

## East Jindabyne – Alternative Plan

# Snowy Mountains Special Activation Precinct Draft Master Plan

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As part of the public exhibition of the Snowy Mountains Special Activation Precinct draft Master Plan, the Department of Planning, Industry and Environment (DPIE) is seeking feedback on an alternative plan for the East Jindabyne Sub-Precinct.

The alternative plan has been informed by additional landholder consultation and the identification of supplementary land towards the junction of Jerrara Drive and Kosciuszko Road for inclusion within the Sub-Precinct boundary. This review identified that a varied spatial arrangement can deliver additional open space and green infrastructure and preserve high value vegetation while also ensuring sufficient land is available to deliver housing, accommodation and lifestyle opportunities within close proximity of Lake Jindabyne. This development option also maintains the desired future character detailed in the draft Master Plan which seeks to deliver a ‘Lakeside Village’ and large-scale public park within the East Jindabyne Sub-Precinct.

In total, this development option provides for 31.3ha of residential neighbourhood (previously 31.8ha), 12.7ha of open space (previously 9.9ha), 8.9ha of green infrastructure, (previously 4.0ha), and 4.0ha for tourism opportunities (previously 3.5ha). Once open space and offsets are considered, both development options provide a similar amount of net developable area (approximately 22.2ha).

The enclosed information includes a Structure Plan which visually represents the alternative residential, commercial, and open space arrangement, and an explanatory note detailing the proposed land use zoning. A summary of the key features of the alternative plan are provided below:

### Open Space

- A total of 12.7 hectares of open space is proposed across the Sub-Precinct, including the East Jindabyne Park which provides passive recreation areas, walking and cycling trails, seating, and play space. The Park extends south along the shore with improved connections to the creek and lake, and more broadly, forms part of the Lake Jindabyne Foreshore Linear Park. A centrally located hill top park situated within the residential neighbourhood utilises existing vegetation and provides views to the Lake and physical connections via a linear park aligned with the creek bed.
- Open space within the sub-precinct will focus on lakeside connectivity and access, the rehabilitation of existing grasslands, and the preservation of grasslands and Snow Gum woodlands. This large public open space network will also enhance landscape and recreation amenity for the populations of East Jindabyne and Tyrolean Village.

## Residential and Commercial Land Uses

- The East Jindabyne Sub-Precinct will deliver a well-structured residential neighbourhood with views to the Park, Lake, and town centre beyond. Increased height and density will be concentrated along Jerrara Drive and at the interface with the Park to protect important Lake views. A smaller residential neighbourhood, situated to the west of Kosciuszko Road, will be designed to ensure existing landscape features are preserved.
- The spatial arrangement of residential development has been guided by the need to retain high value vegetation and provide residential allotments with opportunities for generous landscaped area. Sustainable design principles will underpin new development to enhance connections, create walkable streets, and encourage active transport uptake.
- Commercial opportunities located adjacent to the Park are suited to small business including cafes or pop-ups, while land at the junction of Kosciuszko Road and Jerrara Drive will deliver convenience retail and local services in a gateway location. Upgrades to the intersection of Kosciuszko Road and Jerrara Drive will be required to support this development.

Further information can be found in the [Discussion Paper](#) and [East Jindabyne Alternative Structure Plan Option](#) below.

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# Introduction of Snowy Mountains Special Activation Precinct

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Discussion Paper

ADDENDUM No. 1

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## **Acknowledgment of Country**

The Department of Planning, Industry and Environment acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

We wish to acknowledge the motherland of the Ngarigo Monero in Jindabyne, and their relations with the Walgalu, Ngunnawal and Bidhawal, who, through their connection, look after this beautiful landscape - the snow, the rivers and creeks, and the snow gums. We plan by thinking, and we talk about this place and its Aboriginal story.

