
<b>Comment:</b> Recently the ED team spoke at a regional housing forum organised by FGJV attended by real estate agents.					
<b>Goal : Our Environment: Ensure the natural environment and the ability of the community to enjoy and use this environment is protected</b>					
<b>Outcome : Implement programs that manage the impacts on vulnerable environments</b>					
Street furniture and recycle bins	Manager Resource and Waste	01-Jul-2023	30-Jun-2026	In Progress	51%
<b>Comment:</b> Street bins are being ordered for Bredbo Village  New street bin enclosures have been installed in Sharp Street Cooma and further bin enclosures have been installed at Lions Park Cooma to accommodate an increase in visitors to the Park.					

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Environment: Ensure the natural environment and the ability of the community to enjoy and use this environment is protected</b>					
<b>Outcome : Implement programs that manage the impacts on vulnerable environments</b>					
Minimise the risk posed by widespread weeds on the economy, environment and community	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	42%
<b>Comment:</b> Inspection and education programs are progressing well for the 2023/24 financial year					
<b>Outcome : Monitoring the environmental assets including our air, land and waterways to ensure they are protected</b>					
Undertake routine inspections of cooling towers	Manager Built and Natural Environment	01-Jul-2023	30-Jun-2026	Not Started	0%
<b>Comment:</b> No programmed activity at this stage. The program to inspect and test the only cooling tower will commence when the months begin to warm. The risk of legionella infections increases during the warmer months.					
Respond to environmental complaints	Manager Built and Natural Environment	01-Jul-2023	30-Jun-2026	In Progress	60%
<b>Comment:</b> Environmental complaints were responded to as soon as possible. Council attended to one environmental complaint in November 2023.					
Undertake routine inspections of liquid trade waste systems	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	99%
<b>Comment:</b> Council's Backflow Prevention and LTW Officer has been moved rapidly through the current list of premises with Liquid Trade Waste Permits. This includes the follow-up of businesses who's permits have lapsed. The program has seen 100% of the premises in Cooma with permit assessed. The program has introduced a self-reporting element. This has proven to both popular and effective in documenting compliance with permit conditions with a 99% of premises sending Council their regular maintenance and service receipts.					
Undertake routine inspections of on-site sewage management systems	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	60%
<b>Comment:</b> The region has 6,241 registered on-site sewage management systems. We are reviewing our records to ensure all locations with on-site sewage management systems are accounted. An additional 54 premises were inspected in November.					
<b>Outcome : Undertake programs that prevent degradation of the environment</b>					
Educate the community on weeds biosecurity matters	Manager Built and Natural Environment	01-Jul-2023	30-Jun-2026	In Progress	42%
<b>Comment:</b> Spring media campaign has commenced with articles drafted for Serrated tussock, African lovegrass, Chilean needle grass, Orange hawkweed and 'Weeds and the Biosecurity Act'. Letterdrop of Orange hawkweed flyers in Adaminaby area. Presentations given to Michelago community at Weed whacking workshop and Living with Lovegrass workshop. Presentations given to the Countegany and Smiths Road communities. Staff attended the Cooma Trade expo to highlight the objectives and achievements of Council's Biosecurity team					
Respond to illegal dumping activities, investigate all reports and arrange for clean-up and removal of waste	Manager Built and Natural Environment	01-Jul-2023	30-Jun-2026	In Progress	34%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Environment: Ensure the natural environment and the ability of the community to enjoy and use this environment is protected</b>					
<b>Outcome : Undertake programs that prevent degradation of the environment</b>					
<b>Comment:</b> All complaints received were entered into RIDonline. Council reported two matters. The matter under investigation from November 2023 was successfully finalised.					
Undertake educational programs in relation to waste management	Coordinator Engagement	01-Jul-2023	30-Jun-2026	In Progress	14%
<b>Comment:</b> Our Education Engagement Officer has had a busy month delivering two events, three school visits, one presentation and one pop-up stall to our community to share helpful recycling and FOGO messaging in an aim to reduce contamination and waste to landfill.					
<b>Outcome : Undertake programs to remediate degraded environmental areas</b>					
Rehabilitation of legacy landfill Site – Cathcart	Manager Corporate Projects	01-Jul-2023	30-Jun-2024	In Progress	15%
<b>Comment:</b>					
<ul style="list-style-type: none"> <li>• Accomplishments &amp; Completions Fencing completed</li> <li>• Critical Issues Nil</li> <li>• Next Steps Re-seeding of road-side fence line</li> <li>• Budget Status Well under budget.</li> <li>• Key Items for Communication The Council has met the requirements of NSW EPA and NSW NPWS.</li> </ul>					
Rehabilitation of legacy landfill Site – Maffra Old Cooma Tip	Manager Corporate Projects	01-Jul-2023	30-Jun-2026	In Progress	5%
<b>Comment:</b> Awaiting response from NSW EPA.					
Jindabyne Landfill rehabilitation and capping	Manager Corporate Projects	01-Jul-2024	30-Jun-2026	In Progress	15%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Environment: Ensure the natural environment and the ability of the community to enjoy and use this environment is protected</b>					
<b>Outcome : Undertake programs to remediate degraded environmental areas</b>					
<p><b>Comment:</b>                      ACCOMPLISHMENTS &amp; COMPLETIONS: This project is currently on hold until the new Resource Recovery Centre (RRC) is built.                      CRITICAL ISSUES: Nil - to be updated once the project recommences.                      RISKS: Nil - to be updated once the project recommences.                      NEXT STEPS: Nil - to be updated once the project recommences.                      BUDGET STATUS: The existing water monitoring bores at Jindabyne Landfill have not accumulated any water in recent years, preventing EPA water monitoring to be carried out. The EPA is aware of this and has requested that when the landfill is closed that Council drill additional water monitoring bores, the cost for which was quoted (in 2022) as \$81,620.                      KEY ITEMS FOR COMMUNICATION: This project will be put on hold until the new Resource Recovery Centre (RRC) is built at Jindabyne.</p>					
Rehabilitation of legacy landfill Site – Old Dry Plains Rd	Manager Corporate Projects	01-Jul-2023	30-Jun-2026	In Progress	5%
<p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>• Accomplishments &amp; Completions                      An on-site inspection by the NSW EPA has been requested for Q2 FY 23/24 for the site. This will allow for a joint discussion on the development of a plan to address any issues arising from the inspection. The timeline for the completion of the project implementation of the investigation plan will be carried out in FY 24/25, and the plan will hopefully be finalised during FY 26/27.</li> <li>• Critical Issues                      Nil at this stage</li> <li>• Next Steps                      The site will need to have a land survey completed.</li> <li>• Budget Status                      No expenditure as yet</li> <li>• Key Items for Communication                      The timeline for the completion of the project is in conjunction with Maffra Road Legacy Landfill Project.</li> </ul>					
Rehabilitation of legacy landfill Site – Bibbenluke	Manager Corporate Projects	01-Jul-2023	30-Jun-2024	In Progress	5%

Snowy Monaro Regional Council (SMRC)						2023/2024 DP
Strategy	Responsible Officer	Start Date	End Date	Status	% Complete	
<b>Goal</b> : Our Environment: Ensure the natural environment and the ability of the community to enjoy and use this environment is protected						
<b>Outcome</b> : Undertake programs to remediate degraded environmental areas						
<p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>• Accomplishments &amp; Completions RFQ for the fencing contract has been awarded. The neighbouring landowner has agreed to the replacement of adjoining fencing.</li> <li>• Critical Issues Nil at this stage</li> <li>• Next Steps Need to hold discussions with the contractor in regard to the issues surrounding the protection of wombats..</li> <li>• Budget Status Comparing this site with the Cathcart site, it may come in less.</li> <li>• Key Items for Communication The council has gone out all to meet the requirements of NSW EPA and NSW NPWS. It is hoped that this project will be completed by the end of 2023</li> </ul>						
Delegate Landfill cap and close	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	In Progress	95%	

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Environment: Ensure the natural environment and the ability of the community to enjoy and use this environment is protected</b>					
<b>Outcome : Undertake programs to remediate degraded environmental areas</b>					
<p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>• Accomplishments &amp; Completions Some minor works to be completed.</li> <li>• Critical Issues Nil</li> <li>• Next Steps Waiting for Environmental Consultant to issue the final report and new tarp-covered bins for the transfer station.</li> <li>• Budget Status Completed under budget, but one month late due to COVID-19 and weather conditions.</li> <li>• Key Items for Communication The work has been completed, including a new layout for the transfer station. Opening hours will revert to the previous hours of operation.</li> <li>• Accomplishments &amp; Completions Further minor works being undertaken - renewal of some fencing, safety rails to be installed and front boundary to be surveyed.</li> <li>• Critical Issues Nil</li> <li>• Next Steps Waiting for Environmental Consultant to issue the final report and new tarp-covered bins for the transfer station.</li> <li>• Budget Status On target..</li> <li>• Key Items for Communication Minor works to ensure user safety.</li> </ul>					
Rehabilitation of legacy landfill Site – Dalgety	Manager Corporate Projects	01-Jul-2023	30-Jun-2024	In Progress	5%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Environment: Ensure the natural environment and the ability of the community to enjoy and use this environment is protected</b>					
<b>Outcome : Undertake programs to remediate degraded environmental areas</b>					
<b>Comment:</b> <ul style="list-style-type: none"> <li>• Accomplishments &amp; Completions Awaiting for availability of Council crew to complete works.</li> <li>• Critical Issues Nil at this stage.</li> <li>• Next Steps Need to organise a work crew to install the material.</li> <li>• Budget Status Under budget.</li> <li>• Key Items for Communication This project will only impact a small area of the whole site – only the area of the landfill and only for erosion control.</li> </ul>					
<b>Goal : Our Environment: Have in place land use controls that protect the natural environment landscape including visual and scenic values</b>					
<b>Outcome : Develop land use plans so that development is sensitive to the region’s natural environment and heritage</b>					
Consolidated Development Control Plan (DCP)	Coordinator Strategy Development	01-Jul-2023	30-Jun-2026	In Progress	10%
<b>Comment:</b> Some minor amendments to the current three LEP's have been made in regards to flood prone mapping. The Jindabyne DCP has been drafted to commence public exhibition on 8 November 2023 for 28 days. This DCP will form the template for the consolidated DCP once the new LEP is made.					
Development of the new Local Environmental Plan (LEP)	Coordinator Strategy Development	01-Jul-2022	30-Jun-2024	In Progress	50%
<b>Comment:</b> Draft Rural Land Use Strategy and Draft Settlements Strategy have been developed, along with a draft LEP. Once the land use strategies have been adopted, the Planning Proposal initially lodged with the department of planning can be reactivated to progress towards public consultation of the draft LEP. Council resolved at the September meeting to form the CRG to finalise strategies.					
<b>Goal : Our Infrastructure: Our health is supported by fit for purpose infrastructure</b>					
<b>Outcome : Facilities exist to safely deal with waste from the community</b>					
Jindabyne Resource Recovery Centre	Manager Corporate Projects	01-Jul-2022	30-Jun-2026	In Progress	38%



**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Our health is supported by fit for purpose infrastructure</b>					
<b>Outcome : Facilities exist to safely deal with waste from the community</b>					
<p><b>Comment:</b>                      ACCOMPLISHMENTS &amp; COMPLETIONS: DA submission is on hold while Council includes the RRC in the Jindabyne SAP to change the land zoning (to match that of the adjacent Sewer Treatment Plant and Landfill). A meeting was held with the engineering firm to review the design against the agreed budget and scale the design to match.</p> <p>CRITICAL ISSUES: The most recent cost estimate provided by Council's multi-disciplinary engineering consultant is beyond previously received cost estimates. Council got the cost estimate peer reviewed, which confirmed the escalated cost estimate to be accurate. Council has since held value engineering exercises with the engineers.</p> <p>RISKS: Budget, as noted above, is the main risk that the project is facing.</p> <p>NEXT STEPS: Resolve the projected cost increase issue, amend the design/scale as required. Change zoning of the land.</p> <p>BUDGET STATUS: There are currently no contract or procurement status changes to report. Budget status will be updated once Council's Growing Regions Program grant application has been assessed. The cost estimate peer review will incur a small cost variation to the project.</p> <p>KEY ITEMS FOR COMMUNICATION: Council has submitted a grant EOI for the Growing Regions Program to source 50% of project funding. In the meantime the project's engineering firm is working to value-engineer their design, which has exceeded the agreed upon project cost.</p>					
Provision of resource recovery and waste facility services across the region such as operation of waste facilities, transfer stations and buyback stores (ScrapMart)	Manager Resource and Waste	01-Jul-2022	30-Jun-2026	In Progress	49%
<p><b>Comment:</b>                      Resource and Waste facilities are operational and continue to provide the community a safe and environmentally friendly way to dispose of materials.</p> <p>Council staff and EPA staff have undertaken site visits for four of the listed legacy sites, Council has received a report from the EPA listing the required action for each of these sites. It is a very favorable report with achievable actions.</p> <p>The Manager has commenced conversations with site supervisors regarding the potential planning to transition one of the current sites from a Transfer Station to Bank of Bins</p> <p>Further investigations into soft/hardware systems that could be utilised for remote site access to rural residents.</p>					
Provision of Resource Recovery and Waste collection services across the region	Manager Resource and Waste	01-Jul-2022	30-Jun-2026	In Progress	45%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Our health is supported by fit for purpose infrastructure</b>					
<b>Outcome : Facilities exist to safely deal with waste from the community</b>					
<p><b>Comment:</b>                      Resource and Waste Facilities continue to operate for community members to dispose of materials as necessary. Both domestic and commercial kerbside collection continue to be expanded and improved. More kerbside collections are occurring in the Jindabyne area with 1,200 plus bins collected each week. Domestic kerbside bins continue to be rolled out to new properties upon request. Collection services both domestic and commercial are continuing to be rolled out to new properties upon request. To date for this financial year (18 October 2023) 52 new services including domestic and commercial kerbside services, bank of bins, walk out / walk in and so forth have been implemented.</p> <p>Ongoing discussions are being held and information sort from planning as to recent and future subdivisions and the impacts that these subdivisions will have on the waste collection teams across the LGA, with future planning for additional plant and staff which may be required to ensure that we are capable of meeting the kerbside collections requirements of our communities.</p> <p>Final report received for both Kerbside and bank of bins audit, to be submitted to Council shortly. Discussion has occurred in relation to how this service would be implemented and how this service would strategically function given the Council region is very large.</p> <p>Discussions have occurred at Resource and Waste Supervisors Meetings in relation to implementation of FOGO kerbside collections across the region. There are many aspects such as changing of collection schedules, residential dwellings in the Jindabyne area and the ability for them to have bin enclosures that would fit additional FOGO bin/s.</p> <p>Discussion have occurred in relation to how this service would be implemented and how this service would strategically function given the Council region is very large. Further waste management contract discussions are also underway to draft up an new tender and contract to go out on Vendor Panel shortly for the new contract term from 1 July 2024. Tender/contract has been outsource to an external company to be drafted and to ensure that all aspects of the tender/contract are met.</p>					
Cooma Landfill upgrade	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	In Progress	15%
<p><b>Comment:</b>                      ACCOMPLISHMENTS &amp; COMPLETIONS: Civil Design for stormwater drainage has been completed has been reviewed and accepted by Council's road maintenance team, who will carry out the work pending their workload.</p> <p>CRITICAL ISSUES: Facilitating the construction of the new infrastructure while maintaining operations and community access to the landfill.</p> <p>RISKS: Nil to report</p> <p>NEXT STEPS: Commence works on drainage issues around public access areas.</p> <p>BUDGET STATUS: Nil to report</p> <p>KEY ITEMS FOR COMMUNICATION: Council will ensure that landfill operations and any interruption to services will be kept to a minimum during construction.</p>					
Cooma Compost Facility	Manager Corporate Projects	01-Jul-2022	30-Jun-2026	In Progress	40%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Our health is supported by fit for purpose infrastructure</b>					
<b>Outcome : Facilities exist to safely deal with waste from the community</b>					
<p><b>Comment:</b>                      ACCOMPLISHMENTS &amp; COMPLETIONS: The DA package has been finalised and is undergoing final peer review by the Environmental Consultant prior to submission.</p> <p>CRITICAL ISSUES: A LALC (Local Aboriginal Land Council) Claim has been identified on the entrance road to the existing Cooma Landfill site, which is the same entrance road that they new compost facility will utilise. Crown Lands will not endorse the project for DA until the land claim has been resolved. The LALC has not provided any response to Council's queries.</p> <p>RISKS: Funding is the primary risk on the project. The facility will cost more to build than Council can afford. Since the project is being carried out in order to comply with the EPA's FOGO Mandate 2030, Council intends to seek funding from the EPA.</p> <p>NEXT STEPS: The LALC claim needs to be resolved prior to submission of the DA package of documents unless an alternative agreement can be agreed with Crown Lands based around there being no change to operations and access requirements associated with the new facility.</p> <p>BUDGET STATUS: No change.</p> <p>KEY ITEMS FOR COMMUNICATION: Council intends to lodge the DA in 2023. Once the DA is lodged it will go to exhibition for community feedback.</p>					
Develop a backflow prevention policy, procedure and implementation of a strategy for the region	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2024	In Progress	60%
<p><b>Comment:</b>                      Council's Backflow Prevention and LTW Officer has undertaken an extensive review of the draft backflow prevention policy and procedures. Comments made to the documents are being considered before sending out for general comment. Once this has been finalised the policy will be presented to Council and the procedure sent to document control. A draft strategy for the implementation of the backflow prevention has already been developed. Details of the strategy will inform the report to Council. The focus will be on education around the importance of backflow prevention devices, with a focus on businesses self-reporting. This program of work is planned for early 2024. Additionally, we are looking at implement a compliance program similar to what is done with the AWTS OSSM systems, where our plumbers who undertaken the annual checks will email Council maintenance reports.</p>					
<b>Outcome : Our water and wastewater infrastructure is well maintained and has capacity to meet the growth across the region</b>					
Maintain sewage pump stations throughout the region	Water and Wastewater	01-Jul-2022	30-Jun-2026	In Progress	32%
<p><b>Comment:</b>                      Pump station maintenance program on schedule</p>					
Sewer Pump Station Replacement Program	Manager Water and Wastewater	01-Jul-2022	30-Jun-2026	In Progress	34%
<p><b>Comment:</b>                      Renewals program is on schedule.</p>					
Development of the Integrated Water Cycle Management (IWCM) Strategy and Grey Water Management Plan	Coordinator Strategy Development	01-Jul-2022	30-Jun-2025	In Progress	5%
<p><b>Comment:</b>                      Council has appointed a new Water and Wastewater Strategic Engineer. Two water security studies have commenced with Bombala and Cooma water supplies. NSW PW will be completing the scope for both projects. Safe and secure state funding will be funding 50% of each project.</p>					
Bombala Mahratta Timor street pump station upgrade	Manager Water and Wastewater	01-Jul-2023	30-Jun-2024	Not Started	%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Our health is supported by fit for purpose infrastructure</b>					
<b>Outcome : Our water and wastewater infrastructure is well maintained and has capacity to meet the growth across the region</b>					
<b>Comment:</b> Project requires budget adjustment for construction					
East Jindabyne sewage pump station 6 wet well pumps 1 and 2 replacement	Manager Water and Wastewater	01-Jul-2023	30-Jun-2024	In Progress	75%
<b>Comment:</b> Wet well and Dry well pump mechanical installation completed. Electrical installation of pumps and no flow switches scheduled for September.					
Cooma Water Treatment Plant raw water pump and variable speed drive upgrade	Manager Water and Wastewater	01-Jul-2022	30-Jun-2024	Not Started	0%
<b>Comment:</b> Project to begin in Dec 2023 Project on hold until Cooma Water Security Strategy Project complete					
Operate and maintain sewerage systems	Manager Water and Wastewater	01-Jul-2022	30-Jun-2026	In Progress	35%
<b>Comment:</b> All sewerage incidents at the treatment plants were responded to within 4 hours.  All sewerage treatment plants are complying with the individual EPA licence requirements except for the following non-compliances:  Adaminaby STP Discharge concentration limits for Total Suspended Solids and Nitrogen on 1 Nov 2023.					
Myack Creek Berridale sewer crossing	Manager Water and Wastewater	01-Jul-2023	30-Jun-2024	In Progress	25%
<b>Comment:</b> Tender submissions over budget. Council report submitted to approve to enter negotiations with lowest tenderer.					
Cooma North rising main condition assessment and design	Manager Water and Wastewater	01-Jul-2023	30-Jun-2024	In Progress	40%
<b>Comment:</b> Current assessment of Cooma North PS catchment area is underway for rising main design assessment purposes. Polo Flat development report complete. Cooma North Catchment currently being studied.					
SAP scope augmentation - water	Manager Water and Wastewater	01-Jul-2025	30-Jun-2026	Not Started	%
<b>Comment:</b> Scheduled to begin July 2025					
Sewer Main Replacement Program	Manager Water and Wastewater	01-Jul-2023	30-Jun-2026	In Progress	10%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Our health is supported by fit for purpose infrastructure</b>					
<b>Outcome : Our water and wastewater infrastructure is well maintained and has capacity to meet the growth across the region</b>					
<b>Comment:</b> Tender documentation preparation is in progress for 2023-2024 scope of works. Scope set for Berridale. Submission of Tender documentation scheduled for January 2024.					
Cooma wastewater construction (Cooma Creek Sharp St to Baron St)	Manager Water and Wastewater	01-Jul-2024	30-Jun-2025	Not Started	%
<b>Comment:</b> Schedule to begin July 2024					
Cooma Snowy Reservoir design and construction	Manager Water and Wastewater	01-Jul-2023	30-Jun-2026	In Progress	5%
<b>Comment:</b> Preliminary design review commenced.					
SCADA replacement - water	Manager Water and Wastewater	01-Jul-2023	30-Jun-2026	In Progress	33%
<b>Comment:</b> Project on schedule					
Cooma Water Treatment Plant raw water pump intake design	Manager Water and Wastewater	01-Jul-2023	30-Jun-2024	Not Started	%
<b>Comment:</b> Project scheduled to commence in October 2023					
Water and Wastewater compliance requirements must be met	Manager Water and Wastewater	01-Jul-2022	30-Jun-2026	In Progress	35%
<b>Comment:</b> Compliance requirements for November 2023 have been met successfully.					
Undertake routine water sampling to meeting the Australian Drinking Water Quality Guidelines	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	60%
<b>Comment:</b> All water samples were undertaken as scheduled throughout the region. No boiled water alerts were required. Resampling of the Delegate supply was undertaken in November.					
Weir and fishway at Murrumbidgee River	Manager Water and Wastewater	01-Jul-2023	30-Jun-2024	Not Started	%
<b>Comment:</b> Project requires budget adjustment for construction					
Water Mains Replacement Program	Manager Water and Wastewater	01-Jul-2022	30-Jun-2026	In Progress	10%
<b>Comment:</b> Tender documentation submitted. Submissions close December					

