

**Light
House**
Architecture
& Science



Statement of Environmental Effects

MIXED RESIDENTIAL/COMMERCIAL DEVELOPMENT, 14 JARVIS LANE TUMBARUMBA
SARAH LEBNER, LIGHT HOUSE ARCHITECTURE AND SCIENCE

Statement of Environmental Effects

5 August 2020

Introduction

Richard Cottam and Elvie Yates have engaged Light House Architecture and Science to design, document and seek approvals for a new development on the site.

Applicant and Owner

The applicant is Jigsaw Housing Pty Ltd, trading as Light House Architecture and Science, on behalf of Richard Cottam and Elvie Yates.

The registered owners are Richard Cottam and Elvie Yates. The owners have provided their written consent for Light House Architecture and Science to prepare and lodge the Development Application on their behalf.

Architects:	Light House Architecture and Science	p: 02 6239 4899
Contacts:	Sarah Lebner Project Architect:	p: 02 6239 4899
		m. 0428 601 411
	Richard Cottam - Owner:	m: 0408 242 542
	Elvie Yates- Owner:	m: 0458 625 980

Location and Title

Project Address:	14 Jarvis Lane, Tumbarumba
Lot:	190
DP:	755892
Lot area:	12.1 Ha
Owners:	Richard Cottam and Elvie Yates
Architect:	Light House Architecture and Science

Please note: Jarvis Lane is often referred to as Javis Lane in NSW planning information.