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# Have your say

The Department of Planning, Industry and Environment welcomes your feedback on the proposed addition of the Snowy Mountains Special Activation Precinct to State Environmental Planning Policy (Activation Precincts) 2020, State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 and the Snowy River Local Environmental Plan 2013 (via a Self-repealing State Environmental Planning Policy).

Your feedback is invited on this *Discussion Paper for Snowy Mountains Special Activation Precinct draft Master Plan*.

The Department will publish all individual submissions and a consultation summary report once it has assessed and analysed the submissions.

You can view the Discussion Paper (Explanation of Intended Effects), the Snowy Mountains Special Activation Precinct draft Master Plan and supporting documents at [www.planningportal.nsw.gov.au/SnowyMountainsSAP](http://www.planningportal.nsw.gov.au/SnowyMountainsSAP)

## To make a submission online please follow the steps below:

- 1) Read our Privacy Statement and decide whether to include your personal information in your submission.
- 2) Fill in the online submission form. Your submission can either be typed or uploaded as a PDF and should include:
  - a) The name of the proposal (Activation Precincts SEPP, Alpine SEPP, LEP Amendments, Snowy Mountains Special Activation Precinct draft Master Plan or a combination)
  - b) A brief statement on whether you support or object to the proposal
  - c) The reasons why you support or object to the proposal
- 3) Ensure you disclose reportable political donations. Anyone lodging submissions must declare reportable political donations (including donations of \$1,000 or more) made in the previous two years.
- 4) Agree to our online statement and lodge your submission.

You may also lodge your submission via post by sending it to:

Executive Director

Key Sites and Regional Assessment

Department of Planning, Industry and Environment

Locked Bag 5022, Parramatta NSW 2124

All submissions will be made public in line with our objective to promote an open and transparent planning system. If you do not want your name or other personal identifying details published, please state this clearly at the top of your submission.

To find out more, please visit [www.planningportal.nsw.gov.au/SnowyMountainsSAP](http://www.planningportal.nsw.gov.au/SnowyMountainsSAP)

# 1. Purpose of this Addendum

The aim of this Addendum is to update the *Discussion Paper – Introduction of the Snowy Mountains Special Activation Precinct* (June 2021), with respect to proposed amendments to the *Snowy River Local Environmental Plan 2013* (Snowy River LEP) relating to the East Jindabyne Sub-Precinct.

Following further environmental surveys and land use planning review an alternative arrangement is proposed. This alternative adjusts the extent and distribution of the proposed R1 General Residential and RE1 Public Recreation zones in the East Jindabyne Sub-Precinct to ensure the protection of environmental and landscape values, and the provision of recreational open space that is integrated with residential development.

This Addendum applies only to land within the East Jindabyne Sub-Precinct, as shown in **Figure 2**.

## 2. Facilitating Growth in Jindabyne

### 2.1 Area to which the Self-Repealing SEPP applies

It is proposed to amend the Snowy River LEP to rezone certain lands (Growth Areas) that are identified within the Draft Snowy Mountains Special Activation Precinct Master Plan as suitable for development that supports the vision for the Snowy Mountains Special Activation Precinct. These lands will remain subject to the Snowy River LEP.

