

# Snowy Mountains Special Activation Precinct Draft Master Plan

---

*Frequently Asked Questions – June 2021*

---

## Contents

1. Special Activation Precincts .....	1
2. What is changing.....	2
3. New opportunities.....	4
4. Protecting the environment.....	5
5. Next steps .....	6

---

## 1. Special Activation Precincts

### What are Special Activation Precincts?

Special Activation Precincts are existing or proposed employment precincts in regional NSW that the NSW Government has identified as having potential for growth. The Government will prioritise planning and investment for these precincts.

The Special Activation Precincts program is supported by the Department of Regional NSW and is an important part of the NSW Government’s 20-year economic vision for regional NSW and will be delivered in part through the \$4.2 billion Snowy Hydro Legacy Fund.

The Department of Planning, Industry and Environment is responsible for the streamlined planning framework, which includes three key parts:

- *State Environmental Planning Policy (Activation Precincts) 2020* (the Activation Precincts SEPP)
- Special Activation Precinct master plans
- Special Activation Precinct delivery plans prepared by the Regional Growth NSW Development Corporation following rezoning.

The objective is to plan and do environmental assessment upfront. This allows for planning pathways to be streamlined, reduces cost and time to obtain development consent and provides certainty to businesses who want to set up and establish in the precincts.

### What is the Snowy Mountains Special Activation Precinct?

In November 2019, the NSW Government announced the Snowy Mountains as the fourth Special Activation Precinct in regional NSW. The Snowy Mountains Special Activation Precinct will focus on increasing year-round tourism to become Australia’s alpine capital.

The Special Activation Precinct aims to leverage the region’s natural beauty and unique climate to improve tourism amenities and invest in the region’s infrastructure and services to meet the growing needs of permanent residents, seasonal workers and visitors.

The NSW Government, Snowy Monaro Regional Council and the community will work together and grow a resilient, sustainable, year-round tourism economy and township.

The Department has developed a draft master plan and proposed amendments to three Environmental Planning Instruments (EPI) to create the new planning framework for the Snowy Mountains Special Activation Precinct.

## 2. What is changing

### What are the planning controls proposed for the Snowy Mountains Special Activation Precinct?

The Snowy Mountains Special Activation Precinct is proposing to establish a three-tiered planning framework to streamline planning pathways. This includes amendments to the following EPIs:

- Activation Precincts SEPP – a new schedule containing zoning provisions and development controls that applies to the Jindabyne Catalyst Precinct.
- *Snowy River Local Environmental Plan 2013* (Snowy River LEP)– zoning and planning controls will amend the LEP to apply to the Jindabyne Growth Precinct.
- *State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007* (Alpine SEPP) – zoning and development controls will amend this SEPP to enable streamlined planning pathways to apply to the Alpine Precinct.

An overarching master plan sets out the vision, principles and precinct-wide performance criteria to support the planning controls in the three EPIs.

Refer to the [discussion paper and the draft master plan](#) for the full list of proposed amendments.

### What areas are covered by the Snowy Mountains Special Activation Precinct?

#### **Jindabyne Catalyst Precinct**

The Jindabyne Catalyst Precinct is made up of five sub-precincts and includes a range of development types and land uses, including both urban renewal and new land release opportunities, along with housing, tourism, sports and education uses. It guides what future development can utilise streamlined planning pathways via the Activation Precincts SEPP:

- *Jindabyne Town Centre and Foreshore* – will be the centre of business, community and tourist activities including the Lake Jindabyne Foreshore Trail. The sub-precinct will focus on creating a welcoming hub for residents and visitors, redevelopment of key sites, revitalising the public realm and improving connectivity between the town centre and the lake.
- *Southern Connector Road* – is a proposed new road corridor providing a safe connection from the eastern to western extents of Jindabyne and provides improved amenity and access along Kosciuszko Road in the Town Centre.
- *Sports and Education Sub-Precinct* – will be a hub of education, sports, recreational and community uses. The Jindabyne Central School will be relocated to this sub-precinct as well as a high-performance athlete training centre, with sporting fields and an area for school programs.
- *Mountain Bike and Adventure Park* – allows for a range of tourism and recreation opportunities, including a proposed mountain biking trail network, an adventure park which could include a luge, mountain roller coaster, zip lining and a car park, and a proposed gondola route that connects to the foreshore.
- *Western Lake Jindabyne* – will contain a diverse range of leisure, recreation and tourism uses, including a wide array of accommodation, attractions and activities. This could include an eco-

tourism resort, a holiday park, increased access to the lake and improved connections to the foreshore.