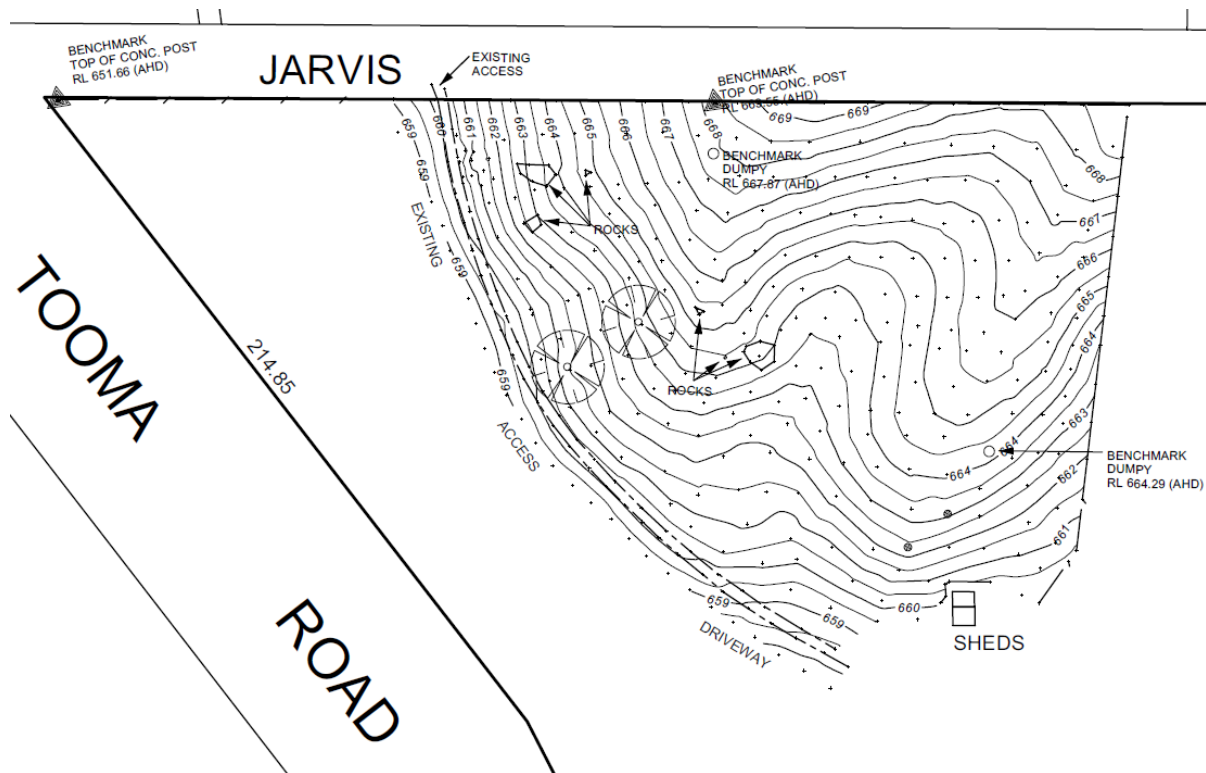


Figure 1: Site Survey: Source – Gray Surveyors 29 August 2019

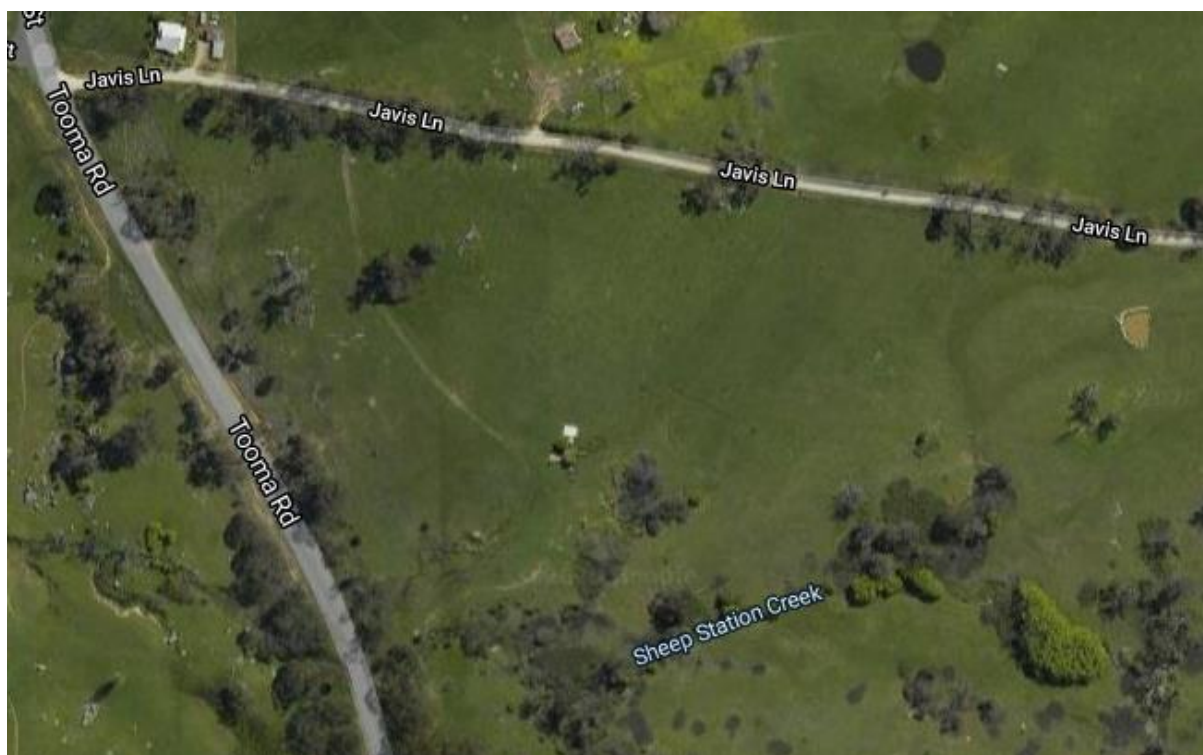


Figure 2: Aerial view: Source – Google Maps 2020

Introduction:

This farmland has been in the Cottam family for three generations. Elvie Yates and Richard Cottam built their Mount Tumbarumba Vineyard in the 1990s, and wish to take the next step by returning to Tumbarumba permanently. They have a strong desire to invest in the local tourism industry by opening a cellar door to share their 'On The Fly' wine, and two Bed and Breakfast rooms

This project is located on Tooma Road, at the southern gateway to Tumbarumba, and is set to become an appropriately iconic attraction for the region.

The proposed development is the construction of an energy-efficient new three-bedroom residence (7.3 stars EER) attached to a cellar door facility, with a double garage, residential driveway, car parking facilities for patrons, a separate public driveway, extensive landscaping, and associated services. The intent is to use two of the bedrooms as bed and breakfast facilities.

Light House Architecture and Science are a multidisciplinary team of architects and scientists who are known regionally for beautiful energy-efficient homes. The project architect, Sarah Lebner, grew up in Tooma (half an hour from the site) and understands the importance of this project in the context of rural community identity, culture and tourism.



Project site viewed from the south, looking north



Project site viewed at entry to Jarvis Lane. (Tooma Road just out of view on the right). Looking East.



Eastern view from house to the southern ridge of Tumbarumba Hill



Western view from cellar door to the fringes of Tumbarumba township. Tooma road in foreground.



Southern view from cellar door to the racecourse and Tooma Road



Existing farm road and property entry to be upgraded and public carpark constructed

Precedents:



Courabyra Winery, Cellar Door and Café is a modern grey steel-clad building with a focus on natural timbers and stone. This material palette and colouring is not dissimilar to the proposed development at Jarvis Lane.



Obsession wines is also clad in a wide profile grey cladding, similar to the proposed project. The aesthetic is industrial.



Johansen Wines cellar door operates within a retrofitted farm shed. The rural aesthetic is modernised and complimented with warm timber features and black steel detailing. (Black steel detailing will feature similarly in the proposed project.)

Proposed Development

The proposed works include:

- A private residence in which 2 of the rooms are intended for use as Bed and Breakfast, attached to;
- A cellar door facility;
- A double garage attached to the residence;
- Upgrading the existing farm track to form a public entrance driveway accessing public carparking;
- An additional entry from Jarvis Lane for private residence access, Bed and Breakfast access, and access for people with disabilities to the Cellar Door; and
- Significant landscaping.

The proposed development has been thoroughly considered in order to:

- Maximise northern solar gain to the private residence, while capturing eastern and southern views. The cellar door and Bed and Breakfast rooms focus on western and southern views so extensive deciduous shading is optimised to allow for summer shading and winter solar gain;
- Provide for flexible use of space to facilitate changing family use, longevity, practicality of the development, and to minimise the footprint (compared to an inflexible floor plan). For example, bedrooms have been designed for family guest use *or* Bed and Breakfast use. The layout and detailing are designed to support aging in place;
- Present an attractive and enhancing front to Tooma road and Tumbarumba outskirts in support of the region's tasteful rural identity and to encourage tourism in the region; and
- Minimise impact on the existing environment by locating the building on the flattest knoll of the property's corner. Site cut is designed to simplify construction works and minimise site disturbance and run-off issues, while also providing the inhabitants privacy from Jarvis Lane, and reducing the scale of the building by inseting it into the landscape.