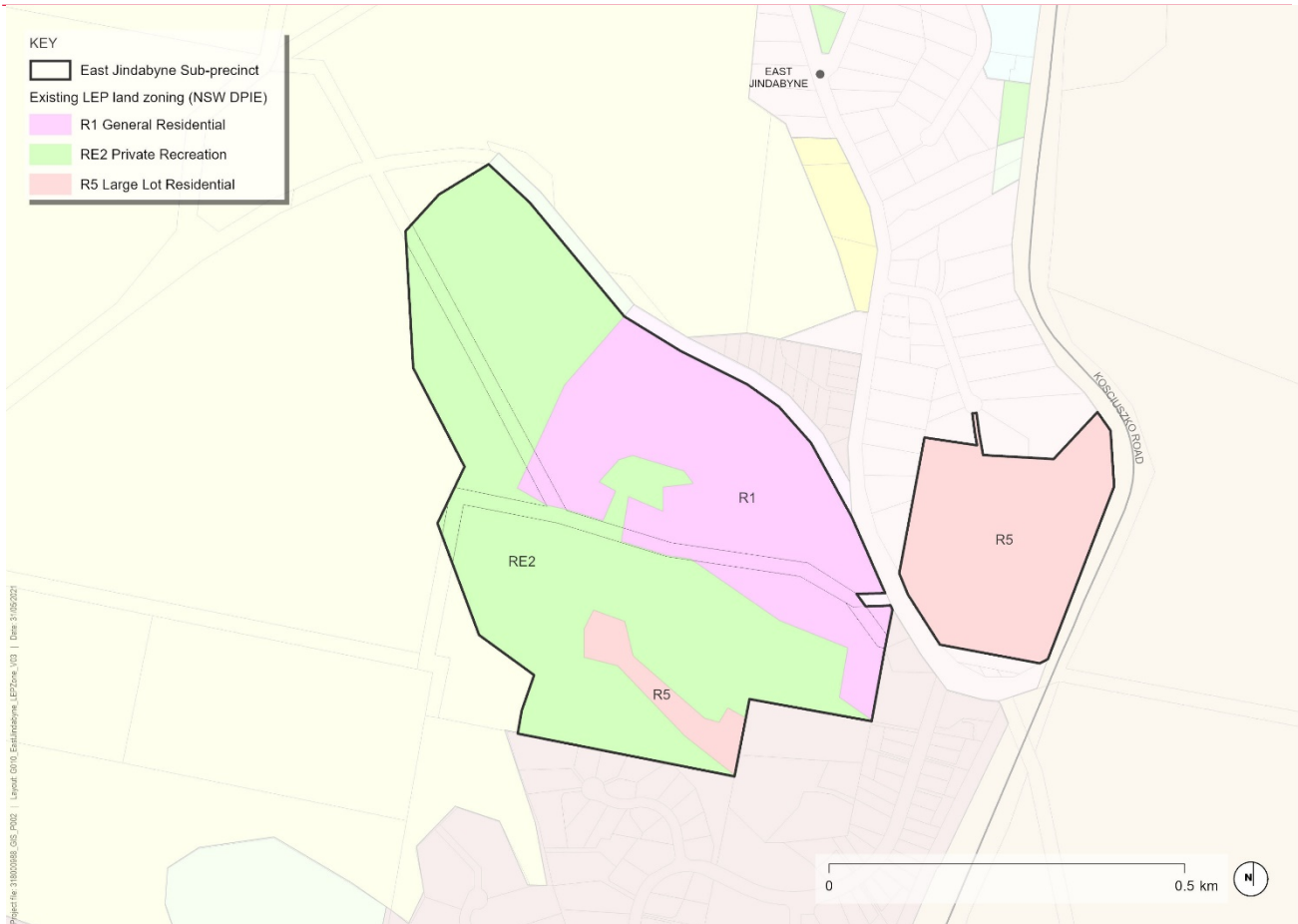
The Draft Snowy Mountains Special Activation Precinct Master Plan identifies potential development opportunity sites that support the vision of the Snowy Mountains Special Activation Precinct. In accordance with upfront technical assessments, it is proposed to rezone these lands via a self-repealing State Environmental Planning Policy (referred to as the Self-Repealing SEPP) to amend the Snowy River LEP.

### 2.2 Land use zoning

#### 2.2.1 Intent of the land use zoning strategy

Currently, land within East Jindabyne Sub-Precinct that is proposed to be rezoned under the Snowy River LEP comprises two areas with a mix of low density residential and open space, currently zoned a combination of R1, R5 and RE2. The current zoning is illustrated in **Figure 1**.