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Our health is supported by fit for purpose infrastructure</b>					
<b>Outcome : Our water and wastewater infrastructure is well maintained and has capacity to meet the growth across the region</b>					
Cooma North sewer pump station refurbish	Manager Water and Wastewater	01-Jul-2024	30-Jun-2025	Not Started	%
<b>Comment:</b> Scheduled to begin July 2024					
Jindabyne sewer pump station emergency storage construction	Manager Water and Wastewater	01-Jul-2024	30-Jun-2025	Not Started	%
<b>Comment:</b> Scheduled to begin July 2024					
Jindabyne sewer pump station 4 refurbish	Manager Water and Wastewater	01-Jul-2023	30-Jun-2024	In Progress	20%
<b>Comment:</b> Road regrading and resheeting completed. New hoist installed. Tender documentation complete, mandatory site investigation visit completed in November.					
East Jindabyne sewer pump station refurbish	Manager Water and Wastewater	01-Jul-2025	30-Jun-2026	Not Started	%
<b>Comment:</b> Scheduled to begin July 2025					
Cooma Water Treatment Plant inlet and outlet flow meters	Manager Water and Wastewater	01-Jul-2023	30-Jun-2024	In Progress	55%
<b>Comment:</b> Researching different flow meters to replace existing DP cell.					
SAP scope augmentation - sewer	Manager Water and Wastewater	01-Jul-2025	30-Jun-2026	Not Started	%
<b>Comment:</b> Scheduled to begin July 2025					
SCADA replacement - wastewater	Manager Water and Wastewater	01-Jul-2022	30-Jun-2026	In Progress	10%
<b>Comment:</b> Functional Design Specification Document developed.					
Adaminaby Sewage Treatment Plant - construction	Manager Water and Wastewater	01-Jul-2022	30-Jun-2024	In Progress	97%
<b>Comment:</b> Plant is operational with any project defects currently being rectified.					
Raw Water Pump Station Replacement Program	Manager Water and Wastewater	01-Jul-2023	30-Jun-2026	In Progress	33%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Our health is supported by fit for purpose infrastructure</b>					
<b>Outcome : Our water and wastewater infrastructure is well maintained and has capacity to meet the growth across the region</b>					
<b>Comment:</b> Allocated pumps for renewals identified for this FY. Replacement program on schedule.					
Jindabyne sewer reconstruction (Clyde St and Kosciuszko Rd)	Manager Water and Wastewater	01-Jul-2023	30-Jun-2025	Not Started	5%
<b>Comment:</b> Design completed, tender documentation preparation has begun.					
Construction of Bombala and Delegate Water Treatment Plants	Manager Water and Wastewater	01-Jul-2022	30-Jun-2025	In Progress	32%
<b>Comment:</b> Progress at Bombala has gone well with the civils and the plant building being constructed. Delegate Plant has been started with design ongoing. Bombala construction progress at 25% Delegate construction progress at 5%					
Kalkite Sewage Treatment Plant upgrade	Manager Water and Wastewater	01-Jul-2022	30-Jun-2024	Not Started	%
<b>Comment:</b> Final designs are being completed under a different WO.					
Cooma Water Treatment Plant electrical upgrade design/implementation	Manager Water and Wastewater	01-Jul-2023	30-Jun-2025	Not Started	%
<b>Comment:</b> Updated commencement plan for mid January 2023.					
Jindabyne Holiday Park Fire Service Upgrades	Manager Corporate Projects	01-Jul-2022	30-Jun-2023	In Progress	85%
<b>Comment:</b> Contractor have just re-commenced construction.					
Operate and maintain reticulated potable water supplies	Manager Water and Wastewater	01-Jul-2022	30-Jun-2026	In Progress	35%
<b>Comment:</b> Potable water for the month of November 2023 met with compliance requirements.					
<b>Goal : Our Infrastructure: Telecommunication networks allow us to be connected when and where needed</b>					
<b>Outcome : Ensure our telecommunication network develops to meet our regions changing needs, growth and provides security through resilient infrastructure</b>					
Review fit for purpose applications	Coordinator ITC	01-Jul-2023	30-Jun-2025	In Progress	15%



**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Telecommunication networks allow us to be connected when and where needed</b>					
<b>Outcome : Ensure our telecommunication network develops to meet our regions changing needs, growth and provides security through resilient infrastructure</b>					
<b>Comment:</b> 2023/2024 October 2023 - Development of requirements specification in progress. September 2023 - Development of requirements specification in progress for Infocouncil review.					
Capital Hardware Replacement Program – Disaster Recovery	Coordinator ITC	01-Jul-2023	30-Jun-2024	In Progress	20%
<b>Comment:</b> October Design options discussed with vendors for specification development. September Procurement specifications are being developed for RFQ through LGP VendorPanel.					
Capital Hardware Replacement Program - End User Hardware	Coordinator ITC	01-Jul-2025	30-Jun-2026	Not Started	%
Provide End User Support services to the organisation	Coordinator ITC	01-Jul-2022	30-Jun-2026	In Progress	35%
<b>Comment:</b> 2023/2024 Performance (to 25/11/2023) Requests Acknowledged within 30 mins = 94.78% (Target 90%) Requests resolved within SLA = 97.46% (Target 80%+): Open requests over SLA = 25.30% (Target <20%) Customer Satisfaction = 98.85% (Response rate 22.17%)					
Provide Information and communication systems to support the organisation	Coordinator ITC	01-Jul-2022	30-Jun-2026	In Progress	35%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Telecommunication networks allow us to be connected when and where needed</b>					
<b>Outcome : Ensure our telecommunication network develops to meet our regions changing needs, growth and provides security through resilient infrastructure</b>					
<p><b>Comment:</b>                      2023/2024                      November 2023                      Telecommunications and Authority outage 0.58 hours</p> <p>October 2023                      UPS failure interruption to telecommunications - 2 hours</p> <p>September 2023                      Citrix Interruption experienced for less than 1 hour.                      System satisfaction survey being reviewed by FF4 for Towards Excellence alignment.</p> <p>August 2023                      System downtime experienced with Microsoft updates to products, Telecommunications system and Citrix                      System satisfaction survey in draft completed and tested. Amendments to be applied and retested.</p> <p>July 2023                      System review to be undertaken on Infocouncil</p>					
ICT security management	Coordinator ITC	01-Jul-2023	30-Jun-2026	In Progress	14%
<p><b>Comment:</b>                      2023/2024 - progress to November 2023                      Cyber security awareness training platform configuration in progress                      No successful cyber-attacks to 25/11/2023.                      CyberCX Phriendly Phishing cyber security awareness platform engaged.                      Compliance with Cyber Security NSW Cyber Mandatory 25 requirements is in progress.                      CrowdStrike Falcon Complete 24/7/365 managed detection and response service implemented.                      Internal and external penetration test vulnerabilities are being addressed.</p>					
Implementation of Cyber Security Managed Detection and Response Project	Coordinator ITC	01-Jul-2023	30-Jun-2024	Completed	100%
<p><b>Comment:</b>                      Engaged CrowdStrike Falcon Complete MDR service through LGP VendorPanel.                      Monitoring devices and providing identity protection 24/7/365</p>					
Conversion of Council GIS Geocentric Datum to GDA2020	Coordinator ITC	01-Jul-2023	30-Jun-2024	In Progress	42%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Telecommunication networks allow us to be connected when and where needed</b>					
<b>Outcome : Ensure our telecommunication network develops to meet our regions changing needs, growth and provides security through resilient infrastructure</b>					
<b>Comment:</b> 2023/2024 November 2023 - Meeting with GIS consultants to discuss the spatial service feed into GDA2020. Data flow preparation work with FME in progress. October 2023 - Using FME to reset back end GIS data processes, in preparation to the move to GDA2020. September 2023 - FME Training completed by GIS Administrator					
Capital Hardware Replacement Program - Server and Storage	Coordinator ITC	01-Jul-2022	30-Jun-2023	Completed	100%
<b>Comment:</b> 2022/2023 High level cloud readiness assessment completed. Recommend on premises infrastructure replacement. Review of leasing schedules commenced with equipment leasing vendor. Development of specification for replacement of production servers completed and posted to VendorPanel for RFQ. RFQ completed with four responses currently under evaluation in February. Successful vendor selected. Evaluation report and requisition awaiting approval and issue. Equipment installed and configured. Lease drawdown approved.					
<b>Goal : Our Infrastructure: Transport infrastructure allows us to effectively move around the region and beyond as needed</b>					
<b>Outcome : Develop and sustainably fund the existing transport infrastructure</b>					
Undertake bridge maintenance	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	35%
<b>Comment:</b> Bridge Maintenance for the 23/24FY is currently underway, however progress is slow as Council's Bridge Crew is currently assisting with the construction of bridges through the Fixing Country Bridges Program.					
Delivery of externally funded projects through Black Spot Program	Manager Infrastructure	01-Jul-2022	30-Jun-2023	Completed	100%
<b>Comment:</b> Complete					
Bobeyan Road upgrade	Manager Corporate Projects	01-Jul-2022	30-Jun-2026	In Progress	45%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Transport infrastructure allows us to effectively move around the region and beyond as needed</b>					
<b>Outcome : Develop and sustainably fund the existing transport infrastructure</b>					
<p><b>Comment:</b>                      Funding remains the most critical issue in delivery of the entire scope of the project.                      Snowy Valley's Council (Construction Contractor) have returned from their winter toil, and construction has now recommenced.                      Jones Plains Bridge construction completed, requiring pavement construction and guard railing before opening to traffic.                      Subgrade construction nearing the Shannons Flat Intersection.                      Scope Variation required to reduce the project length to Ashvale Road to Shannons Flat Road.                      Progress currently under review in preparation for community consultation in mid-late October to inform works post Winter.                      Availability of DGS from the Shannons flat Quarry continues to hamper construction.                      Construction to top of subgrade complete from Ashvale Road to Shannons Flat.                      Production of DGS at Shannons Flat Quarry underway.                      Murray Valley construction crew to return when the DGS is produced and stockpiled.                      Quotes on Sealing and guardrail installation currently being obtained.</p>					
Delivery of externally funded projects through Fixing Local Roads	Manager Infrastructure	01-Jul-2022	30-Jun-2024	In Progress	67%
<p><b>Comment:</b>                      Council is currently undertaking work to complete the Fixing Local Roads Projects.                      3 of 7 projects currently complete.                      2 of 7 currently under construction.                      2 of 7 are currently out for tender.</p>					
Adaminaby long vehicle and truck parking	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	In Progress	10%
<p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>• Accomplishments &amp; Completions Final plans have been received and RFT to be sent out soon.</li> <li>• Critical Issues A final estimate for the re-routing of the Telstra cable has been provided (\$ 94,000 plus GST)</li> <li>• Next Steps Discuss possible path for re-routing cables with the contractor.</li> <li>• Budget Status May need to consider the transfer of any savings from other Adaminaby projects.</li> <li>• Key Items for Communication RFQ will be sent out before the end of the year.</li> </ul>					
Ryrie Street Michelago extension	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	In Progress	25%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Transport infrastructure allows us to effectively move around the region and beyond as needed</b>					
<b>Outcome : Develop and sustainably fund the existing transport infrastructure</b>					
<b>Comment:</b> All elements of the bridge have been procured. Transport for NSW have appointed a dedicated PM to assist move this project ahead with ULRRL. The biggest risk to the project remains dealings with UGLRL and the delays due to their process. Construction paperwork has been lodged with UGLRL, and awaiting progression (estimated early November). Presentation by Council to UGLRL on 12th December booked to present the application for a construction license. License expected to take 2 to 3 months for approval, by TfNSW.					
Delivery of externally funded projects through the Country Passenger Transport Infrastructure Grants Scheme	Manager Infrastructure	01-Jul-2022	30-Jun-2024	In Progress	85%
<b>Comment:</b> All but one of the bus shelters under CTPIGS Round 1 have been completed.					
Undertake reactive maintenance	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	35%
<b>Comment:</b> Road Maintenance is underway as BAU.					
Berridale beautification (drainage)	Manager Corporate Projects	01-Jul-2023	30-Jun-2025	In Progress	40%
<b>Comment:</b> Status: Tender Documents being prepared for market. Looking at opening tender early next year. Issues: Nil at this stage Risk: Nil at this stage Next Step: Engage arborist, meeting with Project Engagement Group to keep them up to date and 2024 planned schedule Budget: On budget Communications: Advised PEG in change of Project Manager, next meeting will be prior to Christmas closure.					
Eucumbene Cove - stormwater upgrade	Manager Infrastructure	01-Jul-2022	30-Jun-2024	In Progress	20%
<b>Comment:</b> Initial Project Scope not achievable in the terrain. Revision of scope is currently underway.					
Undertake Council's heavy patching program	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	30%
<b>Comment:</b> Council Heavy Patching Program for 23/34 is ready for delivery, expected to begin early in the new year.					
Undertake gravel regrading	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	36%
<b>Comment:</b> Council has currently completed 288km of grading on unsealed roads this Financial Year.					

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Transport infrastructure allows us to effectively move around the region and beyond as needed</b>					
<b>Outcome : Develop and sustainably fund the existing transport infrastructure</b>					
Fixing Country Bridges Round 1	Manager Corporate Projects	01-Jul-2022	30-Jun-2023	Completed	100%
<b>Comment:</b> Both bridges complete					
Delivery of externally funded road projects through, Safer Roads Program, Regional Road Block Grant, Regional Road Repair Program and Roads to Recovery	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	35%
<b>Comment:</b> Grant funded projects for 23/24FY currently in planning phase. Regional Road Repair Program put on hold due to the announcement of the RERRF funding agreement. Roads to Recovery Projects have been submitted awaiting approval.					
Construction of new access road segment EOC Polo Flat, Cooma	Manager Infrastructure	01-Jul-2022	30-Jun-2024	In Progress	10%
<b>Comment:</b> Draft design has been submitted by the consultant. Draft has been circulated to the stakeholders, seeking their approval to enable land transfer to take place.					
Delivery of externally funded projects through Transport for NSW and RMCC Agreement	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	28%
<b>Comment:</b> Ordered Works projects are expected to begin over the Summer season, beginning with the Heavy Patching and Resealing program for TfNSW. No Ordered Works have started work on ground yet, due to planning delays.					
Adaminaby street improvements	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	In Progress	15%
<b>Comment:</b>					
<ul style="list-style-type: none"> <li>• Accomplishments &amp; Completions RFQ for work in Baker Street and the un-named laneway has been completed. The successful contractor has been notified</li> <li>• Critical Issues Nil at this stage</li> <li>• Next Steps Engage contractor for works to be done.</li> <li>• Budget Status Expenditure is under control</li> <li>• Key Items for Communication Memorandums of understanding for residents of Baker Street in regard to their driveways.</li> </ul>					