Refer to architectural plans and landscape plans included with this DA for full details of the proposal.

Planning Considerations

Pursuant to Section 4.15 of the *Environmental Planning and Assessment Act 1979*, the following matters are considered:

Tumbarumba Local Environment Plan 2010

Applicable LEP clauses:

Part 2.1 Land Use Zones

Comment:

The site is listed as zone RU4 Primary Production Small Lots

1 Objectives of zone

- *To enable sustainable primary industry and other compatible land uses.*
- *To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

Aquaculture; Dwelling houses; Farm buildings; Home industries; Intensive plant agriculture; Plant nurseries; Roads; Roadside stalls; Any other development not specified in item 2 or 4

4 Prohibited

Airports; Airstrips; Amusement centres; Attached dwellings; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Business premises; Car parks; Cemeteries; Charter and tourism boating facilities; Community facilities; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Food and drink premises; Forestry; Freight transport facilities; Function centres; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Intensive livestock agriculture; Jetties; Kiosks; Landscaping material supplies; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Office premises; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Seniors housing; Service stations; Serviced apartments; Sex services premises; Shop top housing; Shops; Specialised retail premises; Storage premises; Timber yards; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Comment:

As detailed throughout this report, the proposed development can generally be shown to be consistent with the relevant objectives of the zone.

The home occupations portion of the building is permitted without consent.

The cellar door facility is permitted with consent as it is a development not specified in item 2 or 4.

The bed and breakfast facilities are permitted with consent as it is a development not specified in item 2 or 4.

We note and comply with the definitions below:

***cellar door premises** means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area.*

***bed and breakfast accommodation** means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where—*

- (a) meals are provided for guests only, and*
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms, and*
- (c) dormitory-style accommodation is not provided.*

4.2A Erection of dwelling houses on land in certain rural and environmental protection zones

(1) The objectives of this clause are as follows—

- (a) to minimise unplanned rural residential development,
- (b) to enable the replacement of lawfully erected dwelling houses in rural and environmental protection zones.

(2) This clause applies to land in the following zones—

- (a) Zone RU1 Primary Production,
- (b) Zone RU4 Primary Production Small Lots,
- (c) Zone E3 Environmental Management.

(3) Development consent must not be granted for the erection of a dwelling house on a lot in a zone to which this clause applies, and on which no dwelling house has been erected, unless the lot is—

- (a) a lot that is at least the minimum lot size specified for that lot by the Lot Size Map, or
- (b) a lot created before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or
- (c) a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement, or
- (d) an existing holding, or
- (e) a lot identified as “Horticultural Land” on the Horticultural Land Map and has an area of not less than 20 hectares, on which a minimum of 10 hectares of horticulture or viticulture have been established.

Comment:

Pursuant to Lot Size Map Sheet LSZ_003H the minimum lot size is 4ha. Lot 190 DP755892 exceeds this minimum size.

5.4 Controls relating to miscellaneous permissible uses

(1) Bed and breakfast accommodation If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms.

Comment:

Two rooms are proposed for Bed and Breakfast use.

5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones

- (1) The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or environment protection zones concerned (particularly between residential land uses and other rural land uses).
- (2) This clause applies to land in the following zones—
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU3 Forestry,
 - (d) Zone RU4 Primary Production Small Lots,
 - (e) Zone RU6 Transition,
 - (f) Zone R5 Large Lot Residential,
 - (g) Zone E2 Environmental Conservation,
 - (h) Zone E3 Environmental Management,
 - (i) Zone E4 Environmental Living.
- (3) A consent authority must take into account the matters specified in subclause (4) in determining whether to grant development consent to development on land to which this clause applies for either of the following purposes—
 - (a) subdivision of land proposed to be used for the purposes of a dwelling,
 - (b) erection of a dwelling.
- (4) The following matters are to be taken into account—
 - (a) the existing uses and approved uses of land in the vicinity of the development,
 - (b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,
 - (c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),
 - (d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).

Comment:

The proposed development supports the existing primary industry use on the surrounding land and the development can generally be shown to be consistent with the relevant objectives of the zone.

6.2 Biodiversity

- (1) The objective of this clause is to maintain terrestrial and aquatic biodiversity including—
 - (a) protecting native fauna and flora, and
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the recovery of native fauna and flora, and their habitats.
- (2) This clause applies to land identified as “sensitive land” on the Natural Resources Sensitivity—Biodiversity Map.
- (3) Before determining a development application for land to which this clause applies, the consent authority must consider any adverse impact from the proposed development on the following—
 - (a) a native ecological community,
 - (b) the habitat of any threatened species, populations or ecological communities,
 - (c) a regionally significant species of fauna and flora or habitat,
 - (d) habitat elements providing connectivity.

- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
- (a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or
 - (b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

Comment:

The current site is not listed as sensitive land on Tumbarumba's LEP biodiversity map. However, as part of the proposed development some works on Jarvis Lane, which is sensitive land, is proposed, in the form of a second entry to the site, and an upgrade to the existing entry.



