

Frequently asked questions

What is a Special Activation Precinct?

Special Activation Precincts are dedicated areas in regional locations identified by the NSW Government to become thriving business and employment hubs. The government will prioritise planning and investment for these Precincts.

The Special Activation Precincts program is an important part of the NSW Government's 20-year Economic Vision for Regional NSW – Refresh, led by the Department of Regional NSW and funded by the \$4.2 billion Snowy Hydro Legacy Fund.

The Department of Planning and Environment (the department) is responsible for preparing the streamlined planning framework for the Precincts, which includes three key parts:

1. State Environmental Planning Policy (Precincts – Regional) 2021 (Precincts – Regional SEPP) Chapter 3 and 4;
2. Precinct Master Plans; and
3. Precinct Delivery Plans (which will be prepared by the department after completion of the first two parts of the framework).

Environmental assessments will be undertaken upfront to develop a Master Plan and reduce the cost and time for investors and businesses to set-up in the Precincts.

For the Snowy Mountains Special Activation Precinct, streamlined planning will also see amendments to the Snowy River Local Environmental Plan 2013 (Snowy River LEP) and a new Development Control Plan (DCP).

Why the Snowy Mountains?

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 focusses on ways to increase year-round tourism to grow the regional economy, create year-round employment opportunities, and attract more visitors to the region from Australia and around the world.

We aim to do this by transforming a strong one-season visitor economy into a successful four-season destination by stimulating economic development and investment and increasing year-round jobs in supporting industries. This also includes investment in the region's infrastructure and services to meet the growing needs of permanent residents, seasonal worker and temporary visitors.

This is a long-term plan; the Snowy Mountains Special Activation Precinct Master Plan outlines a 40-year vision for the Snowy Mountains region.

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

The Snowy Mountains Special Activation Precinct has established a three-tiered planning framework to streamline planning pathways. This includes amendments to the following Environmental Planning Instruments (EPIs):

- Precincts – Regional SEPP Chapter 3 – a new schedule containing zoning provisions and development controls that apply to the Jindabyne Catalyst Precinct.

- Snowy River LEP – zoning and planning controls will amend the LEP to apply to the Jindabyne Growth Precinct.
- Precincts—Regional SEPP Chapter 4 – amendments to enable streamlined planning pathways to apply to the Alpine Precinct. Amendments to Chapter 4 of the Precincts—Regional SEPP will be consulted upon in mid-2022.
- Kosciuszko National Park Plan of Management – amendments to the Kosciuszko National Park Plan of Management have been made to enable the core elements of the Precinct and adjust parkwide policy on built accommodation.

The Master Plan sets out the vision, principles, and precinct-wide performance criteria to support the planning controls in the three EPIs.

Will land use zoning change?

If you own land in the Jindabyne Catalyst Precinct or the Jindabyne Growth Precinct (refer to the Master Plan for specific areas), the current land use zoning will change to facilitate growth and development in the Precinct. The land use zoning maps associated with the Snowy River LEP and Precincts—Regional SEPP can be viewed on our website along with the Master Plan.

What role will Council continue to have?

Snowy Monaro Regional Council will continue to approve development applications in the Jindabyne Growth Precinct and for development with a capital investment value below \$2 million in the Jindabyne Catalyst Precinct.

To support the Master Plan, a new DCP will be prepared by the department for the Jindabyne Growth Precinct. 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.

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 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 Master Plan has been informed by a range of technical reports including biodiversity and heritage field studies.

A Carrying Capacity Framework has also been developed to support the 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 development decisions.

What are the next steps?

As the Snowy Mountains Special Activation Precinct Master Plan is finalised, along with the amendments to the EPIs, the Precinct will move into a delivery phase. This will include:

- The department preparing and consulting on a Delivery Plan, Jindabyne Growth DCP and Alpine DCP to provide design guidance for development in the Precinct.
- The Regional Growth NSW Development Corporation:
 - partnering with the department to prepare and exhibit Jindabyne Catalyst Precinct Delivery Plan.
 - commencing the construction program – including preparing detailed designs, consultation with stakeholders, a tender process to design and construct supporting infrastructure, and beginning construction.
- Snowy Monaro Regional Council partnering with the department to prepare and exhibit the Jindabyne Growth DCP.

If I am an interested supplier or business, who do I contact?

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

Phone: 1300 73 44 66

Email: activationprecincts@regional.nsw.gov.au

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