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Transport infrastructure allows us to effectively move around the region and beyond as needed</b>					
<b>Outcome : Develop and sustainably fund the existing transport infrastructure</b>					
Undertake gravel resheeting	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	30%
<b>Comment:</b> Council's Resheeting Program for the 23/24FY is currently underway. 25km of gravel resheeting has currently been completed.					
Fixing Country Bridges Round 2A and 2B	Manager Corporate Projects	01-Jul-2022	30-Jun-2025	In Progress	75%
<b>Comment:</b> 1 - Black Flat Bridge - Design by Contractor - Construction by Council - Construction complete. 2 - Darbys Gully Bridge - Design by Contractor - Construction by Council - Construction complete. 3 - Redcliffe Bridge - Design & Construction by Contractor - Construction complete.. 4 - Cambalong 2 Bridge - Design & Construction by Contractor - Abutments & Pier complete - Precast Beams Placed.. 5 - Cambalong 1 Bridge - Design & Construction by Contractor - Design approved - Offsite construction of precast concrete components commenced - Part 5 Assessment and Fisheries application underway. 6 - Killarney Bridge - Design by Contractor - Construction by Council - Existing bridge removed - Construction of abutment footings complete. 7 - Rossys Creek Bridge - Design by Contractor - Construction by Council - Survey, Geotechnical Investigations, Hydrological Assessment complete. Project By-Pass repairs underway - Modular Formwork delivery this month - Design Approval, Part 5/Fisheries Permit Construction Planning underway. 8 - Matong Creek Bridge - TBA - Survey, Geotechnical Investigations, Hydrological Assessment complete. Project scope including access road realignment and Kellys bridge repairs underway.					
Undertake Council's resealing program	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	30%
<b>Comment:</b> Council's 23/24 Resealing Program is ready to begin, subject to weather conditions being suitable.					
Delivery of externally funded projects through Local Roads and Community Infrastructure Program	Manager Infrastructure	01-Jul-2022	30-Jun-2023	Completed	100%
<b>Comment:</b> Complete					
<b>Outcome : Have in place current strategic plans for meeting the future transportation needs across the region</b>					
Revaluation of assets - transport infrastructure (roads) assets	Coordinator Strategy Development	01-Jul-2024	30-Jun-2025	Not Started	%
<b>Comment:</b> Not to commence until 24-25 Operational Plan Year					
Condition assessment of the road network	Coordinator Strategy Development	01-Jul-2023	30-Jun-2024	In Progress	5%
<b>Comment:</b> An initial meeting has been held with the primary stakeholders. Moving forward a tender will be prepared with a view to have a company on the ground undertaking the condition assessment by March 2024. The 23/24 budget has been phased to align with this tender.					
Parking gap analysis for Cooma	Coordinator Strategy Development	01-Jul-2022	30-Jun-2024	In Progress	95%



**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: Transport infrastructure allows us to effectively move around the region and beyond as needed</b>					
<b>Outcome : Have in place current strategic plans for meeting the future transportation needs across the region</b>					
<b>Comment:</b> Twelve months of data collection has now been completed - A report will be prepared and presented at a Council briefing.					
Undertake Traffic Count Program	Coordinator Strategy Development	01-Jul-2022	30-Jun-2026	In Progress	40%
<b>Comment:</b> Four traffic counters have been collected for the calendar month of November.					
<b>Goal : Our Infrastructure: We have in place infrastructure that supports our lifestyles</b>					
<b>Outcome : Build a network of regional trails and accessible shared pathways</b>					
Lake Jindabyne Shared Trail	Manager Corporate Projects	01-Jul-2022	30-Jun-2025	In Progress	52%
<b>Comment:</b> Status: 1.1 Tyrolean Village to Kunama Estate & Rainbow Beach – DA achieved and AHIP in place 2.1 Kunama Estate & Rainbow Beach to East Jindabyne – waiting on land acquisition, once received with land owner consent the DA application will be lodged and AHIP request submitted. 2.2 Mill Creek Mountain Bike Park - Awaiting land owner consent (Snowy Hydro), once received DA application will be lodged and AHIP request submitted. 3.1 Hatchery Bay to Gaden Rd Trout Hatchery - waiting on land acquisition, once received with land owner consent the DA application will be lodged. Section 1.1, 2.1, 2.2 & 3.1 will go out to tender thereafter.  Issues: Achieving timely land acquisition  Risk: late land acquisition may push the underpass construction (stage 3.1) closer to the next ski season which is far from ideal as TfNSW will not let us undertake construction in this time.  Next Step: Council and PW are actively following up with land owners about land acquisition approvals.  Budget: Pending the approval of the Scope variation to remove Creel Bay and Kalkite from the works - on budget  Communications: Meeting held with Dept of Primary Industries on 27/10/23 to discuss any works that may be within proximity to fisheries protected areas. The current project hold ups are easement approvals from local land owners.					
<b>Outcome : Have in place planning that identifies the infrastructure needed to support the community</b>					
CBD Activation Plans	Coordinator Economic Development	01-Jul-2022	30-Jun-2026	In Progress	30%
<b>Comment:</b> Work continues on CBD Activation Plan.					
Building Renewal Program	Manager Infrastructure	01-Jul-2025	30-Jun-2026	Not Started	%
Condition assessment of open space, open land and other structures	Coordinator Strategy	01-Jul-2024	30-Jun-2025	Not Started	0%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: We have in place infrastructure that supports our lifestyles</b>					
<b>Outcome : Have in place planning that identifies the infrastructure needed to support the community</b>					
<b>Comment:</b> This project is to be completed in the 25-26 Operational Plan Year					
Cooma Showground electrical upgrades to external electrical infrastructure - Phase 2 NSW Showgrounds	Manager Corporate Projects	01-Jul-2023	30-Jun-2024	In Progress	50%
<b>Comment:</b> Negotiation of contract prior to awarding work.					
Local Infrastructure Contributions Plan (LICP)	Coordinator Strategy Development	01-Jul-2022	30-Jun-2024	Completed	100%
<b>Comment:</b> This project has been completed and the new plan is published to Council's webpage.					
Review the future direction of the Bombala Truck Wash	Manager Community Services	01-Jul-2022	30-Jun-2023	Completed	100%
<b>Comment:</b> The Truckwash for Bombala was contained in the EOI for the Holding Yards - no responses were received for this operation, only the Holding Yards. No further updates are available at this time.					
Infrastructure study for Berridale and Kalkite	Coordinator Strategy Development	01-Jul-2023	30-Jun-2024	In Progress	90%
<b>Comment:</b> This project is well underway with SMEC undertaking this work on behalf of Council. All stakeholder engagement has now been completed and drafts of sections now being prepared for review. Project will be complete by mid December.					
Maintain and operate truck wash facilities	Manager Community Services	01-Jul-2022	30-Jun-2026	In Progress	30%
<b>Comment:</b> Truckwashes are operational. The Truckwash Ponds in Bombala have been tested and exploring options to empty the waste from the ponds in accordance with bio-security requirements. Quotes are currently being obtained to engage a suitable contractor to empty the ponds.					
Active Transport Strategy	Coordinator Strategy Development	01-Jul-2023	30-Jun-2024	In Progress	75%
<b>Comment:</b> The first draft of the ATP has been complete. Further amendments are being undertaken. A workshop with internal staff has been scheduled to inform the priority matrix analysis.  A briefing to Council will be undertaken in February 2024. A report seeking Council endorsement to place the document on public exhibition will go to February 2024 Council meeting.					
Policies and procedures for Land and Property assets are current	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	35%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: We have in place infrastructure that supports our lifestyles</b>					
<b>Outcome : Have in place planning that identifies the infrastructure needed to support the community</b>					
<b>Comment:</b> November 2023: A suite of draft policy & procedure documents are in the final review stage, prior to internal document control procedure being triggered:- Native Title Due Diligence Policy / Native Title Manager Advice Procedure / Request for Native Title Manager Advice Template / Native Title Manager Worksheet Template / Native Title Manager Advice Template; Aboriginal Consultation Policy for Council Managed Land Dealings; Aboriginal Cultural Heritage Due Diligence Policy / Aboriginal Culture & Heritage Due Diligence Procedure / Land & Property Information for Crown Land User Groups / Aboriginal Culture & Heritage Due Diligence Report Template; Property Interests Acquisition & Disposal Policy. Progressive assessment of policy needs is ongoing across, and in collaboration with, portfolios as part of over Council's overarching BAU. NOTE: Progression % assumption is based around standard service delivery spanning the four years, which equates to 25% goal completion each year.					
Polo Flat Masterplan and Industry Study	Coordinator Economic Development	01-Jul-2023	30-Jun-2024	In Progress	40%
<b>Comment:</b> Project is continuing to progress with market and infrastructure reviews close to completion. Draft Plan expected early February.					
Development of a Cemetery Management Plan	Manager Built and Natural Environment	01-Jul-2023	30-Jun-2025	In Progress	34%
<b>Comment:</b> In addition to attending meetings for the Cemetery and Crematoria Association, Council has commenced research into the plans used by other Council's in NSW. An assessment was made of the management arrangements against a draft tool put out by the Cemetery and Crematoria Association. The management of Council's Cemeteries rated well in comparison to the industry standard.					
Prepare Development Servicing Plans (DSPs)	Coordinator Strategy Development	01-Jul-2022	30-Jun-2023	Completed	100%
<b>Comment:</b> Project completed with NSW Water approval and registration.					
Deliver internal corporate project management services to the organisation	Manager Corporate Projects	01-Jul-2022	30-Jun-2026	In Progress	25%
<b>Comment:</b> September 2022 AIM training session (Workplace offering one session per annum) Updated documents to be uploaded on new intranet (now May 2023) Internal training sessions quarterly - ad hoc as required.					
Revaluation of assets - other structures, open space assets and community land	Coordinator Strategy Development	01-Jul-2025	30-Jun-2026	Not Started	%
<b>Comment:</b> This project is to commence and be completed in the 25-26 Operational Plan Year					
Deal with land title matters	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	35%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: We have in place infrastructure that supports our lifestyles</b>					
<b>Outcome : Have in place planning that identifies the infrastructure needed to support the community</b>					
<b>Comment:</b> November 2023: Land ownership titles updating of proprietor name will continue as BAU (to enable lot consolidation &/or asset disposal etc) as both time & financial resources permit. NOTE: Progression % assumption is based around standard service delivery spanning the four years, which equates to 25% goal completion each year.					
Develop a project plan for the establishment of the new Cooma Cemetery	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2025	In Progress	34%
<b>Comment:</b> Discussions with Council's project management team have occurred as stage one for the development of a project plan for the establishment of the new Cooma Cemetery. An initial draft outline for the plan has been developed. Work will commence to finalise this document in early 2024 for presentation to Cemetery Advisory Committee at the end of the financial year.					
Recreation Strategy	Coordinator Strategy Development	01-Jul-2022	30-Jun-2023	Completed	100%
Undertake building compliance and access works - Cooma Office	Manager Infrastructure	01-Jul-2024	30-Jun-2025	Not Started	0%
Progress maturity of asset management planning	Coordinator Strategy Development	01-Jul-2025	30-Jun-2026	In Progress	10%
<b>Comment:</b> This is an action from the 2022 Financial Sustainability Review. As part of the SRV revenue an additional FTE of a new Asset Engineer is to be funded. Sample PD's have been collated and a new PD ready for advertisement will be prepared to be advertised in October 2023. Additional improvement measures are underway working towards a more mature Asset Management.					
Maintain and operate livestock and saleyard facilities	Manager Community Services	01-Jul-2022	30-Jun-2026	In Progress	40%
<b>Comment:</b> There was one cattle sale during the month of October, producing just under 150 cattle, The price for cattle has dropped significantly seeing some cattle not selling. The EOI was completed and assessed. During this process, an additional complexity was identified that Council is working through. A letter was provided to the tenderer in October 2023 and a further report to Council in the future.					
Revaluation of assets - buildings and operational land	Coordinator Strategy Development	01-Jul-2022	30-Jun-2023	Completed	100%
<b>Comment:</b> This project was completed in the 2022-2023 Operational Plan Year					
<b>Outcome : Provide well maintained sporting and leisure facilities</b>					
Maintain and operate Cooma Regional Sports Hall	Manager Community Services	01-Jul-2023	30-Jun-2026	In Progress	25%
<b>Comment:</b> We have planned drop in sessions for August 2023 to discuss the Sports Hall Fees and Charges including the proposed structure of these.					
Refurbishment of the Jindabyne Pool	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	Completed	100%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: We have in place infrastructure that supports our lifestyles</b>					
<b>Outcome : Provide well maintained sporting and leisure facilities</b>					
<p><b>Comment:</b>                      Status: Project achieved practical completion 22-09-23                      Issues: Nil                      Risk: Nil                      Next: Finalise costing, correlate all project documentation and pass over to Operations.                      Budget: On budget                      Communications: Public notified of 23-09-2023 opening by council communications.</p>					
Nimmitabel Showground Luncheon and Bar Upgrades	Manager Corporate Projects	01-Jul-2022	30-Jun-2023	In Progress	99%
<p><b>Comment:</b>                      Works to upgrade the water mains has now been completed. Just waiting on final invoice to approve.                      Have started final reporting and acquittal process to close and finalise this project with the funding body.</p>					
Bombala Swimming Pool upgrades - stage 1	Manager Corporate Projects	01-Jul-2022	30-Jun-2025	In Progress	40%
<p><b>Comment:</b>                      ACCOMPLISHMENTS/COMPLETIONS: DA has been approved. Designs are being developed to "For Tender". Council is also working with local contractors to resolve electrical upgrade works required by Essential Energy.                      CRITICAL ISSUES: The critical issue with the delivery of the pool projects remains the funding available. The aged facilities require significantly more work than funding allows. This project will focus on water treatment only.                      RISKS: Budget, as mentioned above. Program presents a risk as it has been determined that the works will take ~12 months to complete, meaning that the pool with either be unavailable for an entire summer or for a portion of two summers.                      NEXT STEPS: Public Works are engaged as Project Managers for the works at both Cooma and Bombala Pools. Built Environment Collective will undertake the detailed design for the works. Once this is approved PW will commence the tender process for the works. The next stage for the project will be community consultation on closures (as mentioned under 'RISKS').                      BUDGET STATUS: There are currently no budget variations that have been quantified.                      KEY ITEMS FOR COMMUNICATION: The DA has been approved and designs are being updated to 'For Tender' with changes made as required by the DA Conditions.</p>					
Maintain and operate community halls	Manager Community Services	01-Jul-2023	30-Jun-2026	In Progress	35%
<p><b>Comment:</b>                      Jindabyne Hall has had fire lights fixed, Boco Rock Hall grant applied for by Nimmitabel Hall, Craigie, Bredbo Hall that will include kitchen upgrade which will provide a positive impact to the community.</p>					
Mt Gladstone amenities upgrades	Manager Corporate Projects	01-Jul-2022	30-Jun-2023	Completed	100%
<p><b>Comment:</b>                      Completed.</p>					
Maintain high priority, high use parks, sporting facilities, trails and other grounds	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	30%

Snowy Monaro Regional Council (SMRC) 2023/2024 DP

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: We have in place infrastructure that supports our lifestyles</b>					
<b>Outcome : Provide well maintained sporting and leisure facilities</b>					
<p><b>Comment:</b>                      25/09/23- Winter has been a busy maintenance period for the Civic teams. Council's tree trimming and removal program has been undertaken with all villages having received attention. Efforts have concentrated on identified dangerous trees, many nature reserve trees, requested by residents and those that impact on summer mowing activities. Banjo Patterson park benches have been sanded and oiled along with Berridale Playground. Works are progressing to issue an RFQ for the restoration of Banjo Patterson turf area after it has been inundated for the past few years. Likewise engineering and construction evaluation of the exercise station at the Claypits is underway now that DRFA funding has been assured. Cricket pitches at both Jindabyne and Bombala ovals are being installed ready for the summer sports. In Cooma Goals posts have been taken down and fields marked for summer sports. Unfortunately early August saw the vandalism of Rotary Oval playground, Insurance has been pursued and we await their determination for the replacement to begin. Centennial Park playground has significant wear and tear, currently a warranty avenue is being pursued with the supplier who have been gracious and are planning to visit the site shortly. Fertilisation and aeration of 10 key ovals and Centennial Park is underway with works to be completed by the October long weekend. Mowing has begun with particular attention being drawn to high use parks. Asset protection zones and other areas identified by the RFS that are not usually on Council's agenda, with these sites we are being supported by the correctional team.</p> <p>25/09/2023 Have discussed funding options with volunteer MTB groups, in the process of arranging a meeting to brainstorm avenues of sponsorship and donation stations.</p> <p>24/11/2023 - One option of funding streams for Mountain biking was that of the new fees and charges that were suggested by the volunteer groups. This was not passed by Council and funds that could have been secured over the 23/24 summer cannot. It will be discussed again with the MTB groups and re- submitted for the next FY.</p> <p>25/09/23 Teams are currently fertilising and aerating ovals, this maintenance work will allow a close inspection of surfaces to better guide top dressing and or patching of the selected ovals.</p> <p>24/11/2023- spring has been too busy for teams with some staff off with injury. Works are being planned for the Autumn regarding top dressing of ovals</p>					
Ginger Lee Park upgrades	Manager Corporate Projects	01-Jul-2022	30-Jun-2023	Completed	100%
Cooma Regional Sports Hall	Coordinator Strategy Development	01-Jul-2022	30-Jun-2024	In Progress	98%
<p><b>Comment:</b>                      98% construction complete. Project remains on schedule for completion for 8 December. Arrangements have been made for the opening event on 15 December at 10am. Training days have been scheduled with Sports Club members and Council operations staff on 30 November.</p>					
Investigate Highview Park Jindabyne	Manager Infrastructure	01-Jul-2022	30-Jun-2023	Completed	100%
<p><b>Comment:</b>                      Investigation completed</p>					
Bombala sporting facilities upgrades	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	In Progress	25%
<p><b>Comment:</b>                      Status: DA approval                      Issues: Nil at this stage                      Risk: Extension of time will be required due to DA process                      Next Step: detailed design, RFT construction                      Budget: On budget as this stage                      Communication: PEG communicated with at the 13-09-23 meeting, next meeting scheduled for the 25-10-23</p>					

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: We have in place infrastructure that supports our lifestyles</b>					
<b>Outcome : Provide well maintained sporting and leisure facilities</b>					
Jindabyne Sportsground upgrade amenities	Manager Corporate Projects	01-Jul-2022	30-Jun-2023	Completed	100%
Maintain and operate Council owned pools	Manager Community Services	01-Jul-2022	30-Jun-2026	In Progress	45%
<b>Comment:</b> All Pools closed by end of March 2023. The works required for the 2023/2024 season have been identified. Jindabyne Pool has been operating at maximum capacity since opening. Berridale Pool opened 23/10 and Bombala is due to be up and running by 30/10					
Cooma Swimming Pool upgrades - stage 1	Manager Corporate Projects	01-Jul-2022	30-Jun-2025	In Progress	33%
<b>Comment:</b> ACCOMPLISHMENTS/COMPLETIONS: Concept design work is complete and designs are being developed to "For DA".  CRITICAL ISSUES: The critical issue with the delivery of the pool projects remains the funding available. The aged facilities require significantly more work than funding allows. This project will focus on water treatment only.  RISKS: Budget, as mentioned above. Program presents a risk as it has been determined that the works will take ~12 months to complete, meaning that the pool with either be unavailable for an entire summer or for a portion of two summers.  NEXT STEPS: Public Works are continuing to run the Project Management for the works at both Cooma and Bombala Pools. Built Environment Collective are progressing the design for the pool as well other requirements such BCA. The next stage for the project will be community consultation on closures (as mentioned under 'RISKS').  BUDGET STATUS: There are currently no budget variations that have been quantified.  KEY ITEMS FOR COMMUNICATION: Next milestone for the project will be the DA submission. CRITICAL ISSUES: The most recent cost estimate provided by Council's multi-disciplinary engineering consultant is beyond previously received cost estimates. Council will get the cost estimate peer reviewed (which will incur a small cost variation) and will also carry out a value engineering exercise with the engineering consultant.  RISKS: Budget, as noted above, is the main risk that the project is facing.  NEXT STEPS: Resolve the projected cost increase issue, amend the design/scale as required. Change zoning of the land.  BUDGET STATUS: There are currently no contract or procurement status changes to report. Budget status will be updated once Council's Growing Regions Program grant application has been assessed. The cost estimate peer review will incur a small cost variation to the project.  KEY ITEMS FOR COMMUNICATION: Council has submitted a grant EOI for the Growing Regions Program to source 50% of project funding.					
Undertake playground inspection program	Manager Infrastructure	01-Jul-2023	30-Jun-2026	In Progress	28%
<b>Comment:</b> Inspections undertaken as per schedule.					
Jindabyne Skate Park upgrade	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	In Progress	42%