Figure 3: Sensitive land (Source: Tumbarumba LEP 2010, Natural Resource Sensitivity – Biodiversity map – Sheet NRB_003)

We have received the follow advice from Land Management and their version of the Biodiversity overlay. Based on this advice Jarvis Lane is not considered sensitive land.

From: David Eddy <david.eddy@lls.nsw.gov.au>

Sent: 03 July 2020 14:57

To: Sarah Lebner <sarah.lebner@lighthouse.team.com.au>

Subject: Re: Vegetation Tumbarumba - Biodiversity Value Map - Jarvis Lane DP 190 Lot 755892

Hi Sarah,

Your enquiry into the impact of the Biodiversity Values Mapped area on Lot 190 DP 755892 has been forwarded to me in Cooma.

I have had a look at both the Native Vegetation Regulatory Map and the Biodiversity Values map layer and confirm that the Biodiversity Value mapped area on Lot 190 covers only the drainage line along Sheep Station Creek, near its southern boundary.

I have attached a 'screenshot' of Lot 190 with both the BV map layer (purple) and the NVR Map layers (amber and grey) displayed for your information.

You can access these public maps via these links:

<https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=NVRMap>

<https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap>

As the BV mapped area along Sheep Station Creek is well away from Jarvis Lane and the northern boundary of Lot 190, I can't see that the identified biodiversity values should limit your development along Jarvis Lane or the establishment of a property access through the northern boundary.

However you should explore this development and any limitations through the Snowy Valleys Council development process with this knowledge in mind.

Please feel free to call or email me for any further clarification.

Cheers, David.

David Eddy | Senior Land Services Officer
Local Land Services | Land Management
1-3 Sharp Street | PO Box 26 | Cooma NSW 2630
T: 02 6455 7221 | **M:** 0409 809 223
E: david.eddy@lls.nsw.gov.au | **W:** www.lls.nsw.gov.au



6.3 Land

- (1) The objective of this clause is to maintain soil resources and the diversity and stability of landscapes, including—
 - (a) protecting land with steep slopes and shallow soils, and
 - (b) protecting land subject to soil salinity, and
 - (c) protecting land with high erosion potential soils, and
 - (d) protecting land susceptible to other forms of land degradation, and
 - (e) protecting landforms.
- (2) This clause applies to all the land to which this Plan applies.
- (3) Before determining a development application for land to which this clause applies, the consent authority must consider any adverse impact from the proposed development in relation to—
 - (a) the geotechnical stability of the site, and
 - (b) the probability of increased erosion or other land degradation processes.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
 - (a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or
 - (b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact

Comment:

The development will be cut in to a knoll to best maintain the stability of the landscape. Public access will be primarily along the existing farm track, and connected to the cellar door via a footpath supported by significant appropriate landscaping, (rather than cutting in significant works to deliver vehicles directly to the cellar door). Please see the attached Geotechnical Report from McMahon Earth Science dated 15.06.2020 demonstrating land capability for the proposed uses.

6.4 Water

- (1) The objective of this clause is to maintain the hydrological functions of riparian land waterways and aquifers, including—
 - (a) protecting water quality, and
 - (b) protecting natural water flows, and
 - (c) protecting the stability of the bed and banks of waterways, and
 - (d) protecting groundwater systems.
- (2) This clause applies to all the land to which this Plan applies.
- (3) Before determining a development application for land to which this clause applies, the consent authority must consider any adverse impact from the proposed development on the following—
 - (a) the water quality of receiving waters,
 - (b) the natural flow regime,

- (c) the natural flow paths of waterways,
 - (d) the stability of the bed, shore and banks of waterways,
 - (e) the flows, capacity and quality of groundwater systems.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
- (a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or
 - (b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

Comment:

Please see the attached Geotechnical Report from McMahon Earth Science dated 15.06.2020 demonstrating land capability for the proposed uses, including consideration of Sheep Station Creek which runs through the property.

6.5 Earthworks

- (1) The objectives of this clause are as follows—
 - (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
 - (b) to allow earthworks of a minor nature without separate development consent.
- (2) Development consent is required for earthworks unless—
 - (a) the work does not alter the ground level (existing) by more than 600 millimetres, or
 - (b) the work is exempt development under this Plan or another applicable environmental planning instrument, or
 - (c) the work is ancillary to other development for which development consent has been given.
- (3) Before granting development consent for earthworks, the consent authority must consider the following matters—
 - (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,
 - (b) the effect of the proposed development on the likely future use or redevelopment of the land,
 - (c) the quality of the fill or the soil to be excavated, or both,
 - (d) the effect of the proposed development on the existing and likely amenity of adjoining properties,
 - (e) the source of any fill material and the destination of any excavated material,
 - (f) the likelihood of disturbing relics,
 - (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

Comment:

Please see the attached Geotechnical Report from McMahon Earth Science dated 15.06.2020 demonstrating land capability for the proposed uses, including consideration of Sheep Station Creek which runs through the property.

Engineering documentation for all foundation work and retaining walls will be provided at CC.

The proposal seeks consideration for an alteration of ground level of more than 600mm. Please refer to section 3.2.6 below for further description and justification. Generally, the development has been sited to balance minimising disturbance to the landscape and overland flow across the site with appropriate privacy and visibility to neighbours and roads. Extensive landscape design has been planned to support the features of the surrounding land and minimise disruption to existing drainage patterns.

6.6 Public utility infrastructure

(1) Development consent must not be granted for development unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.