**Figure 1 – Current land use zoning: East Jindabyne Sub-Precinct**

The land use strategy for the Snowy Mountains Special Activation Precinct, as it relates to the East Jindabyne Sub-Precinct (refer **Figure 2**) comprises:

- Existing land use zones under the Snowy River LEP are to be applied to the East Jindabyne Sub-Precinct in a manner that provides development that supports the vision for the Snowy Mountains Special Activation Precinct. The Snowy Mountains Special Activation Precinct Master Plan will be a matter for consideration under the Snowy River LEP to guide development on these sites. The application of these zones to the East Jindabyne Sub-Precinct comprises:
  - R1 General Residential – Applies to land release areas in Jindabyne West, East Jindabyne and areas of increased density adjacent to Jindabyne Town Centre
  - RE1 Public Recreation – applies to waterfront land in East Jindabyne.

The proposed reconfigured land use zoning for the East Jindabyne Sub-Precinct aligns with the proposed amendments to the Draft Snowy Mountains Special Activation Precinct Master Plan.

The Draft Snowy Mountains Special Activation Precinct Master Plan identifies indicative locations for *neighbourhood shops* and identifies *restaurants or cafes* as desired uses in this location. Under the Snowy River LEP, the R1 zone allows *neighbourhood shops*, but does not permit *restaurants or cafes*. It is proposed to identify *restaurants or cafes* as additional permitted uses in the R1 zone, which allows suitable flexibility for the detailed design of future development to determine the best configuration of such uses within the East Jindabyne Sub-Precinct.

The proposed rezoning is illustrated in **Figure 2**.