**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

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<b>Goal : Our Infrastructure: We have in place infrastructure that supports our lifestyles</b>					
<b>Outcome : Provide well maintained sporting and leisure facilities</b>					
<p><b>Comment:</b>                      Accomplishments &amp; Completions:                      Farewell BBQ was a massive hit with around 150 people in attendance.                      Site fences have gone up and demolition is now complete. The first lot of footings have been started.                      Media release advising that works had started.                      Continued meetings with PEG and Public Works to discuss the project.                      Water line has been relocated without issue.</p> <p>Critical Issues:                      Community expectation - Works being conducted over the Christmas period, we may receive some backlash on this.</p> <p>Risks:                      Hazardous weather – Contractors are keeping a close eye on the weather as they have a lot of concrete to pour over the next coming weeks. Contract has allowed for wet weather days.</p> <p>Next steps:                      Continued engagement with the contractor, planning weekly site visits.                      Starting to plan the opening to be held towards the end of March 2024.</p> <p>Budget status:                      Project is currently within budget.                      Reporting on time for PWA/DRNSW                      Delivered under the BLER Fund.</p> <p>Key items for Communication:                      Will continue to meet with the Project Engagement Group and keep them up to date with the Projects Development.                      Media Release – with progress updates.</p>					
Upgrades to Cooma Showground toilet block under the Crown Reserves Improvement Fund (CRIF)	Manager Infrastructure	01-Jul-2023	30-Jun-2024	In Progress	5%
<b>Comment:</b> Quotes have been received and an evaluation of quotes is yet to be undertaken.					
Develop an Aquatic Strategy for the region	Coordinator Strategy Development	01-Jul-2024	30-Jun-2025	Not Started	%
<b>Comment:</b> Source funding yet to be determined					
<b>Outcome : Public buildings and facilities are set up to be accessible to all people</b>					
Bombala Arts & Innovation Centre Building Upgrade	Manager Corporate Projects	01-Jul-2022	30-Jun-2023	Completed	100%
<b>Comment:</b> Funded under the Bushfire Local Economic Recovery Fund, this project will see the refurbishment and adaptive reuse of the heritage listed, former infants school in Bombala. It will become a multi-use arts facility for community use					

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: We have in place infrastructure that supports our lifestyles</b>					
<b>Outcome : Public buildings and facilities are set up to be accessible to all people</b>					
New Civic Precinct (Stage 1-Feasibility)	Chief Strategy Officer	01-Jul-2022	30-Jun-2024	In Progress	85%
<b>Comment:</b> Council resolved that further investigations be undertaken into the organisations needs and a further report come back to Council. These works have not been able to be undertaken at this stage as other previously planned works are still underway. The risk assessment has been revised in light of the current position, which is to not invest further into the current building and identify an option to remove the risks presented from the current building. This is a strategic risk and requires a strategy to be put in place to manage that risk over time.					
Bombala Caretaker Cottage	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	Completed	100%
<b>Comment:</b> Status: Completed Issues: Nil Risk: Nil Next Step: Local 355 to complete the refurbishment with additional funding Budget: On budget Communications: Bombala PEG updated regularly, last meeting 13-09-2023, next meeting 25-10-2023					
Bombala Exhibition Hall, CWA Room upgrades painting of exhibition hall	Manager Corporate Projects	01-Jul-2022	30-Jun-2023	Completed	100%
Aitchison Cottage Berridale	Manager Corporate Projects	01-Jul-2022	30-Jun-2023	Completed	100%
Bombala Exhibition Hall, CWA Room upgrades	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	Completed	100%
<b>Comment:</b> Status: Works completed Issues: Nil Risk: Nil Next Step: N/A Budget: On Budget Communications: Updates communicated to the PEG at the 13-09-2023 meeting, next meeting scheduled for 25-10-2023					
Maintain Council buildings and sites within the Land and Property service	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	35%
<b>Comment:</b> Measure achieved for November 2023. NOTE: Progression % assumption is based around standard service delivery spanning the four years, which equates to 25% goal completion each year.					
Jindabyne Community Library	Manager Corporate Projects	01-Jul-2022	30-Jun-2023	Completed	100%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: We have in place infrastructure that supports our lifestyles</b>					
<b>Outcome : Public buildings and facilities are set up to be accessible to all people</b>					
<b>Comment:</b> The Jindabyne Library is proving to be a success with the Jindabyne Community, with the call for additional programs to be run.					
Delegate Preschool renewal of drainage systems	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	Not Started	10%
<b>Comment:</b> Received DA approval. CC with Council for assessment. Once CC approved works can proceed. Works to proceed during September school holidays to avoid disruption to the preschool.					
Delegate School of Arts	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	In Progress	15%
<b>Comment:</b> Accomplishments & Completions: - Received DA & CC approval - Council were successful in securing an additional \$125,426 from Bushfire Local Economic Recovery Fund  Critical Issues: - Original trade estimate report indicated approx. \$202k shortfall. With additional funds secured, the project may still fall short by approx. \$76k.  Risks: - Unable to complete the project with the current Scope of Works.  Next Steps: - reviewing Deed variation and pending approval - tender stage  Budget Status: - the market will provide clarity once the project goes out for tender  Key Items for Comms: - Bi-monthly meeting with PEG members and PCG (PWA and SMRC Project team)					
Bombala Depot – female amenities	Manager Corporate Projects	01-Jul-2022	30-Jun-2023	Completed	100%
Operate and maintain Snowy River Health Centre in accordance with DoHA requirements	Manager Infrastructure	01-Jul-2022	30-Jun-2026	In Progress	35%
<b>Comment:</b> November 2023 - Occupancy at SRHC is firm; with ongoing occupancy of the sessional rooms active and adhoc hire of the Education Room by user groups ongoing, based on demand. The primary tenancy footprint of the facility is occupied; via lease to Jindabyne Medical Practice. NOTE: Progression % assumption is based around standard service delivery spanning the four years, which equates to 25% goal completion each year.					
Jindabyne Holiday Park Upgrades	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	In Progress	70%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Infrastructure: We have in place infrastructure that supports our lifestyles</b>					
<b>Outcome : Public buildings and facilities are set up to be accessible to all people</b>					
<b>Comment:</b> Contractor have just re-commenced construction.					
Jindabyne Town Centre improvements	Manager Corporate Projects	01-Jul-2023	30-Jun-2025	In Progress	1%
<b>Comment:</b> Scope of works for SAP for Town Centre currently under review.					
Provide library services across the region	Manager Community Services	01-Jul-2022	30-Jun-2026	In Progress	37%
<b>Comment:</b> We have received notification that we have obtained another round of the Tech Savy for Seniors grant for \$9,000, classes have recommenced in October 2023.  Library opened as per scheduled opening hours.  We held 7 outreach library programs across the region in Sept.  16 adult programs were run across the region in Sept 2023.  29 children's program across the region during Sept 2023.					
Strengthening Communities Safer Places	Manager Corporate Projects	01-Jul-2022	30-Jun-2026	In Progress	45%
<b>Comment:</b> Accomplishments & Completions: Works are now complete at the following Halls: Mila, Cathcart, Bibbenluke, Dalgety and Kybeyan, Bungarby & Michelago Works have started at Bredbo and Numeralla. Works yet to start at Craigie, Nimmitabel and Adaminaby Have engaged a local contractor to rectify some water damage at Michelago Hall.  First Aid Course The First Aid Courses have been highly successful with now over 130 locals having successfully completed their Apply First Aid Certificate. We are continuing to work with Councils Learning & Development Team on running the First Aid Courses and have the following still to come. Mila: Saturday, 10 February 2024  Generator Interfaces - We have engaged a Clear Cut Electrical as the contractor to undertake the installation of generator interfaces, initial notification with Essential Energy is in the processes of being completed for the following halls: Adaminaby, Bredbo, Cathcart, Michelago, Nimmitabel and Numeralla. To date 14 Defibs have been installed with a further 8 to be distributed before Christmas.					

Snowy Monaro Regional Council (SMRC)

2023/2024 DP

Critical Issues:

Budget Constraints – Project is still with budget. We have had a few variations come in so far and one prompted by the community. The works at Craigie Hall were significantly over the original budget.

Access to Halls – As works start on each of the Halls we will try to limit the impact of these works on bookings to the halls and the community. The contractors have advised that they will only be on site for maybe a few weeks at time. We will work closely with each Hall committee to make sure there is no negative impact.

Risks:

Community Expectations – as this project requires works to be undertaken at community maintained facilities it is crucial that there is a constant stream of communication between council and stakeholders. This will ensure that each party is kept up to date on the progress and development of the project.

Delivery within Timeframe – the project is due to be delivered by 31 January 2024. We have had a few delays with materials and Local Aboriginal Land Council on approving works at Craigie.

Next steps:

Continued communication with Davones to monitor the progress of works.

Continued communication with 355 Committees.

Budget status:

Project is currently within budget. Have underspent on the Communication Packs and Generator interfaces so the remaining funds will go towards the compliance works.

We have used a small chunk of our contingency to cover the extra funds required to complete the works at Craigie Hall and some unforeseen required works at Bungarby.

Key items for Communication:

We will continue to be in communication with the 355 Committees. There will be no works taking place until the appropriate members have agreed to the works and/or they have been notified to eliminate scheduling conflicts.

Media Release – update on Halls project works completed so far.

Accomplishments & Completions:

Works are now complete at the following Halls:

Mila, Cathcart, Bibbenluke, Dalgety and Kybeyan, Bungarby & Michelago

Works have started at Bredbo and Numeralla.

Works yet to start at Craigie, Nimmitabel and Adaminaby

Have engaged a local contractor to rectify some water damage at Michelago Hall.

First Aid Course

The First Aid Courses have been highly successful with now over 130 locals having successfully completed their Apply First Aid Certificate.

We are continuing to work with Councils Learning & Development Team on running the First Aid Courses and have the following still to come.

Mila: Saturday, 10 February 2024

Generator Interfaces - We have engaged a Clear Cut Electrical as the contractor to undertake the installation of generator interfaces, initial notification with Essential Energy is in the processes of being completed for the following halls:

Adaminaby, Bredbo, Cathcart, Michelago, Nimmitabel and Numeralla.

To date 14 Defibs have been installed with a further 8 to be distributed before Christmas.

Critical Issues:

Budget Constraints – Project is still with budget. We have had a few variations come in so far and one prompted by the community. The works at Craigie Hall were significantly over the original budget.

Access to Halls – As works start on each of the Halls we will try to limit the impact of these works on bookings to the halls and the community. The contractors have advised that they will only be on site for maybe a few weeks at time. We will work closely with each Hall committee to make sure there is no negative impact.

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Delivery within Timeframe – the project is due to be delivered by 31 January 2024. We have had a few delays with materials and Local Aboriginal Land Council on approving works at Craigie.

Next steps:

Continued communication with Davones to monitor the progress of works.

Continued communication with 355 Committees.

Snowy Monaro Regional Council (SMRC)				2023/2024 DP	
<p><b>Budget status:</b>                      Project is currently within budget. Have underspent on the Communication Packs and Generator interfaces so the remaining funds will go towards the compliance works. We have used a small chunk of our contingency to cover the extra funds required to complete the works at Craigie Hall and some unforeseen required works at Bungarby.</p> <p><b>Key items for Communication:</b>                      We will continue to be in communication with the 355 Committees. There will be no works taking place until the appropriate members have agreed to the works and/or they have been notified to eliminate scheduling conflicts.                      Media Release – update on Halls project works completed so far.</p>					
<b>Goal : Our Leadership: Our community is informed and engaged to provide transparency in decision making</b>					
<b>Outcome : A range of consultation mechanisms that facilitate input from the stakeholders are used</b>					
Provide lobbying and advocacy to government and private operators to retain, support, and improve local community support services	Chief Strategy Officer	01-Jul-2022	30-Jun-2023	Completed	100%
Provide feedback on State Significant Development (SSD) applications	Coordinator Strategy Development	01-Jul-2022	30-Jun-2026	In Progress	40%
<b>Comment:</b> SEARS for Coonerang Wind farm has been commented on by Council's Strategic Planning team.					
Undertake a customer satisfaction survey annually	Coordinator Strategy Development	01-Jul-2022	30-Jun-2026	In Progress	50%
<b>Comment:</b> 2023-2024 Community Satisfaction Survey completed .					
<b>Outcome : Community engagement strategies are put in place to effectively consult and engage with stakeholders</b>					
Provide customer service front desk and after hours service	Coordinator Engagement	01-Jul-2023	30-Jun-2026	In Progress	14%
<b>Comment:</b> 2300 calls this month. Service levels, 93.91%, for telephone interactions remain above the benchmark. Recruitment for fulltime CSO is progressing.					
Provide Service NSW access to the Bombala community	Coordinator Engagement	01-Jul-2023	30-Jun-2026	In Progress	14%
<b>Comment:</b> Due to leave arrangements, staff shortages will see a reduction of hours for the delivery of Service NSW services over the period November 23 - February 24. It is intended to undertake another round of recruitment for this role.  Service NSW EOFY transactions saw a decline of 34%. Total transactions 4,364.					
Prepare and implement Community Engagement Strategy	Coordinator Engagement	01-Jul-2022	30-Jun-2023	Completed	100%
<b>Comment:</b> The CES will be reviewed in the last quarter of 2023. The strategy is utilised for all engagement activations ensuring this process is embedded in BAU. The Engagement team continue to support business units with the creation and roll out of their individual strategies.					

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Leadership: Our community is informed and engaged to provide transparency in decision making</b>					
<b>Outcome : Timely and relevant information is communicated to stakeholders on matters impacting on them</b>					
Prepare the State of the Region Report	Coordinator Strategy Development	01-Jul-2023	30-Jun-2026	Not Started	%
<b>Comment:</b> State of the Council Region Report is not due to 2025 at the end of Council's term.					
Prepare an Annual Report for the community highlighting Council's progress against the Delivery Program	Coordinator Strategy Development	01-Jul-2022	30-Jun-2026	In Progress	50%
<b>Comment:</b> 2022-2023 Annual report completed.					
Inform the community on relevant Council matters	Coordinator Engagement	01-Jul-2023	30-Jun-2026	In Progress	14%
<b>Comment:</b> Media releases, newsletter and public notices distributed on relevant council matters. An engagement plan is developed for the local show season, there are five local shows. The engagement team, along with relevant council business units, will also attend a mix of markets across the region. There will also be a range of pop-ups sessions. All local schools have been offered an educational visit, a number of sessions were held in this reporting period.  Social media monthly stats: • Followers: FB 11,468 increase of 60 this month • Followers: Instagram 1,882, increase of 4 this month • Facebook page reach = 114,753. Up by 272.3% this month, thanks to the Trout project update post. • Instagram reach = 1,503 Up by 8% this month  Website stats Sessions by device Mobile 49.8% Desktop 47.4% Tablet 2.7%  Top ten pages - Home Page - Content Search - Contact us - Bombala-Caravan-Park - Waste-Facilities - Library - Careers - Meetings - Jindabyne indoor pool open - Bin collection calendar - Jindabyne Skate Park Farewell					