(2) In this clause, public utility infrastructure includes infrastructure for any of the following—

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage.

(3) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure referred to in this clause.

Comment:

The development will be connected to township water, electricity, and telecommunications lines.

On site management of sewage will be as per the Geotechnical Report from McMahon Earth Science dated 15.06.2020

Snowy Valley Development Control Plan 2019

Applicable DCP clauses:

Chapter G12: Dwelling Houses, Rural Worker's Dwellings, Additions and Ancillary Structures


Applicable Clauses

Clause	Heading	Comment
3.2.1	Vehicle Access Standards	<p>Complies</p> <ul style="list-style-type: none"> - internal access roads to join public road at 90 degrees (or where practical within plus or minus 15 degrees) - entrances are located so that vehicles do not queue on public road <p>Type of access to be determined and further advised by council.</p>
3.2.2	Bushfire	<p>Complies</p> <p>The land is mapped as bushfire prone and a formal assessment by accredited assessor has been attached to this application.</p> <p>A BAL rating of 12.5 has been determined. Requirements to meet these will be addressed at CS.</p> <p>As per Bushfire Assessment Report, a dedicated static water supply of 20,000L has been located near the lower carpark. This location is practical for access, and allows a fire truck to then manoeuvre around either side of the development, through the landscape, to access all sides of the Asset Protection Zone.</p>
3.2.3	Car Parking	<p>Complies</p> <p>The public have access to 57.4m² of cellar door premises = 9 car parks required.</p> <p>One staff member predicted at cellar door = 1 car park required</p> <p>2 bed and breakfast rooms = 2 car parks required.</p> <p>Permanent occupants of building = 2 car parks provided in garage.</p> <p>One of the 9 public car parking spots is wheelchair accessible as per building code of Australia.</p> <p>TOTAL= 14 parking spaces. Please refer to A01.2 Landscape Context Plan.</p> <p>A bay of bicycle parking is also provided.</p>
3.2.3.2	Car Parking Layout	<p>Complies</p> <p>Refer to Architectural drawings for layout and dimensions of car parking as per as2890.1, as2890.2, as2890.6.</p> <p>The primary public carpark and bicycle parking has been situated for:</p> <ul style="list-style-type: none"> - Visibility from Tooma Road for inviting and safe access - Use of existing farm driveway

		<ul style="list-style-type: none"> - Positioned in a naturally flatter spot on the slope to minimise site disruption - To create a pathway from the carpark to the cellar door which celebrate the views of the region, and landmarks such as the racecourse and township <p>The secondary carpark shares the residential driveway to:</p> <ul style="list-style-type: none"> - Provide for safe and easy access for disabled patrons - Provide for a more private parking location for bed and breakfast patrons, and shorter travel distances carrying luggage
3.2.3.3	Car Parking for Changes of Use in Existing Commercial Buildings	Not applicable
3.2.4	Construction Over Council Land and Services	<p>Complies</p> <p>There are no existing council services on this site, and a private AMA worm farm sewerage system will be installed.</p> <p>Approval will be obtained at CS stage for connection of driveways to Jarvis Lane, upon Council's confirmation of 'type of access' as per 3.2.1</p>
3.2.5	Contaminated Land	Not applicable
3.2.6	Cut and Fill	<p>Seeking consideration</p> <p>This development has been located close to Jarvis Lane to minimise driveway intervention, encourage access by local tourists and rail trail users, promote views to the township and surrounding hills, and contribute to the rich rural 'street presence' of the area.</p> <p>With this in mind, the building has been sited on top of a knoll to minimise site disturbance on relatively sloping land, and to create a safe, well landscaped site that minimises run-off and disturbance to local ecosystems. The siting also prioritises northern solar access while ensuring privacy to the northern Jarvis Laneway and neighbours.</p> <p>To achieve this, a site cut beyond the 1m maximum is required. At the most extreme point, the finish site is cut 2.2m below natural ground level. Please refer to the context plan, sections and landscape plan to see how this is managed with terraced retaining walls and considered landscape management and drainage provision. Engineering for these walls will be submitted at CC stage.</p> <p>Minor retaining walls (<1m) and minimal fill are located throughout the rest of the site to aid in managing pedestrian access to and around the surrounding garden.</p>
3.2.7	Demolition	Not applicable

3.2.8	Development Near Electrical Easements	Not applicable
3.2.9	Erosion and Sediment Control	Complies Please refer to Erosion and Sediment Control Plan
3.2.10	Flooding	Complies Development does not occur on land affected by a 1 in 100-year ARI event.
3.2.11	Heritage	Complies Development does not occur within a heritage conservation area.
3.2.12	Landscaping	Complies Soft and hard landscaping will be critical to the sympathetic setting of this proposed development, and to enhance the local farm-scape character and tourism avenues. Please refer to the landscape design attached in this submission. The landscape design includes consideration for public/tourism access and wayfinding, enjoyment, and safety. It considers appropriateness to local surroundings and vistas, as well as local climate. The landscape is used to manage the various uses of this development, creating 'outdoor rooms' for various uses, and privacy between different sections. The plant selection will be a mix of drought tolerant, hardy natives and non-invasive exotic species, which is characteristic of the existing landscape of the surrounding region. Emphasis will be to minimise the need for watering and reduce the risk from fires, whilst providing habitat for birds and animals, shade and screening and enhancing the views through to the valley. The landscape design will create a point of interest at the entrance to Tumbarumba and encourage patronage to the area. The entire garden will be supported by a drip irrigation system connected to rainwater tanks.
3.2.13	On-site Wastewater Management	Complies Waste water will be managed on site. The attached geotechnical report by McMahon Earth Sciences has identified a suitable location for a conventional piped trench system or evapotranspiration beds. The report outlines the requirements for the system as per AS1547:2012 and McKenzie et al., 2002 which will be confirmed at CS. We propose installing 3200L A&A Worm Farm Waste System (Poly Tank) with 96 metres sub surface trenches as per geotechnical report.
3.2.14.1	Provision of services	Complies As per 3.2.13
3.2.14.2	Water Supply	Complies Development will be connected to council water mains. The development will be supplemented by rainwater collection in approximately 26,000L across three tanks, to be used for toilet