### **Jindabyne Growth Precinct**

The Jindabyne Growth Precinct is made up of five sub-precincts including residential growth areas in Jindabyne West and East Jindabyne, industrial growth at Leesville and the Aerodrome and tourism growth south of Barry Way. It provides a guide for future development to support the Jindabyne Catalyst Precincts and will continue to be subject to the Snowy River LEP and an updated Snowy River Development Control Plan (DCP):

- *Town Centre Growth* – will support the Town Centre sub-precinct by providing residential growth opportunities. Infill and redevelopment will provide a diversity of dwelling types and sizes for both residential and tourist accommodation.
- *Jindabyne West* – will provide a new residential growth area with a range of housing options in close proximity to Jindabyne. The sub-precinct has good connections to existing and future transport, infrastructure, services and amenities.
- *East Jindabyne* – will be an extension to the established East Jindabyne village by providing residential and tourist accommodation and the creation of a new lakeside park that connects to the Lake Jindabyne Shared Trail.
- *Leesville and Jindabyne aerodrome* – will provide additional industrial, enterprise and commercial land for uses to service the broader region and continue aviation uses of the aerodrome.
- *Barry Way South* – will allow for the growth of country setting tourism accommodation and the provision of active transport and green connections linked to Cobbin Creek.

### **Alpine Precinct**

- The Alpine Precinct is made up of eleven sub-precincts, which comprises land within the Kosciuszko National Park that has been identified as having potential for development for tourism and related uses. The Alpine SEPP currently applies and will continue to apply to this land. Future development within the National Park focusses on existing disturbed locations, rejuvenating the existing resorts and improving eco-tourism and camping opportunities within existing campgrounds.
- The draft master plan does not propose any new resorts. Alpine accommodation includes Thredbo Ranger Station, Sponars Chalet, Ski Rider Hotel and Creel Bay. These sub-precincts provide alternative tourism accommodation in Kosciuszko National Park, ranging from eco-tourist accommodation, historic buildings and cottages.
- *Alpine Camping* – includes Island Bend and Kosciuszko Tourist Park. These sub-precincts provide low-scale accommodation options for caravans and camping.
- *Visitor Access* – accessibility to and around the Alpine Precinct includes a proposed bus network with park and ride facilities to support existing use of private vehicles and the Skitube. This includes the provision of integrated smart systems that offer smart payments, and smart parking and monitoring systems to improve visitor experience and safety. Demand from both day and overnight visitors has also been considered with additional car parking at the key locations. Additional car parking will be provided to support alpine resorts, alpine accommodation, alpine camping and visitor attractions and will either be integrated into developments or provided as dedicated car park areas.
- *Visitor Attractions* – will provide for a range of tourism and recreational opportunities, including active connections and trails, snow play areas, and the potential for a viewing deck at Porcupine Rocks and improvements to the turning circle at Charlotte Pass.

Refer to the [discussion paper and the draft master plan](#) for the full list of proposed amendments.

### What are the proposed changes to the zoning of land?

If you own land in the Jindabyne Catalyst Precinct or the Jindabyne Growth Precinct (refer to the draft Master Plan for specific areas), the current zoning will change to facilitate growth and development in the Special Activation Precinct.

The maps and an explanation of the current and proposed zoning can be found in the Discussion Paper under section 3.4 - Land use and zoning - which is [available on the website](#).

---

## 3. New opportunities

### How will the Snowy Mountains Special Activation Precinct achieve year-round tourism?

The draft master plan identifies a range of sub-precincts that will enable growth and development across the Snowy Mountains. These development opportunities have been informed by a range of technical studies to ensure the Snowy Mountains can achieve year-round tourism. This work was supported by community consultation and engagement undertaken for both the Snowy Mountains Special Activation Precinct and the Go Jindabyne project.

The amendments to the EPIs propose to expand the types of tourism-related development allowed in the precinct increasing both employment and accommodation options. A greater variety of land uses means the precinct is best placed to attract investment opportunities while providing certainty on what types of development can occur. A concierge service will support investment attraction opportunities in the Snowy Mountains Special Activation Precinct by targeting year-round tourism.