**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Leadership: Our community is informed and engaged to provide transparency in decision making</b>					
<b>Outcome : Timely and relevant information is communicated to stakeholders on matters impacting on them</b>					
Reporting accountability through monthly performance reporting	Coordinator Strategy Development	01-Jul-2022	30-Jun-2026	In Progress	40%
<b>Comment:</b> The monthly performance report has been prepared for the December 2023 Council meeting, reporting up until end of November 2023.					
<b>Goal : Our Leadership: That effective strategies are in place to achieve the community strategic plan outcomes</b>					
<b>Outcome : Current strategies are in place to manage all major issues facing the community</b>					
Develop a Climate Change Resilience Strategy	Coordinator Strategy Development	01-Jul-2022	30-Jun-2023	Completed	100%
<b>Comment:</b> Scoping of this project was completed in determining funding sources.					
Co-ordinate preparation of an Operational Plan that identifies the projects and activities that will be undertaken each financial year to achieve the commitments made in the Delivery Program	Coordinator Strategy Development	01-Jul-2023	30-Jun-2026	In Progress	50%
<b>Comment:</b> 2023-2024 Operational Plan developed and adopted by Council - Published on Council's Webpage					
Disability Inclusion Action Plan (DIAP)	Coordinator Strategy Development	01-Jul-2022	30-Jun-2024	In Progress	90%
<b>Comment:</b> Cred consulting have completed community and stakeholder engagement and are now finalising a draft of the plan.					
Develop the 2042 Snowy Monaro Community Strategic Plan (CSP) in line with Integrated Planning and Reporting guidelines to ensure long term planning and organisational sustainability	Coordinator Strategy Development	01-Jul-2023	30-Jun-2026	Completed	100%
<b>Comment:</b> The 2042 Snowy Monaro Community Strategic Plan is adopted and published on Council's website. A review will commence early 2024.					
Strategies are developed to manage major issues facing the community	Coordinator Strategy Development	01-Jul-2022	30-Jun-2026	In Progress	37%
<b>Comment:</b> Strategies are developed as source funding is sourced and are prioritised as actions from preceding adopted strategies.					
Arts and Culture Strategy	Coordinator Strategy Development	01-Jul-2022	30-Jun-2024	In Progress	80%
<b>Comment:</b> Draft Arts and Culture Strategy has been completed and is subject to internal review.					
Reconciliation Action Plan	Coordinator Strategy Development	01-Jul-2022	30-Jun-2024	In Progress	90%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Leadership: That effective strategies are in place to achieve the community strategic plan outcomes</b>					
<b>Outcome : Current strategies are in place to manage all major issues facing the community</b>					
<b>Comment:</b> External public consultation is completed - A draft reflect plan has been prepared with further internal consultation to take place before a report is prepared for Council.					
Review Youth Strategy 2023-27	Manager Community Services	01-Jul-2022	30-Jun-2024	In Progress	25%
<b>Comment:</b> Initial discussions have begun with Communications Team management and Youth Advisory Committee, on how best to move forward and structure the consultation process. The YAC have invited the communications team to discuss how to move forward with the consultation.					
Annual review of the Delivery Program is undertaken, to ensure it aligns with the CSP	Coordinator Strategy Development	01-Jul-2023	30-Jun-2026	In Progress	50%
<b>Comment:</b> 2023-2024 Annual Review is completed					
<b>Outcome : Implement an operational excellence program</b>					
Develop and deliver the Towards Excellence Program	Chief Strategy Officer	01-Nov-2022	30-Jun-2025	In Progress	20%
<b>Comment:</b> The project is underway. The first phase has three main focus areas, leadership staff are supported, determining the current way of working and starting on identifying the customer journey.  Leadership workshops and assessments have been undertaken and are continuing. These are designed to ensure that all of our people have been given the required support to ensure that everyone is equipped to support and engage in the program and develop a new way of working.  Workshops have also been held to start collating information to determine the current way of working and work carried out within the Infrastructure and Water/Wastewater services. These are the areas that have already had a service review undertaken, and is focused on collecting information on what is currently done. This information will be used to support the development of an unconstrained program of annual works (The works required to be done to provide the current services if there was no funding limits) and the constrained program of works (Based on the available funding, what activities are to be carried out). The remaining Infrastructure Portfolio services are starting through the process of undertaking a service review to develop the current state assessment. They will then go through the same processes of determining the annual works program.  Works is about to commence on the identification of the customer journey (The process and systems through with people interact with the organisation). In the coming month this will involve the development of customer avatars, which identify the main customers that we have and what is important to them. These avatars are used to consider how our systems and processes should be set up so that the interactions are positive.					
<b>Goal : Our Leadership: That the community has confidence in leadership</b>					
<b>Outcome : Clear agreed standards are in place and applied about how public services are provided</b>					
Administrating NSW Rural Fire Fighting Fund allocations in line with RFS requirements	Coordinator Governance	01-Jul-2022	30-Jun-2026	In Progress	50%
<b>Comment:</b> 28.11.2023 Administration of RFS funds conducted according to existing arrangements as needed. Arrangements for administration under section 44 conditions were confirmed during the reporting period.					
Facilitate service reviews as required under s406 of the Local Government Act, 1993, in accordance with Council's Service Review Program	Chief Workforce Officer	01-Jul-2022	30-Jun-2026	In Progress	34%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Leadership: That the community has confidence in leadership</b>					
<b>Outcome : Clear agreed standards are in place and applied about how public services are provided</b>					
<p><b>Comment:</b>                      Towards Excellence program commenced 11 September 2023 with kick off meetings covering:                      * Leadership and Culture                      * Customer Journey                      * Annual Works and Service Delivery                      * Way of Working                      * Technology Enablement</p> <p>As part of TEP, SMRC will undertake a scheduled ICT Service Review in 23-24.                      Findings and recommendations entered into the audit system and to be distributed for management responses.                      Staffing changes being made to give us a small team to focus on this. Focus for 2023 will be on implementation of the completed service review recommendations. The IT area may be one exception for 2023. We are chasing a provider for this work in partnership with IT. Have the provider now and costs will be presented to ELT for commencement of review ASAP.                      Will be part of the Towards Excellence project, which should look at what activities are undertaken and how best those should be resourced and carried out.                      KPI developed and added to the delivery program. Will be reported on as part of the monthly progress report to Council.</p>					
Collation and production of Ordinary and Extraordinary Council meeting business papers and accurate recording of resolutions	Executive Office	01-Jul-2023	30-Jun-2026	In Progress	16%
<p><b>Comment:</b>                      Business papers completed and published to Council webpage on 9 November 2023.                      Unconfirmed Minutes of Council meeting uploaded to Council webpage on 21 November 2023.</p>					
Annual review of Asset Management Plans	Coordinator Strategy Development	01-Jul-2022	30-Jun-2026	In Progress	10%
<p><b>Comment:</b>                      Review of Asset Management plans for 23-24 has been completed. Currently analysing revised LTFP to determine available funding for each asset class. Planning now underway for 24-25 Revised Asset Management Plans.</p>					
Provide accurate asset management information	Coordinator Strategy Development	01-Jul-2023	30-Jun-2026	In Progress	50%
<p><b>Comment:</b>                      Accurate information is provided by the Assets team upon request, generally with 48 hours.</p>					
Undertake a program of internal audit across Council services	Coordinator Governance	01-Jul-2023	30-Jun-2026	In Progress	9%
<p><b>Comment:</b>                      28.11.2023                      ARIC meeting scheduled for 11 December 2023 which include regular updates on the ARIC annual and audit plan.                      internal audit is a shared service under a CRJO agreement.</p>					
Designated Persons returns are scheduled and managed in accordance with Office of Local Government (OLG) requirements	Coordinator Governance	01-Jul-2022	30-Jun-2026	Completed	100%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Leadership: That the community has confidence in leadership</b>					
<b>Outcome : Clear agreed standards are in place and applied about how public services are provided</b>					
<p><b>Comment:</b>                      25.10.2023                      The process for 2023 is complete with a report tabling the disclosures of Councillors and designated persons presented to Council on 19 October 2023. The register of returns id due for publication on Council's website.</p>					
Service level statements are developed for the organisation	Coordinator Strategy Development	01-Jul-2022	30-Jun-2030	Completed	100%
<p><b>Comment:</b>                      Workshops have taken place regarding the development of an Annual Works Program and Planning &amp; Scheduling of works for each financial year. These programs will guide how best Council is able to undertake its work, and a level of service will be developed for discussion from this information.                      Service descriptions have been developed for the primary services delivered by Council, and they are located as service descriptions within the Delivery Program and Operational Plan. Several Service Reviews are currently underway, development of CRM and completed Asset Management Plans all assist in informing service levels. Discussions are also underway with Service Delivery managers for the Delivery Program review and Operational Plan development for 2023-2024 with Service Statements discussed and amended where required.</p>					
Review of asset depreciation rates and useful lives	Coordinator Strategy Development	01-Jul-2022	30-Jun-2026	In Progress	50%
<p><b>Comment:</b>                      Review complete. No changes to useful lives or depreciation rates this year</p>					
Complete stronger communities funded projects	Manager Corporate Projects	01-Jul-2022	30-Jun-2024	In Progress	5%
<p><b>Comment:</b>                      The first stage of this process is to formally 'close out' the existing projects on the list and report to the Office of Local Government. There is significant administration resource (time) required to undertake this work. This administration work has commenced.</p>					
Investigate and model Special Rate Variation (SRV) scenarios	Coordinator Strategy Development	01-Jul-2022	30-Jun-2023	Completed	100%
Provide financial services to the organisation	Chief Financial Officer	01-Jul-2022	30-Jun-2026	In Progress	38%
<p><b>Comment:</b>                      The current estimates and forecasts of unrestricted cash are significantly lower than reported during the 2022/23 year. The current 30 June 23 estimates are approximately \$65k compared to previously reported forecasts of approximately \$7m. This requires a significant rethink of the strategy on how and by when the target of \$5m will be achieved. Once the 30 June 23 balance is audited and 2023/24 revised in the first quarter then the current position will be known with more certainty. The strategy will then need to be revised and followed through in the forward budget process which begins late in the calander year.</p>					
Develop and implement a community education program to improve parking habits of motorists in the region	Manager Built and Natural Environment	01-Jul-2022	25-Jan-2023	Completed	100%
<p><b>Comment:</b>                      Council continues to utilise educational material as part of its parking enforcement program. This includes social media posts on issues as they occur and the leaving of fliers on cars.</p>					
Operate and maintain Councils fleet and plant program	Coordinator Plant and fleet	01-Jul-2022	30-Jun-2026	In Progress	33%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Leadership: That the community has confidence in leadership</b>					
<b>Outcome : Clear agreed standards are in place and applied about how public services are provided</b>					
<b>Comment:</b> Plant availability >92% Budget expenditure, General fund Admin 19% Operations 38% Income 40% Water 27% Sewer 36% Waste 21%					
Respond to straying stock matters and impound when required to ensure that our public roads are kept safe	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	60%
<b>Comment:</b> The issues surrounding livestock getting out on the Monaro Highway occurred last month have a abated. In the month of November 2023 2 incidents of livestock being out were actioned.					
Develop Long Term Financial Plans for the Water, Wastewater and Waste funds	Manager Finance	01-Jul-2023	30-Jun-2025	In Progress	8%
<b>Comment:</b> Determining opening cash position July 23 once year end complete and revised 23/24 budgets due to carryforwards. This will form the basis to review the forward budgets in a few months and to look at revenue strategies to achieve long term sustainability.					
Risk management practices are administered across the organisation	Coordinator Governance	01-Jul-2022	30-Jun-2026	In Progress	50%
<b>Comment:</b> 28.11.2023 The current focus is on bushfire season preparedness with ongoing support for the LEMC and RFS by Council's LEMO. A meeting of the Senior Management team took place on 9 November 2023 to confirm arrangements for staff responding to fire events. A new register has been developed to contain staff details to provide up to date contact information for Council's Liaison Officer and other managers in the event that an emergency operations centre is activated. The services of a risk management firm are being explored to support the revitalisation of the enterprise risk management framework. The services will be funded through rebates from Council's public liability insurer and include a review of the current framework documents and training for staff. The updated draft framework document is estimated for review in April 2024.					
Special Rate Variation	Chief Financial Officer	01-Jul-2023	30-Jun-2026	Completed	100%
<b>Comment:</b> 2023/2024 rating categories amended with inclusion of SRV percentage. Making of the rates report adopted by Council 29 June 2023					
Undertake companion animal management with the management of microchipping, registration and impoundment of dogs and cats to ensure compliance with the Companion Animals Act, 1998	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	60%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Leadership: That the community has confidence in leadership</b>					
<b>Outcome : Clear agreed standards are in place and applied about how public services are provided</b>					
<b>Comment:</b> All restricted, dangerous and menacing dog enclosure assessments will be undertaken December 2023 through to February 2024. Additionally, all dog attacks were investigated and actioned in accordance with Council's Enforcement Policy. Council is investigating three dog attacks in November 2023.					
Provide LEMO support to the Local Emergency Management Committee	Coordinator Governance	01-Jul-2022	30-Jun-2026	In Progress	50%
<b>Comment:</b> 28.11.2023 LEMO support is provided as needed. Most recently in the section 44 declared event in October 2023.					
Maintain a compliant Records Management System	Coordinator Governance	01-Jul-2022	30-Jun-2026	In Progress	50%
<b>Comment:</b> 28.11.2023 Staff are supported with training to manage records in corporate systems during induction training and on demand.					
Improve information on utilisation of plant and fleet	Coordinator Plant and fleet	01-Jul-2023	30-Jun-2024	In Progress	25%
<b>Comment:</b> Actual utilisation provided to key managers quarterly. Telematics PMF finalised, RFQ specification to finalise.					
Facilitate Council's Audit and Risk and Improvement Committee (ARIC) meetings	Chief Strategy Officer	01-Jul-2022	30-Jun-2026	In Progress	25%
<b>Comment:</b> The committee met in September and November. The next meeting will be in December.					
Improve organisational development across the organisation	Chief Workforce Officer	01-Jul-2022	30-Jun-2023	Completed	100%
<b>Comment:</b> Field Force Four reviews now have taken in large parts of Operations, Governance and Assets. This impacts well over 50% of the organisation and some progress has been made on implementation through Towards Excellence program now scheduled for 23-24 financial year.  Implementation of frontline leadership has commenced with pilot with further program elements scheduled for 23-24. RFQ for other components of service review work through Towards Excellence is underway and a contractor is still TBC.  Plan to undertake an IT service review in 23-24.  Ongoing vacancies within organisational development roles has impacted ability to deliver on further work. Recruitment being undertaken to fill vacancy.					
Building Better Finance Environmental Loans	Chief Financial Officer	01-Jul-2023	30-Jun-2024	Completed	100%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Leadership: That the community has confidence in leadership</b>					
<b>Outcome : Clear agreed standards are in place and applied about how public services are provided</b>					
<b>Comment:</b> OBBF has been launched					
Maintain Council's Code of Conduct Complaint Register to ensure compliance and accurate reporting	Coordinator Governance	01-Jul-2022	30-Jun-2026	In Progress	90%
<b>Comment:</b> 28.11.2023 Code of conduct complaints are managed in accordance with the procedures for the administration of the model code of conduct for local councils in NSW. The statutory reporting to Council and OLG and is on schedule for December 2023.					
Donations and sponsorships are provided by Council to support activities throughout the region	Coordinator Governance	01-Jul-2022	30-Jun-2026	In Progress	75%
<b>Comment:</b> 28.11.2023 The 2023 Boco Rock Rock Community Enhancement Fund and Council's Donations and Sponsorship program have been completed with payments allocated to successful applicants. Advertising for the 2024 programs is in development along with review of the completed programs to determine any process improvement measures.					
Sale of land for unpaid rates	Chief Financial Officer	01-Jul-2023	30-Jun-2024	Not Started	0%
<b>Comment:</b> Process will start early 2024					
Capital works program - plant & vehicle capital replacement program	Coordinator Plant and fleet	01-Jul-2022	30-Jun-2026	In Progress	47%
<b>Comment:</b> Identified capital replacements underway. 50 items actioned					
Financial Sustainability Review	Manager Finance	01-Jul-2022	30-Jun-2023	Completed	100%
Support the CEO, Mayor, Councillors and Executive in their day to day activities to meet community needs	Executive Office	01-Jul-2022	30-Jun-2026	In Progress	31%



**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Leadership: That the community has confidence in leadership</b>					
<b>Outcome : Clear agreed standards are in place and applied about how public services are provided</b>					
<p><b>Comment:</b>                      The CEO, Mayor, Councillors and Executive are supported in their day to day roles through assistance provided by the following positions and cohorts;                      EA to CEO, Mayor and Councillors                      Secretary Council and Committees                      Executive Assistant Cohort                      Knowledge Exchange, Engagement and Networking Cohort (KEEN meetings)</p> <p>November 2023 included;                      * Formal ELT Meetings                      * Councillor Briefings                      * Ordinary &amp; Extraordinary Council Meeting                      * Meetings with community on various issues                      * Financial Working Group meetings                      * Official opening and community events                      * Mayoral hosted farewell event for outgoing CEO                      * Induction of new CEO                      * Preparation for Council wide End of Year Function (150 attendees expected)</p>					
Develop a Compliance Register	Coordinator Governance	01-Jul-2023	30-Jun-2025	In Progress	5%
<p><b>Comment:</b>                      28.11.2023                      Progress delayed while new staff assimilate and attend to priority BAU. The development of a compliance register will run in conjunction with delegation and policy framework improvements.</p>					
Develop a framework for policies and procedures to support the organisation	Coordinator Governance	01-Jul-2022	30-Jun-2024	In Progress	50%
<p><b>Comment:</b>                      28.11.2023                      A register of existing policies is in development. The framework will be complete by the scheduled end date.</p>					
Implement actions identified from Audit and Risk and Improvement Committee (ARIC) meetings	Chief Strategy Officer	01-Jul-2022	30-Jun-2026	In Progress	25%
<p><b>Comment:</b>                      Two items remain outstanding. Both are due for action in December.</p>					
Provide Workforce Management Services across the organisation	Chief Workforce Officer	01-Jul-2022	30-Jun-2026	In Progress	34%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Leadership: That the community has confidence in leadership</b>					
<b>Outcome : Clear agreed standards are in place and applied about how public services are provided</b>					
<p><b>Comment:</b>                      Workforce metrics:                      * Leadership Development - Commencing in Oct 2023, over 80 leaders will participate in SMRC's Leadership &amp; Culture program as part of the Towards Excellence Program                      * Performance reviews - In the 22-23 performance period, over 50% of staff participated in undertaking performance reviews.                      * Recruitment - In the previous 12 months, Workforce have received 109 requests for recruitment that have been approved. 57 of these have been finalised (52%), 46 are currently open (42%), and 6 have been placed on hold (5%).                      * New Staff Turnover - In the previous 12 months, 96 new staff have commenced with SMRC, with 82 remaining employed with SMRC in that same period (85%).                      2 staff undertaking process management training. Appointment of Organisation Development Officer 28 August 2023.                      Learning and Development Officer commencing early September to commence work on this action.                      Business areas have reviewed vacancies. Civica now aligned with positions in the formal structure. CWO will monitor and update changes to structure as approved by CEO.</p> <p>Budget development process will be used to identify any further unfunded positions. Need to be vigilant and monitor constantly.</p> <p>All changes to the adopted structure are to be directed through ELT and communicated to consultative committee.</p>					
Council's Insurance policies are kept up to date, and relevant to the current state and needs of the organisation	Coordinator Governance	01-Jul-2022	30-Jun-2026	Completed	100%
<p><b>Comment:</b>                      25.10.2023                      Insurance policies have been renewed as scheduled in October 2023.</p>					
Undertake parking patrols to ensure compliance with the Road Rules, 2014	Manager Built and Natural Environment	01-Jul-2022	30-Jun-2026	In Progress	60%
<p><b>Comment:</b>                      Parking patrols continue the focus is on detecting dangerous driving habits.</p>					
Government Information Public Access (GIPA) applications are processed in accordance with Council's Agency Information Guide and GIPA Act, 2009	Coordinator Governance	01-Jul-2022	30-Jun-2026	In Progress	50%
<p><b>Comment:</b>                      28.11.2023                      Formal GIPA information requests are being processed within the appropriate legislation. At the time of reporting there are no outstanding formal GIPA requests or previous decisions under review by the Information and Privacy Commission.</p>					
Provide support and guidance to the organisation so that it can deliver a safe and healthy workplace	Chief Workforce Officer	01-Jul-2023	30-Jun-2026	In Progress	9%
<p><b>Comment:</b>                      WHS Metrics:                      * WHS Induction - 426 active employees issued WHS Induction. 345 completed (80%), 17 in progress (4%), 63 not yet started (15%).                      * Rolling loss time injuries frequency rate - LTIFR is currently 33, goal is to have this below 25.                      * Workplace Inspections - 17 Workplace Inspections completed to date in 23-24.</p>					
Implement Plans of Management (PoMs) for the Crown Reserves which Council is the identified Crown Land Manager	Manager Infrastructure	01-Jul-2023	30-Jun-2024	In Progress	60%

**Snowy Monaro Regional Council (SMRC) 2023/2024 DP**

Strategy	Responsible Officer	Start Date	End Date	Status	% Complete
<b>Goal : Our Leadership: That the community has confidence in leadership</b>					
<b>Outcome : Clear agreed standards are in place and applied about how public services are provided</b>					
<p><b>Comment:</b>                      November 2023 - 100% of the Native Title Manager written advices has been achieved for all 74 reserve locations - this aspect is a key part of prescribed sequence of steps mandated by the State. A structured "by category" approach has been implemented. Six (6) Plans of Management will be delivered:</p> <ul style="list-style-type: none"> <li>• Area of Cultural Significance Plan of Management</li> <li>• General Community Use Plan of Management</li> <li>• Natural Areas Plan of Management</li> <li>• Parks Plan of Management</li> <li>• Sportsgrounds Plan of Management</li> <li>• Caravan Parks Plan of Management</li> </ul>					
Maintain regulatory registers of Council decisions in accordance with relevant legislation	Executive Office	01-Jul-2022	30-Jun-2026	In Progress	31%
<p><b>Comment:</b>                      Registers updated with Council decisions after each meeting - Updated on 17 November 2023</p> <ul style="list-style-type: none"> <li>• Planning register</li> <li>• Pecuniary interest register</li> <li>• Councillor meeting attendance</li> <li>• Councillor attendance via Zoom (if applicable)</li> </ul>					
Section 355 Advisory and Management Committees are managed and supported	Coordinator Governance	01-Jul-2022	30-Jun-2026	In Progress	50%
<p><b>Comment:</b>                      28.11.2023                      Support is provided to committees on demand. Committee minutes are provided in regular reports to Council. At the 19 October Council meeting the following minutes were tabled :</p> <p>Bredbo Hall Management Committee meeting held 7 June 2023                      Cemetery Advisory Committee meeting held Monday, 7 August 2023                      Bombala Exhibition Ground Management Committee meeting held 9 August 2023</p> <p>A guideline for advisory and management committees is in the final stages of draft and will be presented to Councillors in a briefing session in February 2024. The document will then be subject to public consultation. During this period the committees will be contacted directly to ensure they have sight of the new guide, offer support and receive feedback on the new guide. Following the consultation period the guide will be submitted to Council for adoption.</p>					
<b>Outcome : Leadership is visible and accessible to our community</b>					
Facilitate citizenship ceremonies	Executive Office	01-Jul-2023	30-Jun-2026	In Progress	8%
<p><b>Comment:</b>                      Four Ceremonies to be held each year as per format below;                      15 September 2023                      January 2024                      March 2024                      June 2024</p>					

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## Canberra Region Joint Organisation Regional Community Strategic Plan

### Project Plan v2.0

18 October 2023

This implementation schedule highlights key dates and responsibilities for implementing the project.