		flushing, laundry and garden taps. (A dedicated static 20,000L water supply tank is additionally included for firefighting purposes.)
3.2.14.3	Electricity	Complies The development will be connected to mains electricity.
3.2.14.4	Telecommunications	Complies The development will be connected to local telecommunication network lines
3.2.15	Retaining Walls	Complies Retaining walls higher than 800mm will be designed and detailed by a structural engineer, to be submitted at CS.
3.2.16	Safer by Design	Not applicable
3.2.17	Stormwater/roof Water Management	Stormwater, roof water and rainwater overflow will be managed and retained within the site.
4.3	BASIX	Complies BASIX compliance is attached to this report. (Section J will be completed for the commercial portion at CC).
4.4	SEPP	(Exempt and Complying Development Codes) 2008
4.5.1	Building Design	General statement: The driving factors behind the design of this development are: <ul style="list-style-type: none"> - The residential portion is designed to optimise northern solar passive aspect while retaining connection to eastern and southern views. Windows, eaves and shading devices have been simulated and optimised using BERS pro by building scientists. The private residential portion achieves an equivalent EER rating of 7.3 stars EER, meaning it is predicted to use 37% less heating and cooling than a standard 6 star EER home, per square metre. - The Cellar Door and Bed and Breakfast Portion have been located to address connection to the town and surrounds, and views to the west. Roof form and pergola with deciduous planting is designed to protect these western outlooks from harsh summer afternoon sun. - While the form of this development is undoubtedly contemporary, the broad sense of an elongated steel structure from the public aspect along Tooma Road is intended to relate to classic steel sheds and rural buildings of the region. To the north side, the building site is cut in to reduce the presence of the building from the quiet Jarvis Lane, and to provide privacy while retaining northern solar access.

		<ul style="list-style-type: none"> - A simple butterfly roof form drains on to a separate roof, allowing for simple rainwater collection, and a beautiful and dynamic frontage to visitors. This steel butterfly roof frontage, inset with timber and shaded by a pergola and deciduous vine sympathetic to the aesthetics of a wine region, is designed to be an iconic and welcoming frontage, and to enhance the Tooma Road entrance to the Tumbarumba Road township. - Pedestrian access from the visiting carpark is along a purposefully located path, featuring locally reclaimed railway timbers, and with pathway directions and moments of pause designed to focus on particular views of the Tumbarumba surrounds. - Materials are sympathetic to the rural setting, heritage of Tumbarumba, and winery aesthetic, comprising primarily of Woodland Grey steel cladding, oiled timber cladding and greyed off timber decking and pergolas. <p>Conceptual sketch of Cellar Door entry:</p> 
4.5	Dwelling Houses in Residential and Village Zones	Not applicable
4.6	Second Hand/Relocatable Dwellings	Not applicable
4.7	Dwelling Houses in Large Lot Residential, Rural and Environmental Management Zones	Not applicable
4.7.1	Access	<p>Complies</p> <p>Refer to section 3. All proposed internal access roads will have an unobstructed width of at least 3m and to be graded and gravelled to a standard where wet weather does not impede access by two-wheel drive vehicles.</p>

4.7.2	Building Siting, Height and Scale	<p>Complies</p> <p>The maximum building height is 4.9m above finished ground level. Finished ground level is below natural ground level.</p> <p>The building form is cut into a knoll to best mitigate disruption to overland flow, to minimise site works and to reduce the scale of the form on the minor ridge/knoll. The form is oriented to be minimal and dynamic at the primary western address, while to the south and north it is viewed as a long simple steel structure form, blending into the rural landscape.</p> <p>It is sited to minimise internal driveway lengths and retain visual connection to the Tumbarumba community.</p> <p>The garage sits recessed behind the main frontage of the development to reduce its visibility and dominance. It is set behind significant terracing and landscaping to be hidden from Jarvis Lane.</p>
4.7.3	Building Setbacks	<p>Complies</p> <p>The development and site works are set back more than 10m from Jarvis Lane</p> <p>Site works to accommodate public parking sit within 10m setback and front boundary. Refer to Site Plan.</p>
4.7.4	Impacts of Agriculture	<p>Not applicable</p> <p>The development does not change the agricultural use of the property</p>
4.7.7	Number of Buildings	<p>Complies</p> <p>While the development serves many purposes, they have been combined into a single building form that is residential in nature to limit the impact of the development on the surrounding aspect and views.</p>
4.7.8	On-site Wastewater Management	<p>Complies</p> <p>Refer to section 3</p>
4.7.9	Stormwater Management	<p>Complies</p> <p>Refer to section 3</p>
4.7.10	Temporary Accommodation	<p>Not applicable</p>
4.7.11	Water Supply	<p>Complies</p> <p>Refer to section 3</p>
4.7.12	Waste Management	<p>Complies</p> <p>The development includes a nominated storage location for waste to be disposed of by council collection or at the council resource management facility, as per the NCC.</p>
4.8	Secondary Dwellings	<p>Not applicable</p>