In Jindabyne, an expansion of housing options will support improved amenity throughout the town. The Jindabyne Catalyst and Jindabyne Growth Precincts allow for a greater diversity of resident housing and tourism accommodation options, including seasonal workers' accommodation and aged care housing.

The draft master plan identifies the Southern Connector Road as a key piece of infrastructure to support the long-term growth of Jindabyne. The Southern Connector Road will be the main thoroughfare from the eastern to western extents of Jindabyne and will help improve safety and amenity along Kosciuszko Road through the town centre.

The master plan will be reviewed and updated to ensure the precinct remains responsive to industry needs and emerging trends.

### Will the Special Activation Precinct allow greater use of Lake Jindabyne?

Lake Jindabyne is a key attraction in the Snowy Mountains region. The draft master plan identifies greater activation of the foreshore, including the Lake Jindabyne Shared Trail and increased tourism accommodation and attraction uses in the Town Centre and the Western Lake Jindabyne sub-precincts.

The master plan identifies a range of lake-based attractions and activities, including a proposed jetty within the Jindabyne Town Centre and Foreshore sub-precinct and potential for a water taxi service in the Western Lake Jindabyne Sub-Precinct.

The NSW Government and Snowy Monaro Regional Council will continue to work closely with Snowy Hydro on any development that occurs on or near the lake to ensure operational requirements are not impacted. Lake Jindabyne forms part of the Snowy Hydro Scheme which



provides on-demand, reliable energy. Any development on or near Lake Jindabyne must appropriately consider the operational requirements of the lake.

### Where will the new school be located in Jindabyne?

In December 2020, it was announced that a new primary school and secondary school will be built in Jindabyne. The draft master plan identifies the location of the new school in the Sports and Education sub-precinct.

The new schools' location will allow co-location opportunities with other tertiary education services and amenities such as TAFE, along with expanded community, sporting and recreational facilities. The new school will be able to accommodate future growth in Jindabyne and the surrounding area, in a location that is highly accessible to the town centre.

The draft master plan identifies a pedestrian bridge over the Southern Connector Road for pedestrian access between the new schools and the town centre and surrounding residential areas.

The existing Jindabyne Central School site forms part of the Jindabyne Catalyst sub-precinct and is proposed to contain a range of uses including residential and tourist accommodation, civic and community uses and a 'park and walk' multi-level car park. Any development on this site will be subject to further detailed designs.

### What community infrastructure will be provided?

The draft master plan identifies a range of suitable locations for community infrastructure, including community and civic facilities, arts and culture spaces, health facilities, and sporting and recreation facilities. These types of uses could be co-located as part of a mixed-use development.

The NSW Government will work with the Snowy Monaro Regional Council on the development and delivery of community infrastructure to ensure the needs of the community are met.

---

## 4. Protecting the environment

### How does the Kosciuszko National Park Plan of Management relate to the Snowy Mountains Special Activation Precinct?

National Parks and Wildlife Service (NPWS) has prepared an amendment to the Kosciuszko National Park Plan of Management, which is currently on exhibition. The Plan of Management provides a framework to guide the long-term management of the National Park and contains actions to be undertaken by NPWS and other organisations to continue to protect and conserve the values of the Park. View the [Plan of Management](#).

Activities within a National Park must be consistent with its Plan of Management. An amendment to the Kosciuszko National Park Plan of Management is required as some of the proposals within the Snowy Mountains Special Activation Precinct draft Master Plan do not align. Examples of this are the proposed increase in bed numbers within the ski resorts and developments such as camping and ecocabin sites.

### How will development be managed in the Kosciuszko National Park?

The protection of the natural, cultural and social values of Kosciuszko National Park is a primary focus of the Snowy Mountains Special Activation Precinct. The draft master plan identifies development types and locations, focusing on already disturbed areas, to ensure this unique alpine

environment is preserved. An increase in bed numbers, camping, public amenity and improvements to parking are proposed to support the vision of the Special Activation Precinct.

The draft master plan has been informed by biodiversity and heritage technical studies. Prior to the finalisation of the master plan, further investigations and surveys will be undertaken to validate additional areas to be protected.

A carrying capacity framework is being developed to support the draft master plan. The framework helps determine the level of development that can occur based on specific indicators, such as the capacity of services and the environment to accommodate the proposed number of people who can visit an area. As part of this framework, resorts and other environmental management systems will be improved to inform the development decisions.