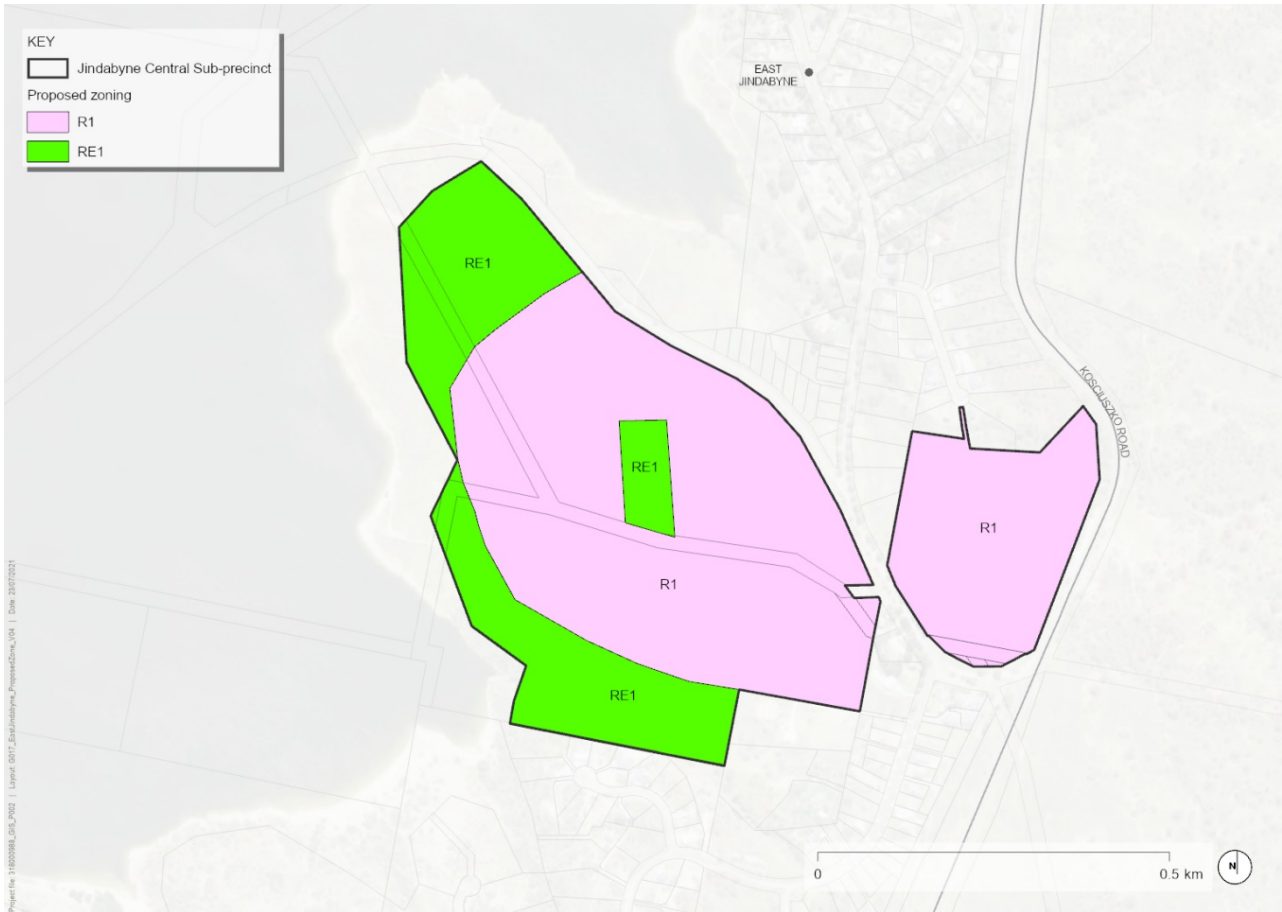


Figure 2 – Proposed land use zoning: East Jindabyne Sub-Precinct

# Snowy Mountains Special Activation Precinct

East Jindabyne Alternative Structure Plan Option



## East Jindabyne Sub-Precinct Alternative Structure Plan

**The alternative Structure Plan maintains the original aim of developing a ‘Lakeside Village’ and major park to maximise housing, accommodation and lifestyle opportunities in close proximity to Lake Jindabyne, with slight variations to how the major park and open space is arranged.**

### Introduction

Jensen PLUS was engaged by the Department of Planning, Industry and Environment to prepare an alternative Structure Plan option for land at East Jindabyne, to respond to updated landowner information, and to include some undeveloped land that was omitted in error previously.

### Structure Plan informing June 2021 Master Plan

The June 2021 Structure Plan focuses on planning a residential growth area and major new public open space near Lake Jindabyne on what is a prominent area of undeveloped land between East Jindabyne and nearby Tyrolean Village. The land is split into two areas: Area 4A and 4B.

### Alternative Structure Plan

The alternative Structure Plan has many similarities with the June 2021 plan but with a few key differences in area 4A. While the June 2021 plan has a single large area of open space identified as a foreshore park, the new plan reduces the size of this park. The open space also extends south along the lake edge, connecting up with the creek and gully, and providing the community with better access to the creek, beach and lake. Some of this additional open space had already been identified as green infrastructure in the original plan.