4.9	Rural Worker Dwellings	Not applicable
4.10	Dual Occupancy	Not applicable
4.11	Multi-Dwelling Housing	Not Applicable
5.0	Commercial Development	
5.3.1	Building Design	<p>Complies</p> <p>The commercial building form and materials facing Tooma Road are dynamic, interesting, beautiful and appropriate to its context based on precedent examples at the beginning of this report.</p> <p>The cellar door features extensive glazing to connect visually between Tooma Road and the facility.</p> <p>Mechanical infrastructure is shielded from public view.</p> <p>Custom designed signage to match the aesthetic of the development will be installed on Jarvis Lane at the proposed entries.</p> <p>The building entrance is clearly indicated and will be appropriately lit.</p>
5.3.3	Building Heights	<p>Complies</p> <p>Building height is single storey</p>
5.3.3	Building Setbacks	<p>Complies</p> <p>The building and associated retaining walls are setback more than 10m from Jarvis Lane. (Retaining to accommodate public carparking sits forward of this, refer to Site Plan.)</p>
5.3.4	Car Parking Requirements	Refer to 3.2.3
5.3.4.2	Commercial Change of Use	Not applicable
5.3.4.3	Off Peak Commercial Development	<p>Not relevant</p> <p>The development will primarily operate within standard business hours and there is no publicly accessible adjacent parking within walking distance.</p>
5.3.4.4	Location of Commercial Parking Areas	<p>Complies</p> <p>Vehicle access will be provided via the existing driveway and a new second driveway. Approval for a new driveway and verge crossing is requested as part of this development application.</p> <p>In accordance with clause 3.2.3 of the DCP 14 parking spaces have been provided in accordance with Council's parking rate requirements.</p>

		<ul style="list-style-type: none"> - Nine parking spaces will be provided off the existing driveway for cellar door patrons. Pedestrian access from the visiting carpark is along a purposefully located path, featuring locally reclaimed railway timbers, and with pathway directions and moments of pause designed to focus on particular views of the Tumbarumba surrounds. Upgrading the existing farm track is practical, uses a naturally flatter area of the site for the carpark, and ensures entry and parking is easily located by tourists unfamiliar with the location. - A new driveway which brings vehicles closer to the building will include two parking spaces for B & B guests, an accessible car park and a garage containing two parking spaces for the residents will be provided off the new driveway.
5.3.4.5	Commercial Parking Layout	<p>Complies</p> <p>Refer to A01.5 for turning circle diagrams for vehicles as per AS/NZ 2890.1 and for the delivery of goods (and turning circles) to the cellar door as per AS 2890.2</p> <p>Refer to A01.4 for planning and demarcation of parking areas.</p>
5.3.4.6	Fencing and Lighting	<p>Complies</p> <p>Night use of the facilities will be minimal. The primary length of driveways does not direct headlights towards neighbouring houses.</p> <p>The Landscape design proposes tree planting along the primary driveway as well as enhanced planting along the Jarvis Lane boundary which will assist in filtering any night traffic lights.</p>
5.3.4.7	Internal Road Design	<p>Complies</p> <p>All internal roads and driveways are designed for low speed environments as per AS 2890.2.</p>
5.3.4.8	Pedestrians	<p>For consideration</p> <p>Considered and landscaped pedestrian pathways are provided separate to the parking and vehicular access at the lower primary public location.</p> <p>The upper parking location provides a compliant accessible pathway for disabled patrons. Only the resident's garage access will cross this accessible pathway. Lines of visibility are clear.</p>
5.3.4.9	Accessible Commercial Car Parking	<p>Complies</p> <p>An accessible car parking space is provided in accordance with the Building Code of Australia and complies with AS/NZ 2890/6</p>

5.3.4.10	Landscaping of Commercial Car Parking Areas	<p>For Consideration</p> <p>Refer to the landscape design plans for the design of areas near parking. A combination of large shrubs and medium trees are proposed for surrounding the carpark and along the driveway to enhance the landscape aesthetic of the entry and provide some shade during summer months. Species and size have been selected to maintain views of the valley from the cellar door.</p> <p>Refer to the landscape design to see planted near the carpark: 3 x Acer Rubrum 'Fairview Flame' 3 x Nyssa Sylvatica 8 x Lagerstroemia X 'Acoma'</p>
5.3.4.11	Bicycle Parking	<p>Complies</p> <p>Bicycle parking will be provided for 6 bicycles (ability to secure the frame and two wheels to a fixed and secure stand) as the development is situated adjacent to a cycling and walking trail along Tooma Road.</p>
5.3.4.12	Construction	<p>The upper driveway used by residents, bed and breakfast, and disabled users is proposed to be hot-mix (asphalt) surfaced for the extent of an access path from the accessible carpark to the cellar door entry access.</p> <p>The lower driveway and public carpark is proposed to be compacted gravel.</p> <p>Guidance from council is expected on the required treatment to threshold areas to Jarvis Lane and the Jarvis Lane upgrade requirements.</p>
5.3.4.14	Service Vehicles and Loading Docks	<p>Complies</p> <p>Cellar Door facility does not require regular service vehicle delivery or pick-up.</p> <p>Provision has been included to accommodate the turning circle of an 8.8 medium rigid vehicle to the cellar door for occasional special deliveries.</p> <p>Provision has been included to accommodate the owner's four-wheel-drive and trailer turning circle for the management of wine supply to the cellar door.</p> <p>Refer to A01.9 Swept Paths.</p> <p>Note: currently, cattle trucks access the property via the existing farm track and turn around at the cattle yards (south of the area of development.) This will continue to occur and also provides provision for any unique large vehicle requirements that may occur in the future.</p>
5.3.4.14	Signage	<p>Complies</p>