### How does the Special Activation Precinct address climate change impacts?

The master planning process for the Snowy Mountains Special Activation Precinct identified that the quality and length of the snow season will be impacted over the longer term. The draft master plan focuses on providing year-round tourism opportunities to reduce reliance on snow-based tourism.

Allowing increased year-round tourism opportunities helps the region's resilience and broadens its economy base to support more industries. The draft master plan also includes some development opportunities whilst also protecting and enhancing the sensitive natural environment of the Kosciuszko National Park.

### Will the Special Activation Precinct impact on agricultural lands?

The NSW Government received community feedback about the loss of agricultural lands around Jindabyne. The draft master plan has taken a balanced approach, with some specific areas identified for residential growth that minimise urban sprawl. This will allow rural and agricultural uses to continue to operate and meet the projected growth of population and tourism uses.

---

## 5. Next steps

### What projects is the government investing in?

Special Activation Precincts bring together streamlined planning, infrastructure investment and investment attraction opportunities to support economic development and job creation. The draft master plan supports development opportunities from both the public and private sectors, to achieve the vision for the Snowy Mountains.

The Regional Growth NSW Development Corporation has been established as the agency responsible for the delivery of Special Activation Precincts, including the provision of infrastructure development.

The NSW Government will be investing in key infrastructure to improve amenity from the \$4.2 billion Snowy Hydro Legacy Fund. The Department of Regional NSW is currently finalising a business case to determine investment opportunities and funding to support the Snowy Mountains Special Activation Precinct. The NSW government's investment will target catalytic projects and key infrastructure to leverage and develop a year-round tourism economy, improve regional access and amenities, and grow Jindabyne into Australia's alpine capital.

### What role with Snowy Monaro Regional Council continue to have?

Snowy Monaro Regional Council will continue to approve development applications in the Special Activation Precinct in the Jindabyne Growth Precinct and areas outside of the Special Activation

Precinct. To support the master plan, Council will also amend the Snowy River Development Control Plan (DCP).

The Snowy River LEP and DCP will no longer apply to the Jindabyne Catalyst Precinct.

The NSW Government will continue to work closely with Council on development approvals, as required. Council will also remain the local enforcement authority, along with the Environment Protection Authority, for issues such as noise and odour.

### What happens after the master plan is exhibited?

The draft master plan, discussion paper and associated technical documents are on exhibition from 28 June to 23 August, 2021. After the exhibition period ends, submissions will be assessed and feedback considered in finalising the master plan.

Once the NSW Government has finalised the master plan, it will begin the delivery phase of the precinct, including the preparation of Development Control Plans, delivery plans and providing details on staging and infrastructure works.

### What happens once the master plan is finalised?

After the Snowy Mountains Special Activation Precinct master plan is finalised, along with the amendments to the Environmental Planning Instruments, the precinct will move into a delivery phase. This will include:

- The Regional Growth NSW Development Corporation:
  - preparing and exhibiting a delivery plan/s to provide design guidance for development in the Jindabyne Catalyst Precinct.
  - commencing construction program – including preparing detailed designs, consulting with impacted stakeholders, a tender process to design and construct supporting infrastructure, and beginning construction.
- The Department of Planning, Industry and Environment preparing and exhibiting an Alpine DCP to provide design guidance for development in the Alpine Precinct.
- Snowy Monaro Regional Council amending and exhibiting the Snowy River DCP to provide planning controls for development in the Jindabyne Growth Precinct.

### I'm interested in talking to someone about setting up my business in the precinct. Who can I speak to?

The Regional Growth NSW Development Corporation is available to discuss investment opportunities in the precinct and can be contacted on 1300 REGION (73 44 66).

### Where can I get more information?

Visit our website: [www.planning.nsw.gov.au/SnowyMountainsSAP](http://www.planning.nsw.gov.au/SnowyMountainsSAP)

Phone: 1300 73 44 66

Email: [activationprecincts@regional.nsw.gov.au](mailto:activationprecincts@regional.nsw.gov.au)

---

© State of New South Wales through Department of Planning, Industry and Environment 2021. The information contained in this publication is based on knowledge and understanding at the time of writing (June 2021). However, because of advances in knowledge, users should ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate departmental officer or the user's independent adviser.