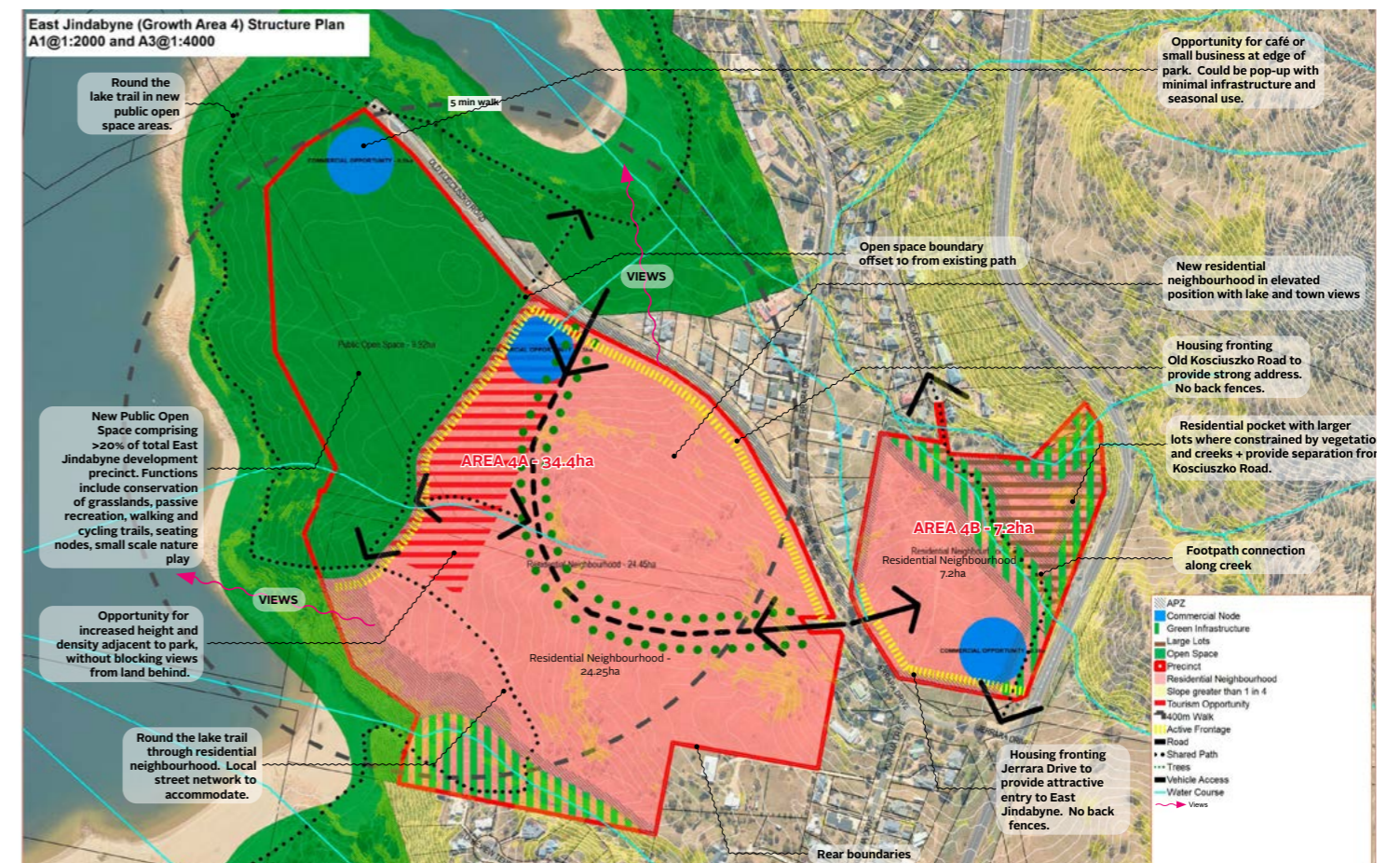
Areas	June 2021 Structure Plan (Area 4A)	Alternative Structure Plan (Area 4A)	June 2021 Structure Plan (Area 4B)	Alternative Structure Plan (Area 4B)
Residential Neighbourhood	24.5 ha	23.8 ha	7.3 ha	7.5 ha
Open Space	9.9 ha	12.7 ha	N/A	N/A
Green Infrastructure Overlay	1.7 ha	6.6 ha	2.3 ha	2.3 ha
Tourism Opportunity Overlay	3.5 ha	4 ha	N/A	N/A

Table comparing areas for the two Structure Plans

The alternative Structure Plan also identifies different areas of biodiversity to preserve. The previous plan focused on a preserving a single, large area of grassland. The alternative plan proposes preserving smaller pockets of biodiversity characterised by moderate to high diversity Snow Gum woodland. One of these areas has been identified as the location for