		<p>General public, Bed and Breakfast, and accessible parking entrances will be clearly marked with signage directions. Parking areas will be clearly delineated and signed by use.</p> <p>Night use of parking is expected to be minimal and primarily by Bed and Breakfast users. Parking lighting and landscape lighting will guide a safe path for users.</p>
5.3.4.15	Access	<p>Seeking consideration</p> <p>Turning circles allow for vehicles to arrive and leave in a forward direction.</p> <p>The primary carpark is located so as to be readily visible from Tooma Road and Jarvis Lane. We seek permission to add a secondary access driveway for resident use, bed and breakfast, and accessible parking. This delivers these patrons closer to the development, and on grade, with greatly reduced site disturbance or ramping.</p> <p>Sufficient standing area will be provided at both entrances to eliminate queuing on Jarvis Lane.</p> <p>Access will be designed in accordance with Council's adopted Urban Driveway Construction Specification.</p> <p>Refer to section 3.</p>
5.3.5	Commercial Use of Council Footpaths	Not Applicable
5.3.6	Erosion and Sediment Control	Refer to section 3
5.3.7	Fencing	<p>Complies</p> <p>Fencing is provided only for the purpose of separating stock from public/private access and garden areas.</p> <p>Screening and access between commercial and private areas is largely managed by landscape treatment, except for at the residential garage where a timber screen and gate define security and access.</p>
5.3.8	Flooding	Refer to section 3
5.3.9	General Outdoor Lighting	<p>Complies</p> <p>Outdoor lighting will be minimal and residential in nature, suitable to the rural context of the development.</p> <p>The only 'commercial' style lighting shall be that for wayfinding and emergency/safety purposes.</p>
5.3.10	General Signage	<p>Complies</p> <p>Cellar door signage is integrated with the style and materials of the building, and located below roof height.</p> <p>Signage at Jarvis Lane (both driveway entries and off Tooma Road) will similarly be sympathetic to the tasteful materiality of the development and be of high quality, and uncluttered. It will sit lower</p>

		<p>than 3m above natural ground level.</p> <p>Signage will enhance safety and wayfinding while contributing positively to the streetscape and development.</p>
5.3.11	Heritage	Not Applicable
5.3.12	Landscaping	Refer to section 3
5.3.13	Noise	<p>Complies</p> <p>The proposed development is not a type that is expected to generate significant or disruptive noise to neighbouring areas.</p> <p>Mechanical equipment noise will be limited to AC units, heat pump hot water systems, water tank pump when in use.</p>
5.3.14	Public Areas	<p>Complies</p> <p>Refer to the contextual descriptions, consideration of precedents, and general design discussion at the start of this report.</p>
5.3.15	Services	<p>Complies</p> <p>The development will be connected to the town's reticulated water supply, electricity and telecommunications network.</p> <p>Sewerage will be managed on site as per the attached Geotechnical report. The proposed system is an AMA Worm Farm Sewerage System.</p> <p>Refer to section 3</p> <p>Provision is included for solid waste management in the form of space for four dedicated commercial use wheelie bins. Refer to the Site Plan.</p>
5.3.16	Shop Top Housing	Not Applicable
5.3.18	Stormwater Management	Refer to section 3
5.3.19	Waste Management	<p>Seeking consideration</p> <p>Waste produced by the cellar door facilities will be minimal. Bottles will be recycled. Please refer to the site plan to view proposed location for screened dedicated storage of 2 x landfill bin and 2 x recycling bin (separate to the 2 bins for residential purposes).</p> <p>The clients will access kerbside collection facilities, if available, for the removal of this waste. Otherwise, bins will be loaded onto the owner's trailer, for which a turning circle has been allowed, and waste delivered to council's waste management facility.</p>

Conclusion

This report includes an analysis of the project context, details of the proposed development and consideration of applicable statutory requirements.

Based upon the investigations of the proposal it can be concluded that:

- The quality and amenity of neighbouring residences will not be altered as a result of the development proceeding;
- The topography and soil of the site can accommodate the proposal;
- There will be negligible traffic generated by the site that will be noticeable by existing users of Tooma Road;
- The owners are willing to upgrade Jarvis Lane to accommodate additional traffic along the laneway;
- Utilities and services are already available adjacent to the site, or are able to be managed on site in regards to effluent disposal;
- The proposal is generally consistent with the objectives and provisions of Councils relevant planning documents;
- The project supports the aesthetic, industry and tourism goals for the region.

Accordingly, we request that the Development Application be approved subject to appropriate standard conditions.