Table 1. Implementation schedule

Time	Action	Who
<b>1. Project planning, management + desktop review: Apr-Sep 2023</b>		
Apr 2023	Project inception	CRJO and Projectura to establish the project.
May 2023	IPRWWG workshop to establish project.	Projectura to facilitate workshop with IPRWWG (in person in Canberra).
May-Jul 2023	Desktop data and literature review.	Projectura to conduct review.
May-Sep 2023	Individual council interviews (online).	Councils to book dates and times for interview. Projectura to conduct interview/briefing.
22 Sep 2023	Issue Community Engagement Plan	Projectura to draft Community Engagement Plan. Projectura to issue Community Engagement Plan to IPR and Wellbeing working group (IPRWWG).
6 Oct 2023	Endorse Community Engagement Plan	IPRWWG to provide feedback on Community Engagement Plan. Group meeting (online) to finalise and endorse Plan.
<b>2a. Engagement planning: Oct 2023 - Jan 2024</b>		
<b>2ai. Communication Kit: Oct 2023 - Jan 2024</b>		
30 Oct 2023 - 15 Jan 2024	Begin issue of Communications Kit.	Projectura to prepare and begin to issue draft Communications Kit (with Communications #1 and #2). Delivery of the Communication Kit will be progressive, as Council provide relevant logos, and webpages etc.
13 Nov 2023 - 31 Jan 2024	Councillor briefings	Councils to book in briefing dates with Projectura (first in best dressed). Projectura to deliver councillor briefings (online) to a) introduce IP+R, the CSP, and the role of Council, Councillors, and Mayor, b) introduce the RCSP project – benefits, timelines, deliverables etc, and c) discuss the Feb/Mar engagement approach
<b>2aai. Training and Council mobilisation: Dec 2023 - Jan 2024</b>		
1 Dec 2023 - 31 Jan 2024	Prepare for engagement launch	Council's to prepare for engagement launch on 1 Feb 2024. This includes finalising localised engagement methods, developing major project/Have Your Say webpage, drafting and scheduling communications. booking venues, managing promotion, issuing invitations, organising resourcing and catering, briefing executive and councillors as required etc.
15-25 Jan 2024	Training	Projectura will deliver 4 x 45-min capacity building and information sharing workshops to ensure that Council officers are prepared and confident to deliver engagement. Workshop topics (TBC) include:

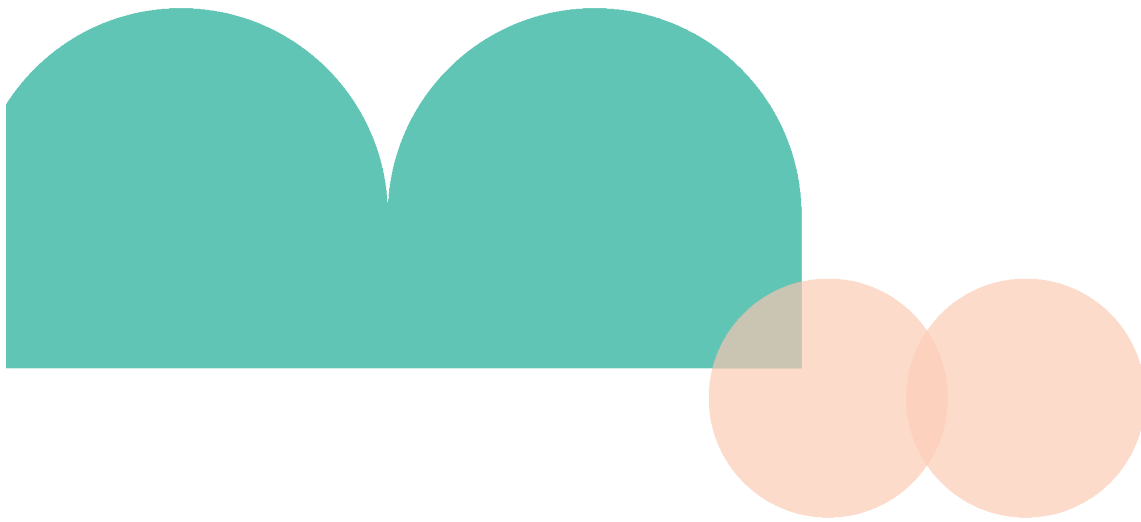
Table 1. Implementation schedule

Time	Action	Who
		<ul style="list-style-type: none"> <li>• What is IP+R, the CSP, and the RCSP.</li> <li>• Engaging beyond the usual suspects.</li> <li>• Tips for successful in-person engagement.</li> <li>• Managing engagement data collection.</li> </ul>
<b>2b. Engagement implementation: 1 Feb – 15 Mar 2024</b>		
1 Feb 2024	Council to release Communications #1.	<p>Launch council communications for project. Examples include:</p> <ul style="list-style-type: none"> <li>• Social media post/s.</li> <li>• Inclusion of project of Council News on website.</li> <li>• Public notice/snippets in newspaper.</li> <li>• eDMs to networks/subscription lists.</li> <li>• Media release to media outlets.</li> <li>• Direct letter.</li> </ul>
1 Feb – 15 Mar 2024	Engagement period with key stakeholders	Councils to conduct broad community conversations to inform the RCSP.
1 Feb – 15 Mar 2024	Online survey live.	<p>Projectura to create and distribute survey links to each council.</p> <p>Councils to feature survey link on Council webpage. Councils to print hard copy surveys and make available at key locations. Council to coordinate collection and data input of hard copy surveys.</p>
<b>2c. Engagement analysis and reporting: Apr – Jun 2024</b>		
5 Apr 2024	Deadline for Councils to return engagement data to Projectura.	<p>Projectura will work closely with participating councils to collect engagement data from the variety of engagement methods.</p> <p>Councils to input hard copy feedback, and share engagement findings collected throughout engagement period.</p> <p>Late material won't be considered.</p>
Apr 2024	Engagement analysis	<p>Projectura will code, <b>analyse</b>, and distil <b>engagement data</b> by key themes. This raw data will be made available to the project team.</p> <p>Projectura to analysis and distil engagement findings, prepare a snapshot per Council region, and complete Engagement Reporting.</p>
31 May 2024	Engagement Report	<p>Projectura will deliver an <b>Engagement Report</b> that summarises the engagement outcomes. Specifically, it will include the following: a contents page, executive summary, background, engagement objectives and approach, findings and conclusions, and appendices. The report will have regional findings, as well as individual chapters for each Council area.</p> <p>Projectura will present the engagement findings in a 1.5-hr online presentation to the Wellbeing and IP+R Working Group.</p>
17 Jun 2024 (week of)	Communications #2 issued by councils	<p>Projectura to issue Communications #2 (engagement – what we heard).</p> <p>Councils to communicate the Engagement Report to their communities to close the loop on engagement and share what the community told us.</p>
<b>3. Draft Regional Community Strategic Plan: Jun – Oct 2024</b>		
14 Aug – 14 Sep 2024	Council Caretaker period (Councillor nominations close 12 noon 14 August 2024).	Nil (noted)
14 Sep 2024	Council elections (8am-6pm)	Nil (noted)
Jun-Jul 2024	Preparation of Initial Draft RCSP.	<p>Projectura to collaborate with IPRWWG members to develop the Initial Draft RCSP. The RCSP will:</p> <ul style="list-style-type: none"> <li>• Meet all legislative requirements under the Act and IP+R framework.</li> </ul>

Table 1. Implementation schedule

Time	Action	Who
		<ul style="list-style-type: none"> <li>Have a regional section identifying key regional themes, issues and opportunities for shared action</li> <li>Have a 'chapter' for each Council, which will be their individual CSPs</li> <li>Be designed in the same format as the previous RCSP.</li> </ul> Projectura to issue the
12 Aug 2024	Issue Initial Draft RCSP.	Projectura to issue Initial Draft RCSP (editable Word version).
Late Aug 2024	Review Initial Draft RCSP	IPRWVG to review Initial Draft RCSP and provide consolidated feedback. Projectura and Councils to work together to finalise CSP content.
Sep 2024	Design of Draft RCSP document.	Projectura to arrange design of RCSP.
30 Sep 2024	Issue Draft RCSP to IPRWWG	Projectura to issue Draft RCSP (designed). Projectura to provide native InDesign files to each Council.
Oct-Dec 2024	Present draft RCSP to newly elected Councillors.	Councils to book Councillor briefing/workshop dates/times with Projectura. Projectura to deliver 45-min Councillor briefing (online) to each new Council. Aim is to present the Draft RCSP, and discuss the next steps council will take to endorse the CSP.
Post RCSP project steps for Councils: Nov 2024 – 30 Jun 2025		
Nov 2024 – 30 Jun 2025	Exhibition and endorsement of R/CSP.	The following steps are outside the scope of the RCSP project. They are high-level steps for Council to undertake to endorse the R/CSP. Process and dates will differ across Councils. <ul style="list-style-type: none"> <li>Council to consider Draft RCSP prior to public release for comment.</li> <li>Public Exhibition (or deeper engagement if preferred) of Draft Community Strategic Plan to ensure the community have been heard correctly.</li> <li>Public Submissions/feedback considered.</li> <li>Final revisions to CSP content/design.</li> <li>Respond to community feedback.</li> <li>Returned document to Council for endorsement.</li> <li>Report the Final CSP to Council, for Council endorsement.</li> <li>Regional Community Strategic Plan endorsed.</li> </ul>





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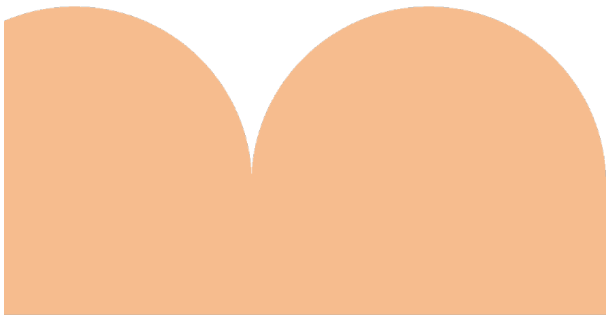
## Regional Community Strategic Plan Community Engagement Plan v2.0



18 October 2023

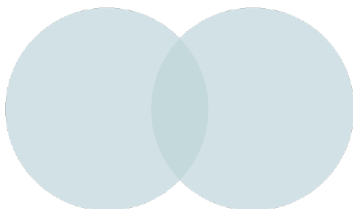


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Regional Community Strategic Plan, Community Engagement Plan

**Prepared for** Canberra Region Joint Organisation  
**Date** October 2023  
**Version** v2.0  
**Author** Karina Dooley,  
Projectura



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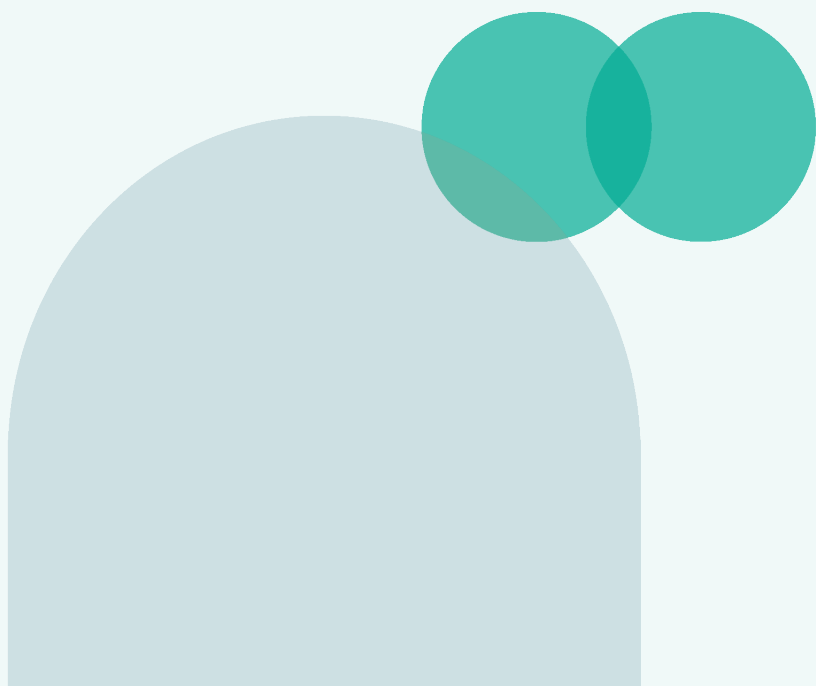
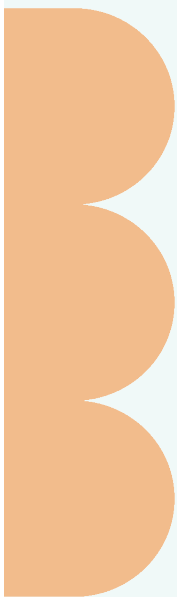
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Projectura acknowledges the Traditional Custodians of the land on which we work and recognise their ongoing connection to the Wiradjuri and Yuin land and waterways.

We recognise the Bemerangal People, Dharawak People, Djiringanj People, Gandagara People, Murrumurang People, Ngarigo People, Ngunnawal People, Walbanga People, and Walgalu People.

We also recognise the many other Aboriginal and Torres Strait Islander community members across the region who make up the vibrant communities where our organisation visits and works.

Projectura pays respect to the wisdom of Elders, past, present, and emerging and shares a commitment to engaging communities with a spirit of reconciliation and respect.



## 1. Project detail

### 1.1. Project overview

#### Background

In 2016 Goulburn Mulwaree, Upper Lachlan and Yass Valley councils worked collaboratively to prepare the joint Tablelands Regional Community Strategic Plan. Following this success, in 2021 CRJO brought together seven member councils to prepare a joint Regional Community Strategic Plan.

Section 400R (2) of the NSW Local Government Act 1993 requires joint organisations to “consider any relevant strategic priorities or plans of member councils and the state government” when establishing their Statement of Strategic Regional Priorities. This generally includes priorities identified in member councils’ Community Strategic Plans. To ensure well aligned strategic priorities across the region and to build on previous successes, CRJO has resolved to develop a Regional Community Strategic Plan (RCSP) for its ten member councils to be endorsed in 2025.

#### What is a Community Strategic Plan

A Community Strategic Plan is the highest level of strategic planning undertaken by a council—all other Council plans must support achievement of CSP objectives.

The purpose of the CSP is to identify the community’s main aspirations and priorities for the future and to plan strategies for achieving these goals. It guides all remaining strategies and plans and must be developed by councils with and on behalf of the community. The minimum timeframe for a CSP is 10 years and it addresses four key questions:

1. Where are we now?
2. Where do we want to be in 10 years’ time?
3. How will we get there?
4. How will we know we have arrived?

The plan must be reviewed in line with the election cycle, generally every four years.

#### Objectives

The project will develop a Draft Regional Community Strategic Plan to highlight the community aspirations and priorities for ten council areas and provide a regional understanding of community priorities and issues to inform strategic objectives.

The objectives of the project are to:

- Effectively engage the communities of participating councils to develop a collective vision for the future of the Canberra Region and local visions for each Council area. This plan will be developed considering the quadruple bottom line (social,

environmental, economic, and civic leadership) and will identify actions and outcomes to achieve community aspirations.

- Address the following four key questions for the community:
  - Where are we now?
  - Where do we want to be in ten years’ time?
  - How will we get there?
  - How will we know when we have arrived?
- Prepare a Draft Regional Community Strategic Plan that includes the following parts:
  - Regional strategic overview highlighting issues and aspirations.
  - Ten separate Community Strategic Plans, represented as separate chapters of the plan. This will include the review of the Community Strategic Plans from the seven councils who previously participated in the project, and developing or redeveloping three Community Strategic Plans for newly participating councils.

#### Timelines

Key timelines include:

Apr-Sep 2023	Project planning and desktop review
Sep 2023 – Jan 2024	Engagement planning
Feb-Mar 2024	Engagement (Stage 1) implementation
Apr-May 2024	Engagement analysis and reporting
Jun-Oct 2024	Draft Regional Community Strategic Plan

Following the development of the Draft Community Strategic Plan, Councils will take carriage of the document to test it with their communities, and gain endorsement from newly elected Councillors after the September 2024 election and before 30 June 2025.

#### Participating councils

The following ten councils will be involved in the Regional Community Strategic Plan:

- Bega Valley Shire Council
- Eurobodalla Shire Council
- Goulburn Mulwaree Council
- Hilltops Council
- Queanbeyan-Palerang Regional Council
- Snowy Monaro Regional Council
- Snowy Valleys Council
- Upper Lachlan Shire Council
- Wingecarribee Shire Council
- Yass Valley Council

#### Benefits

The benefits of a joint Regional Community Strategic Plan include:

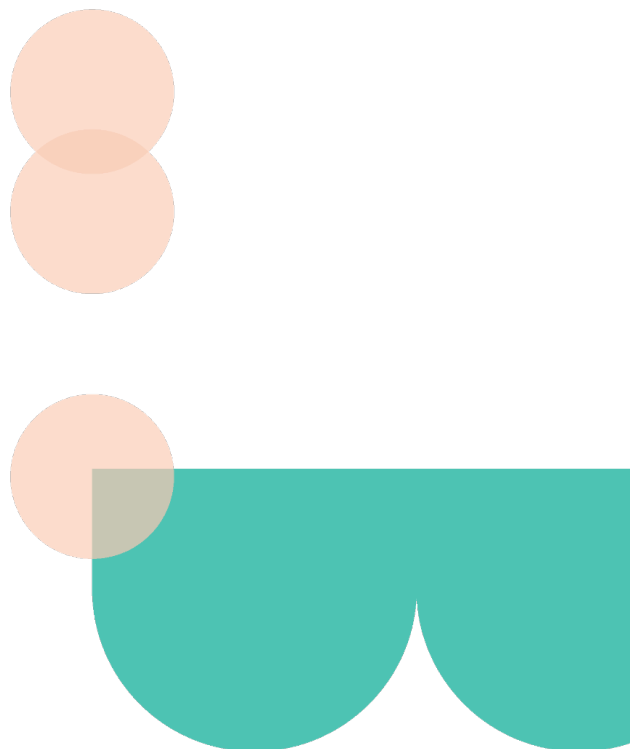
- Strategic alignment of the joint organisation's strategic regional priorities, with the direction of member councils and the broader community's aspirations and priorities.
- Centralised and streamlined procurement and contract management.
- Financial and resource saving for each Council.
- Collaboratively develop the Community Engagement Plan.
- Standard questions and survey tools allowing the identification of key regional themes, issues + opportunities for shared action.
- Participating Councils can customise approaches and communication to suit their community.
- Consistent tools and techniques delivering efficiency and economies of scale.
- Shared capacity building across participating member councils.
- Fully localised CSP, that meets all legislative requirements.
- Timeliness.

#### Integrated Planning and Reporting

All NSW Councils are required to prepare a Community Strategic Plan (CSP) under the *Local Government Act 1993* (Section 402). The NSW Integrated Planning and Reporting Framework (IPRF) recognises that most communities share similar aspirations: a safe, healthy and pleasant place to live; a sustainable environment; opportunities for social interaction; opportunities for education and employment; and reliable infrastructure but recognises each community has over time developed unique characteristics and strong senses of identity.

The CSP must cover a minimum of 10 years and be reviewed every four years (in the year of the local government elections). The CSP is the keystone document in the IPRF upon which the suite of a Council's planning and delivery documentation should be based. The CSP must be accompanied by a Resourcing Strategy, a community engagement strategy, a four-year Delivery Program and a one-year Operational Plan.

The CSP is a community plan, not a council plan, and therefore achievement of the strategic actions is not the sole responsibility of a council. Many external agencies and stakeholders also have carriage of the strategic actions and targets.





## 1. Project detail

## 1.2. About participating Councils

**Canberra Region Joint Organisation**

The Canberra Region is a unique and diverse geographic region that stretches from the South-West Slopes, through the Sydney-Canberra Corridor across the Eurobodalla down to the Sapphire Coast and then up to the Snowy Mountains.

The Canberra Region Joint Organisation (CRJO) provides a forum for councils, state agencies and other stakeholders to work together at a regional level to identify and advance shared priorities. The core objectives of joint organisations include regional strategic planning and priority setting, intergovernmental collaboration, and regional leadership and advocacy.

The councils in the region have worked collaboratively to develop several key regional strategies, including the Statement of Strategic Priorities, Regional Economic Development Strategy and Regional Workforce Strategy that address the challenges and opportunities faced by the region.

**Bega Valley Shire Council**

The Bega Valley Shire is known as the Sapphire Coast and is located at the south-eastern extremity of coastal NSW. The Shire is predominantly rural, with many townships and villages.

Land is used for conservation and timber production. The next biggest land use is agriculture, particularly dairy farming. Fishing, oyster harvesting, tourism and retail are also important industries. The unique coastline abounds in deserted beaches, tranquil rainforests, serene rivers and lakes, and picturesque mountain backdrops.

- **Towns:** Bega, Merimbula, Pambula, Eden, Tathra, Bermagui.
- **Villages:** Bemboka, Berrambool, Cobargo, Candelo, Kalaru, Towamba, Tura Beach, Wyndham, Quaama, Wolumla.
- **Recent engagement conducted:** Affordable Housing Strategy, Special Rate Variation.
- **Top contentious issues:** Cost of living, financial sustainability, special rate variation, environmental sustainability (climate), housing availability and affordability, employment, health services, impact of natural disasters.
- **Key strategic projects in next 18 months:** Long Term Financial Plan, Asset Management Plan Review, Service Reviews.
- **What engagement works:** School packs, online well promoted surveys, meetings with committees and community groups, community champions, using rates notice distribution, individual 1:1. Surveys, place-based pop-ups, markets, schools.

**Eurobodalla Shire Council**

Eurobodalla is a vibrant community with strong rural and coastal heritage and Indigenous culture. The local economy is diverse; built around construction, tourism, retail and health industries. Located close to Canberra and Sydney, Eurobodalla offers an alternative to city living.

With 143km of coastline, 83 beaches, 20 lakes and four major river systems, Eurobodalla is known as the land of many waters. Over three-quarters of the land area is open space, consisting of 10 national parks and 15 state forests.

- **Towns:** Moruya, Batemans Bay, Narooma.
- **Villages:** Akolele, Batehaven, Bergalia, Bingie, Bodalla, Broulee, Cadgee, Central Tilba, Congo, Dalmeny, Malua Bay, Mogo, Mossy Point, Mystery Bay, Nelligen, Potato Point, Rosedale, Surf Beach, Tomakin, Tuross Head.
- **Recent engagement conducted:** Housing survey, Community Satisfaction Survey, Coastal Management Plan consultation.
- **Top contentious issues:** Housing availability and affordability, cost of living, financial sustainability, attracting skilled labour, maintaining infrastructure, Bay Pavilions, NSW Emergency Services levy.
- **Key strategic projects in next 18 months:** Future Finance Strategy, Housing Strategy, Biodiversity Strategy, review Pathways Strategy.
- **What engagement works:** Surveys, pop-ups, community workshops.

**Goulburn Mulwaree Council**

Goulburn is a thriving regional city incredibly rich in heritage, contemporary services, and natural beauty. Positioned two hours from Sydney, an hour from Canberra and just under two hours to the coast, Goulburn is rich in heritage, culture, natural beauty, and adventure for tourists. A predominantly rural area with land used largely for agriculture, particularly sheep and cattle grazing.

Strategically located at the heart of Australia's busiest corridor connecting Sydney, Canberra and Melbourne, with excellent road and rail links between these capital cities and other major centres in Queensland, South Australia and Western Australia.

- **Towns and localities:** Baw Baw, Boxers Creek, Brayton (part), Brisbane Grove, Bungonia, Carrick, Currawang (part), Goulburn, Greenwich Park (part), Gundary, Kingsdale, Lake Bathurst, Lower Boro, Marulan, Middle Arm (part), Mummel, Oallen (part), Parkesbourne, Pomeroy (part), Quialigo, Run-O-Waters, Tallong (part), Tarago (part), Tarlo (part), Tirrannville, Towrang, Wayo (part), Windellama, Wollongorang (part), Woodhouselee and Yarra.

#### Hilltops Council

Hilltops Council features the town of Boorowa, Harden and Young and surrounding villages. Situated within 4 hours of Sydney and 90 minutes from Canberra, Hilltops is a well suited agricultural region with a diverse economy and a strong rural base that offers a relaxed, country lifestyle with all the benefits and diversity of regional centres.

A 'resource' rich environment, Hilltops supports and offers its community strong, unique and sustainable ventures through a variety of tourism, seasonal, cultural and innovative industries.

- **Towns:** Young, Boorowa, Harden, Murrumburrah.
- **Villages:** Bendick Murrell, Berremangra, Bribbaree, Frogmore, Galong, Godfreys Creek, Hovells Creek, Jugiong, Kingsvale, Koorawatha, Maimuru, Milvale, Monteagle, Mount Collins, Murringo, Reids Flat, Rugby, Rye Park, Taylors Flat, Thuddungra, Wirrimah, Wombat and Wyangala.
- **Recent engagement conducted:** Waste consultation, upcoming SRV engagement.
- **Top contentious issues:** Housing shortage and affordability, cost of living, access to education and employment, attracting contractors, attracting skilled labour, roads, demerger (councillors).
- **Key strategic projects in next 18 months:** Special Rate Variation, service levels, long term financial plan.
- **Engagement planned for Feb-Mar 2024:** Special rate variation.
- **What engagement works:** community meetings, surveys, newspaper advertisements., social media, radio.

#### Queanbeyan-Palerang Regional Council

Queanbeyan-Palerang Regional Council is located in the southern tablelands about 15 kilometres southeast of Canberra and 250 kilometres southwest of Sydney. It is predominantly a rural area, with growing residential areas to the south of Queanbeyan and several towns in the Palerang area, the main being Bungendore, Braidwood and Captains Flat.

With advanced manufacturing capabilities and specialised agriculture and tourism industries, Queanbeyan-Palerang is identified as growing faster than any other part of regional NSW. Its proximity to state and federal government provides unique networking and business opportunities.

- **Urban areas:** Crestwood, Googong, Greenleigh, Jerrabomberra, Karabar, Queanbeyan East, Queanbeyan West, Queanbeyan Town Centre, The Ridgeway, Tralee.
- **Towns:** Braidwood, Bungendore, Captains Flat.
- **Localities:** 57 including Wamboin, Bywong, Nerriga, Majors Creek, Araluen and more.
- **Recent engagement conducted:** Special Rate Variation, Braidwood Structure Plan, Sports/Aquatics Facility Strategic Plan.
- **Top contentious issues:** Affordable housing, financial sustainability, cost of living, asset management, water security.
- **Key strategic projects in next 18 months:** Community/town plans, service reviews, new offices.
- **Engagement planned for Feb-Mar 2024:** Review of rating structure.
- **What engagement works:** Face-to-face at community events, online, schools, Council committees.

#### Snowy Monaro Regional Council

The Snowy Monaro Regional Council is located in south-eastern NSW, about 100 kilometres south of the Canberra CBD, and about 400 kilometres south-west of the Sydney CBD.

The Snowy Monaro Regional Council area is a resilient community with strong agriculture, industry investment and employment opportunities. It has a strong volunteer base and is committed to rebuilding its natural assets and attractions.

- **Towns:** Adaminaby, Berridale, Bombala, Cooma, Jindabyne, Nimmitabel.
- **Localities:** 100 plus including Bredbo, Dalgety, Delegate, and Michelago.
- **Recent engagement conducted:** Landuse strategies, SRV, DP review, budget and OP, Open space and Recreation strategy, Developer servicing plans, Community Engagement Strategy, Alcohol free zones, Developer Contributions Plan.
- **Top contentious issues:** Financial sustainability SRV application, Snowy 2.0 – Executive Housing taking all rentals, Civic Leadership, Housing affordability, Snowy Mountains Special Activation Precinct.
- **Key strategic projects in next 18 months:** LEP, Active transport strategy, DIAP, Berridale and Kalkite infrastructure study, Water and Waste Water Strategic Plan, Aquatic Strategy, Heritage Strategy, Youth Strategy, RAP, Library Strategy
- **What engagement works:** Short video quick bite social media. Facebook, Instagram

#### Snowy Valleys Council

Snowy Valley Council boasts a strong and resilient economy. It is host to much of the power generation for Snowy Hydro and has one of the biggest softwood plantations in the Southern Hemisphere. Home to the renowned Batlow Apples it produces a range of premium stone fruits, cherries, and blueberries.

Moreover, the region is noted for having some of the best grazing fertile lands in Australia producing wool, beef, and lamb.

- **Towns:** Adelong, Batlow, Tumbarumba, Tumut.
- **Localities:** Brindabella, Brungle, Cabramurra, Gilmore, Grahamstown, Gocup, Jingellic, Khancoban, Killimicat, Little River, Maragle, Rosewood, Talbingo, Tooma, Wondalga and Yarrangobilly.
- **Recent engagement conducted:** Place planning. Road map for community connections, multi-purpose centre.
- **Top contentious issues:** Possible de-amalgamation, apply for SRV – community upset, cost of living, no accommodation available, Transgrid, Humelink.
- **Key strategic projects in next 18 months:** Special rate variation
- **What engagement works:** Town Hall style, face to face pop up, survey/online.

#### Upper Lachlan Shire Council

Located on the Southern Tablelands of New South Wales, the Upper Lachlan is ideally placed within easy reach of both Sydney and Canberra. The region is characterised by prime agricultural production, welcoming communities and a relaxed country lifestyle supported by modern services. The Upper Lachlan is a rich and diversified pastoral and agricultural area with the major industries being wool, fat lambs, beef cattle and seed potatoes but also extends to alpaca, lavender, vineyards, poultry and more.

- **Towns:** Bigga, Binda, Collector, Crookwell, Dalton, Gunning, Taralga.
- **Localities:** Plus 30 localities, and part of 14 other localities including Breadalbane, Grabben Gullen, Jerrawa, Laggan, and Tuena.
- **Top contentious issues:** Crookwell Multipurpose activity and aquatic centre (MAAC), Economic development and tourism planning, financial sustainability issues with ESL, LG Award and audit fee increases, CPI and construction costs far exceed rate cap, Special Rate Variation. Roads damage for 8 natural disaster declarations in past 3 years. Transgrid – Humelink project impacts of overhead transmission line from Bannaby substation, base camp in ULSC and further Wind Farm construction projects.
- **Key strategic projects in next 18 months:** Four masterplans for the towns of Crookwell, Collector, Taralga and Gunning.

#### Wingecarribee Shire Council

The Wingecarribee Shire local government area (LGA) is located 75 kilometres from the southwestern fringe of Sydney and 110 kilometres from Sydney's central business district. The Shire has a total area of approximately 2,700 square kilometres, 56 per cent of which is north of the Wingecarribee River. It is comparable in size to that of urban Sydney, averaging 55 kilometres from east to west and 45 kilometres from north to south, with its geographic centre north-west of Berrima and its demographic centre to the southeast of Bowral. Much of the Shire is located at or above 640 metres above sea level.

- **Towns:** Bowral, Mittagong Moss Vale,
- **Localities:** Avoca, Balmoral, Berrima, Bundanoon, Burrawang & Wildes Meadow, Canyonleigh, Colo Vale, Exeter, Glenquarry, Hill Top, Kangaloon, Medway, Penrose, Robertson, Sutton Forest, Wingello, and Yerrinbool.
- **Recent engagement conducted:** Refreshed Community Engagement Strategy, Community Strategic Plan, Environment and Climate Change Strategy, Community Facilities and Recreation Strategy.
- **Top contentious issues:** Planning for an ageing population, supporting young people to stay in the shire, supporting people who are isolated or vulnerable, building resilience in the face of extreme weather events or other crisis, community involvement in decision making, openness, communication and engagement, sustainable and responsible planning and development to management growing population.
- **Key strategic projects in next 18 months:** Community Facilities and Recreation Strategy, Place Plans, Community Safety Plan.
- **What engagement works:** Face to face workshops across the shire, surveys

#### Yass Valley Council

Yass Valley is a thriving rural region, much-loved for its strong sense of community, spectacular natural scenery, innovative local producers, and simple country lifestyle. Popular with tourists for its rich history, heritage, thriving arts and fantastic food and wine.

Nature lovers enjoy the range of outdoor experiences on offer in- from exploring caves and bushwalking, to strolling through the parks and gardens, camping and water sports on the lake.

- **Towns:** Yass and Murrumbateman.
- **Villages:** Binalong, Bookham, Bowning, Gundaroo, Sutton and Wee Jasper.
- **Localities:** 19 localities plus part of 2 other localities.
- **Top contentious issues:** Flood recovery, funding opportunities, project delivery, staff attraction, development and expansion of water supply.
- **Key strategic projects in next 18 months:** Water network, waste, roads, village strategic plans
- **What engagement works:** Community workshops, community events, social media updates.

1. Project detail

### 1.3. Engagement approach

**Engagement objectives**

The objectives of the stakeholder engagement are to:

- Raise awareness of the project across participating communities, especially with those who live, work, and play in the region.
- Provide interested community members with an opportunity to contribute their views and identify long-term priorities for local identity, growth and lifestyle through to 2042.
- Use a variety of engagement techniques to connect with stakeholders within the ten participating council areas to gather a range of feedback on the long-term vision for their municipality.
- Effectively engage using the social justice principles of equity, access, participation and rights.
- Use targeted engagement approaches to connect with specific target groups of hard-to-reach community members, and relevant departments and agencies to identify how to deliver new strategic actions.
- Ensure local, regional and state priorities are considered in the development of the RCSP.

**Commitment to quality engagement**

The approach to developing the Community Engagement Plan has considered the following:

- **International Association for Public Participation (IAP2) Spectrum of Participation:** The engagement uses the Spectrum as a standard for identifying and selecting the level of participation that defines the public's role in the engagement process.
- **Social justice principles (equity, access, participation, and rights):** We will be fair, just and equal in our community engagement approach. We will be kind, impartial, independent, and fair. We will tailor engagement approaches that encourage participation from hard to reach and vulnerable communities.
- **Best practice:** The Office of Local Government (OLG) Guidelines and Handbook from September 2021 provide clear direction for achieving quality integrated planning outcomes. These have been reviewed and considered.
- **Existing CSPs from participating councils:** The existing Community Strategic Plans (aspirational and long-term vision) for the ten participating Councils have been reviewed and considered.

- **Existing Community Engagement Strategies from participating councils:** The existing Community Engagement Strategies for the ten participating Councils have been reviewed and considered.
- **Past, current and previous engagement campaigns:** previous and parallel engagement processes have been reviewed to ensure we are building on what the community have already told us, leveraging identified opportunities and mitigating engagement fatigue.

**Stakeholders**

Key stakeholder groups will be identified through discussions with CRJO and participating councils.

The analysis of key stakeholder groups considered their influence, interest and impacts on the delivery of the Regional Community Strategic Plan project. Each stakeholder group has been given a High, Medium or Low rating against both their perceived Influence and Interest in the project. The stakeholder analysis' informs project engagement and communication activities.

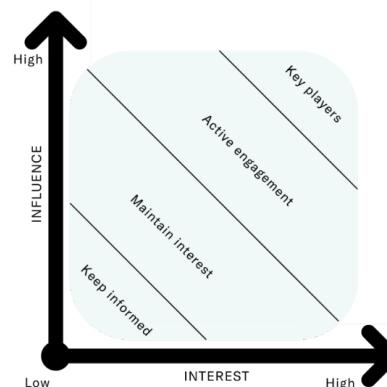


Figure 1. Influence vs interest relationship.

**Key players:** Focus efforts on this group through regular engagement and consultation, manage them closely, and involve in decision making.

**Active engagement:** Engage and consult on their interest area.

**Maintain interest:** Monitor behaviour, communication and interest and provide general information and communications.

**Keep informed:** Inform via general communications: Council website, newsletters, mail outs.

Below is a broad list of stakeholders for this engagement. These have been grouped according to likely interest and involvement in the project but is not an exhaustive list. The list should be reviewed and updated throughout the project and as new groups are identified.

While all project stakeholders identified will receive information about the project and be invited to contribute, it is not guaranteed that all will participate in the project.

Table 1. Stakeholder analysis

Stakeholder groups	Stakeholders	Potential interest/issues	Interest	Influence
General community	Current and potential residents and ratepayers (people who live in, or own property in participating council areas). Users of Council services and facilities. People who work in, or visit, the LGA.	Impact of project on their residential town/location. Timeline/process. Purpose of engagement.	M	H
Government representatives	State Government departments and related authorities (e.g. ACT Government, Office of Local Government NSW. Department of Regional NSW. Destination NSW. NSW Department of Education. NSW Department of Industry, NSW Department of Premier and Cabinet. NSW Department of Primary Industries. NSW Department of Transport. NSW Local Land Services). Federal Government departments and related authorities (e.g. Department of the Prime Minister and Cabinet. Department of Infrastructure, Transport, Regional Development, and Communications. National Bushfire Recovery Agency). Local government (e.g. Councillors, Council executive and staff, Council advisory group members from the ten participating Councils)	Strategic alignment. Services and infrastructure. Local needs. Policy changes. Project progress and timeliness. Managing community expectations.	M-H	M-H
Regional partnerships	Australia Coastal Councils Association. Australia Local Government Association. Local Government NSW.	Strategic alignment. Services and infrastructure. Local needs.	M	M
Social justice/ targeted groups	Aboriginal and Torres Strait Islander people. NSW Aboriginal Land Council. Local Land Councils. Aboriginal Health services. Young people. Older people. People with a disability. People from CALD backgrounds. People with lived experience of mental health/homelessness etc.	Impact of project on their residential town/location/lives. Timeline/process. Purpose of engagement.	M	M
Service providers	Schools and education institutions (e.g. Childcare. Preschools. Primary Schools. Secondary Schools. TAFE. Universities. Tertiary education providers. Local learning and employment networks). Business and industry (e.g. Chamber of Commerce. Business and industry groups/networks. Key employers). Health and community services / organisations.	Community. Services and infrastructure.	M	M
Community groups (broad)	Service clubs. Sporting groups. Community groups. Specific interest groups.	Community. Economy. Services and infrastructure. Environment.	M	M
Media.	Local media providers.	Timeline/process. Purpose of engagement.	M	H

**Level of influence**

We will use several engagement methods across the Regional Community Strategic Plan project that have different levels of influence. The level of influence across the project will range from inform to collaborate on the International Association of Public Participation spectrum. At its highest level, Councils will work with stakeholders to ensure that concerns and aspirations are directly reflected in the options developed. Councils will provide feedback on how stakeholder input influenced any decision making.

Table 2 lists the negotiable and non-negotiable elements of the project.

Table 2. Negotiables and Non-negotiables

	People can influence (negotiables)	People can't influence (non-negotiables)
Community Strategic Plan	<ul style="list-style-type: none"> <li>The articulation of key aspirations and themes that guide the Community Strategic Plan.</li> </ul>	<ul style="list-style-type: none"> <li>The geographical area taken into consideration.</li> <li>Must have a 10-year outlook.</li> <li>Council's roles and responsibilities for the delivery of projects and services.</li> </ul>

**Level of engagement**

This project will sit between the inform and collaborate levels on the IAP2 Spectrum of Participation. The different levels are described below.

**Inform:**

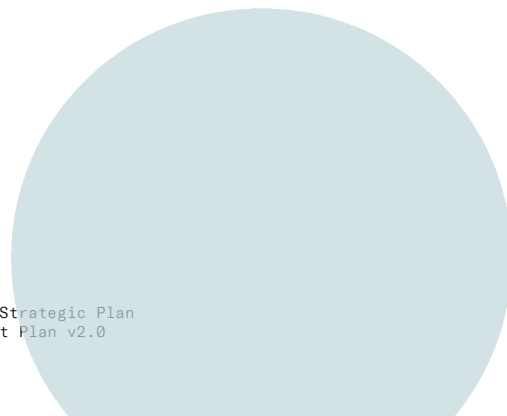
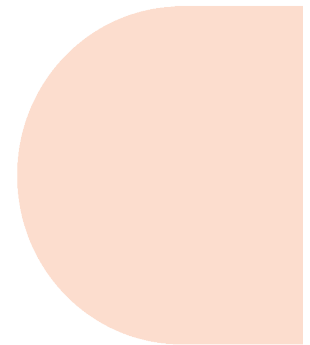
- Regarding the requirement to develop a new CSP and the opportunity to have a say.
- Regarding Council endorsement of the CSP.

**Consult/Involve:**

- Regarding new outcomes, strategic actions and targets.

**Collaborate:**

- Partner with the community to establish priorities and develop a collective vision for the future of the Canberra Region.



## 1. Project detail

## 1.4. Risks and issues

The potential risks and issues as part of the Community Engagement Plan. The proposed mitigation measures to be adopted are highlighted in Table 3.

Working with the community on aspirations is usually a low-risk project. All identified risks are low risks. The implementation of this Plan and support from each Council will result in the mitigation of many identified risks.

Table 3. Key risks and issues

Risk/issue	Mitigation
Shifting the focus of community members away from immediate issues and instead focusing on a broader future vision for the community.	Clearly articulate the purpose of the engagement with stakeholders. Councils to keep Projectura abreast of current issues. Council officers to attend face to face engagement.
The impact of natural disasters (bushfires and flooding events) and the COVID-19 pandemic may have significantly changed community priorities.	Clearly articulate the purpose of the engagement with stakeholders. Well considered messaging.
Engagement methods are not accessible to certain cohorts of the community.	Develop and present materials in multiple formats to ensure accessibility. Seek feedback from hard-to-reach cohorts regarding preferred mode of communication.
Key stakeholder/s aren't identified in the engagement process.	Share community engagement plan and stakeholder list with council leadership teams for feedback to ensure all relevant stakeholders have been considered.
Lack of community interest in participating in the engagement process.	Implement diverse and innovative engagement strategies that encourage participation from all stakeholders. Emphasise the importance the CSP plays in shaping councils decision making.
Engagement fatigue from past/current engagement projects.	Identify, access, review and consider recent engagement findings.
Getting project cut through from other engagement and communication campaigns.	Work closely to coordinate with planned engagement and communication campaigns.
Failure to engage stakeholders at the right time in the process.	Ensuring appropriate times and methods for engagement are articulated to stakeholders.
Negative community sentiment around the proposed project and low trust from previous engagement.	Acknowledge past issues and design communication that 'closes-the-loop' on conversations to ensure participants feel heard. Use good news stories, particularly achievements from past CSPs to demonstrate to people how their input actually directed the future direction of their council.



2. Techniques and schedule

## 2.1. Key messages, dates and questions

### Key messages

The following key messages have been adopted for consistency. These key messages are overarching and do not seek to address each issue or area of interest that will arise throughout the delivery of the project.

Further specific key messages can be developed:

- a) for local council tailoring,
- b) as the project progresses to ensure consistency across all communication and engagement activities.

All project team members should be aware of and understand the key messages to ensure consistent information is shared with stakeholders and communities.

Table 4. Key messages

Area of interest	Key messages
Shared vision	<ul style="list-style-type: none"> <li>Together, we're creating a CSP that will shape the future of our community.</li> <li>Your inspiring ideas are our future.</li> <li>Towards 2042.</li> </ul>
Community responsibility	<ul style="list-style-type: none"> <li>This is a community plan not a Council plan.</li> <li>We're planning together for a better future.</li> </ul>
Ownership	<ul style="list-style-type: none"> <li>The CSP will document the main community aspirations and priorities for our local government area.</li> <li>Council will respond to the CSP and provide project-level detail in our delivery documents, including the 4-year Delivery Program and 1-year Operational Plan.</li> </ul>

### Key dates

These key dates should be read in conjunction with the Project Plan, which has been issued separately.

Table 5. Key dates

Date	Milestone
Project planning, management + desktop review: Apr-Sep 2023	
Apr-Sep 2023	Interviews and workshop with CRJO and participating councils. Prepare and issue Community Engagement Plan, and seek group endorsement.
Engagement planning: Sep 2023 – Feb 2024	
Sep-Nov 2023	Draft communications content and design collateral. Issue Communications Kit which features communications and engagement collateral. Councillor briefings to introduce the project and engagement.
Dec 2023 – Jan 2024	Councils mobilise for engagement launch. Council capacity building and information sharing workshops. Staff online briefings prior to launching engagement.
Engagement implementation: 1 Feb- 15 Mar 2024	
Feb-Mar 2024	Launch broad community and stakeholder engagement – Council-led. Open for six weeks.
Engagement analysis + reporting: Apr – Jun 2024	
Apr-Jun 2024	Collection and collation of findings. Engagement analysis and reporting. Code, analyse, and distil findings. Issue Engagement Report
Draft Regional Community Strategic Plan: Jun – Oct 2024	
Aug-Sep 2024	Preparation, initial review, and issue of draft RCSP.
Sep 2024	NOTE: Councillor elections
Oct 2024	Present Draft RCSP to newly elected Councillors.
Post-project actions for council: (process and dates will differ across Councils)	

Table 5. Key dates

Date	Milestone
Oct 2024-Jun 2025	Final draft to Council prior to public release for comment. Public Exhibition (or deeper community engagement) of draft RCSP. Public submissions/feedback considered, returned to Council for endorsement. R/CSP endorsed.

**Key questions**

The questions for all the broad community engagement will be based on the following:

**About you.**

- Age
  - Under 18 years
  - 18-24 years
  - 25-34 years
  - 35-49 years
  - 50-59 years
  - 60-69 years
  - 80-84 years
  - 85+ years
- Gender
  - Man or male.
  - Woman or female.
  - Non-binary
  - I use a different term (please specify).
  - Prefer not to answer
- Which town or village do you live in or closest to?
- Do you live in a rural or urban environment?
- Do you identify as any of the following?
  - LGBTQIA+
  - Person with disability
  - Aboriginal and Torres Strait Islander.
  - Non-English speaking background.
  - Lived experience of homelessness, mental health or drug issues
  - None of the above
  - CONSIDER ADDING - Lived experience of family violence/ Veteran

**Are we on track?**

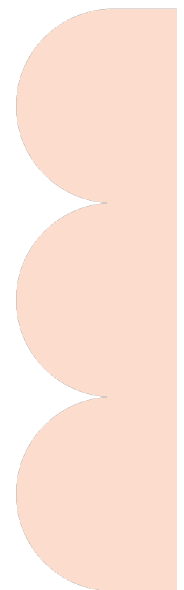
- How do you feel about the vision in the adopted CSP?
- Have you read the CSP?
- Do you think we're on track with delivering our CSP? Is there anything missing in the CSP?

**Where are we now?**

- What makes our community a great place to live now?
  - In your own words, what is the best thing about where you live?
- What do you think are the main challenges facing our community?
  - What do you think is the greatest challenge facing our community?

**Where do we want to be in 2042?**

- What have you seen in another area/shire that you think would work well in your community?
- What is one thing you would like to see achieved in your community in the next 10-20 years?
- What services or projects do you think Council should be prioritising, or lobbying other levels of government for?



## 2. Techniques and schedule

## 2.2. Engagement techniques/tools

A variety of engagement tools will be used to engage the key stakeholder groups.

The table below outlines the purpose of various engagement tools that would be appropriate for each of the key stakeholder groups identified.

Table 6. Engagement tools

Engagement tools	Stakeholders (audience)
<p><b>Council websites – Major project page/Have your say page</b></p> <p>Single source of truth for all stakeholders. Used as landing pages to introduce the project, house resources, provide process details, allow people to share their views, and to subscribe for updates.</p>	All
<p><b>News updates</b></p> <p>This includes web news, media releases and Council snippets. Communication and notification of engagement activities, awareness building, and expression of key messages.</p>	All
<p><b>Public notice in newspaper</b></p> <p>Public notices in local newspapers (funded by Councils) to advise the community of engagement opportunities.</p>	All
<p><b>Direct, single point of contact within project team</b></p> <p>A centralised, single point of contact (within each council) for the community will build trust with these stakeholders and protect the reputation of the project and participating councils.</p>	All
<p><b>Councillor briefings</b></p> <p>Briefings or workshops with councillors to outline process, review community feedback, recommend outcomes and action to further contribute to the development of the CSP.</p>	Councillors
<p><b>Staff briefings</b></p> <p>Briefing/presentations with council officers to outline process, ensure maximum participation, and contribute to the development of the CSP.</p>	Council executive and staff.
<p><b>Direct email</b></p> <p>Direct email from Council officers to stakeholders and networks to communicate engagement opportunities.</p>	State Government. Federal Government. Regional partnerships. Council advisory groups. Business and industry. service providers. Community groups.
<p><b>Social media</b></p> <p>Councils to use all their social media platforms to share information, promote engagement opportunities and provide updates to the community.</p> <p>Social media comments/suggestions will be considered as part of the consultation.</p> <p>Councils to monitor social media and provide summary feedback and sentiment to Projectura</p>	General community. Social justice groups. Community groups.
<p><b>Online survey</b></p> <p>Consultation with the community to assist in articulating community aspirations.</p> <p>Survey questions will be used as the basis for other engagement activities.</p>	All
<p><b>Drop-in sessions</b></p> <p>Held at various locations within each LGA, providing an opportunity for community to have their say. Opportunity for council officers and councillors to attend and have community provide</p>	General community. Social justice groups.

Table 6. Engagement tools

Engagement tools	Stakeholders (audience)
direct feedback for consideration. The same questions will guide each discussion with localised perspectives.	
<p><b>Community workshops</b></p> <p>Targeted workshops within each LGA. The same questions will guide each discussion with localised perspectives.</p>	General community. Social justice groups. State Government. Federal Government. Regional partnerships. Council advisory groups. Business and industry. Service providers. Community groups. Schools and education institutions.
<p><b>Discussion Document</b></p> <p>Self-Guided Engagement Booklet, consisting of key issues and challenges for each LGA and accompanying questions.</p> <p>The same questions will guide each discussion with localised perspectives.</p> <p>Allows groups to self-organise and provide group feedback.</p>	General community. Social justice groups. Council advisory groups. Business and industry. Service providers. Community groups. Schools and education institutions.
<p><b>Drawing sheet</b></p> <p>One page drawing sheet (with an explanation note for teachers) for primary-aged school children.</p>	Schools and education institutions.
<p><b>External meetings with key stakeholders</b></p> <p>A combination of individual and group stakeholder meetings to ensure a comprehensive cross-section of society is reached and has an opportunity to contribute to the development of a shared vision.</p> <p>A Staff Engagement Guide will be used to guide meetings and record insights.</p>	General community. Social justice groups. State Government. Federal Government. Regional partnerships. Council advisory groups. Business and industry. Service providers. Community groups. Schools and education institutions.

Councils are encouraged to use other engagement methods, as outlined in their adopted Community Engagement Strategies or Community Participation Plans throughout the engagement periods. Councils should be mindful to keep in line with the questioning posed in this Plan and provide feedback to Projectura.

The Engagement Report (October 2021), for the Regional Community Strategic Plan highlighted stakeholders that each council should target for improved participation. These were considered when preparing the engagement methods.

Table 7. Demographics to target

Council	Age (years)					Gender		Identity		
	U18 Pre-schoolers, primary and secondary schoolers,	18-34 Tertiary education and independence. Young workforce	35-49 Parents + homebuilders	50-69 Older workworn pre-retirees. Empty nesters + retirees	70+ Seniors. Elderly	Male	Female	Disability People with a disability	Aboriginal Aboriginal and Torres Strait Islanders.	ESL People from non-English speaking backgrounds.
Bega Valley Shire Council	X	X			X	X			X	X
Goulburn Mulwaree Council	X	X			X	X			X	X
Queanbeyan-Palerang Regional Council		X			X	X			X	X

Table 7. Demographics to target

Council	Age (years)					Gender		Identity		
	U18 Pre-schoolers, primary and secondary schoolers,	18-34 Tertiary education and independen ce. Young workforce	35-49 Parents + homebuilder s	50-69 Older workworn _ pre-retirees. Empty nesters + retirees	70+ Seniors. Elderly	Male	Female	Disability People with a disability	Aboriginal and Torres Strait Islanders.	ESL People from non-English speaking background s.
Snowy Monaro Regional Council	X	X			X	X		X		X
Snowy Valleys Council	X	X			X	X				X
Upper Lachlan Shire Council	X	X				X		X	X	X
Yass Valley Council		X	X			X		X	X	X

2. Techniques and schedule

## 2.3. Communications

Projectura proposes two communication releases related to the community engagement. The call-to-action, content, imagery, and resources, issue dates and release dates are outlined in Table 8.

The Mayor, as spokesperson for the council, is the public face of the planning process.

It is appropriate that each participating council uses the Mayor as the spokesperson for this community engagement project. Content within the Communication Kit will include areas to tailor local messaging and include localised quotes from the Mayor.

Table 8. Communications stages and detail

Content for:	Designed imagery	Resources	Issue date	Release date
			Projectura to provide councils with content, imagery, and resources.	Council to release communications
<b>Communication #1. CALL TO ACTION: Towards 2042 - Tell us what would make our community an even better place to live in 10 years from now. Complete the online survey.</b>				
<ul style="list-style-type: none"> <li>Media release #1.</li> <li>Mayors video script (key messages in dot points).</li> <li>Website content.</li> <li>3 x Facebook posts.</li> <li>1 x LinkedIn post.</li> <li>Email/letter content.</li> </ul>	<ul style="list-style-type: none"> <li>2 images to use on social media.</li> <li>Web header design.</li> </ul>	<ul style="list-style-type: none"> <li>Discussion Document (for self-guided engagement) - 4-6 pages.</li> <li>A4 poster with QR code to council project webpage.</li> <li>Drawing sheet.</li> </ul>	Nov 2023	1 Feb 2024 Multiple release should be made during the engagement period
<b>Communication #2. CALL TO ACTION: We're moving towards 2042 - this is what you told us (closing the loop)</b>				
<ul style="list-style-type: none"> <li>Media release #2.</li> <li>Website update.</li> <li>1 x Facebook post.</li> </ul>	-	-	3 Jun 2024	10 Jun 2024

2. Techniques and schedule

## 2.4. Evaluation

The following criteria will be used to evaluate success of this engagement campaign.

- Level of participation across all methods used by each council.
- Age, gender, and location representation in survey responses.
- Participation levels as a percentage of total population.
- Debrief feedback from the participating councils/ IPRWWG group.

Other measures that Councils may wish to measure include:

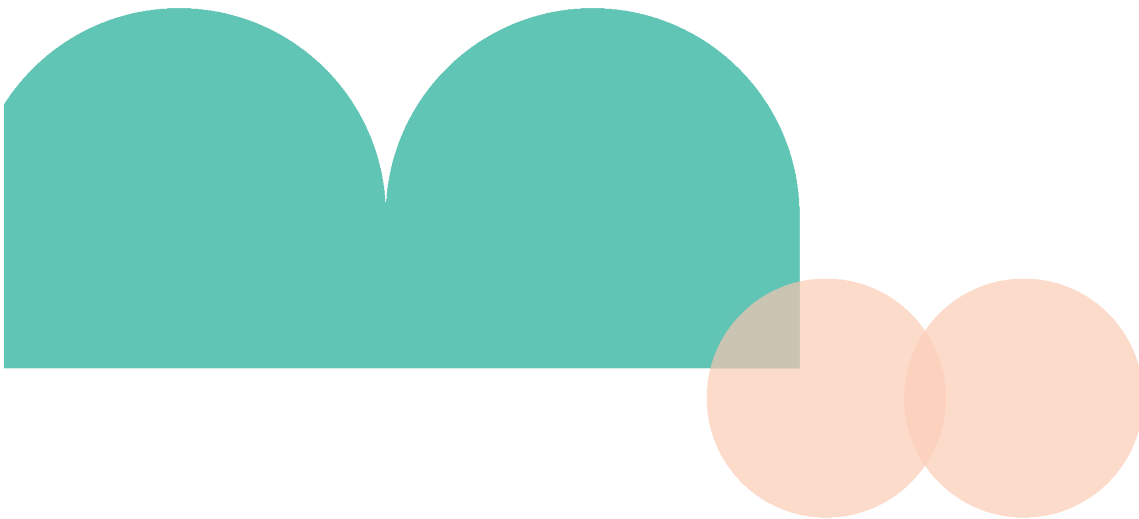
- Social media statistics.
- Webpage statistics.
- Council communications statistics/reach.
- The level of feedback received from hard-to-reach stakeholder cohorts.
- Number of public submissions.



## 3. Definitions/Abbreviations

Table 9. Definitions

Term / Acronym	Description
BVSC	Bega Valley Shire Council
CBD	Central Business District
CRJO	Canberra Region Joint Organisation
CSP	Community Strategic Plan
CW	Community workshop
DI	Drop-in sessions
DP	Delivery Program
ESC	Eurobodalla Shire Council
GMC	Goulburn Mulwaree Council
HC	Hilltops Council
IAP2	International Association of Public Participation
IPR	Integrated Planning and Reporting
IPRF	Integrated Planning and Reporting Framework
IPRWWG	IPR and Wellbeing working group
LGA	Local Government Area
MOU	Memorandum of Understanding
NSW	New South Wales
OLG	Office of Local Government
OP	Operational Plan
QPRC	Queanbeyan-Palerang Regional Council
RCSP	Regional Community Strategic Plan
SMRC	Snowy Monaro Regional Council
STP	Sewage Treatment Plant
SVC	Snowy Valleys Council
ULSC	Upper Lachlan Shire Council
WSC	Wingecarribee Shire Council
YVC	Yass Valley Council



*projectura*