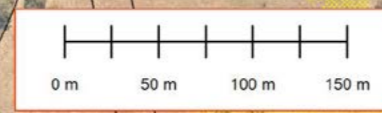
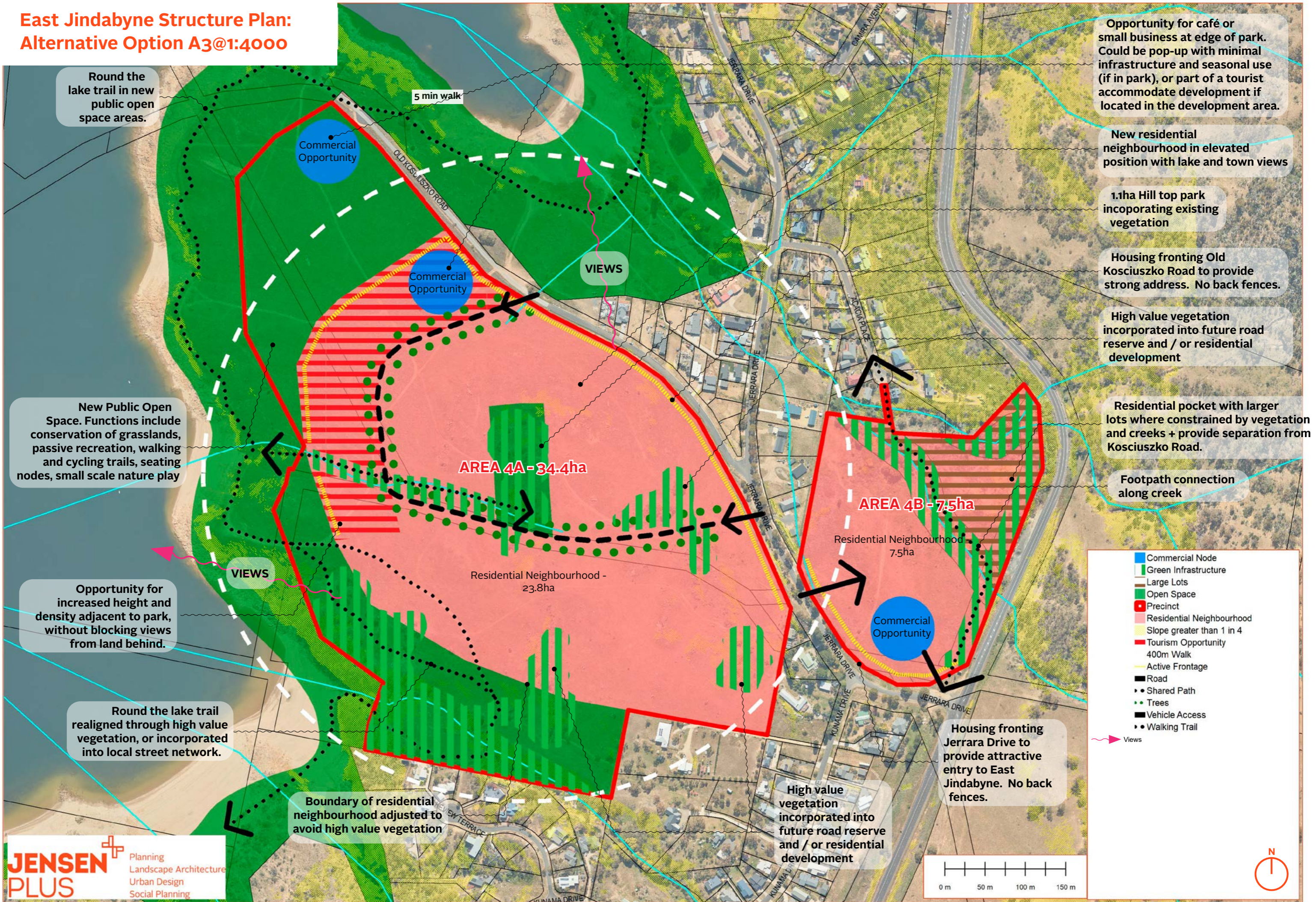
further open space in the form of a hill top park, while other areas highlighted could be integrated into road reserves or areas of medium density development.

Once open space and offsets are taken into account, both plans have a similar amount of net developable area (approximately 22.2 ha).



The June 2021 Structure Plan

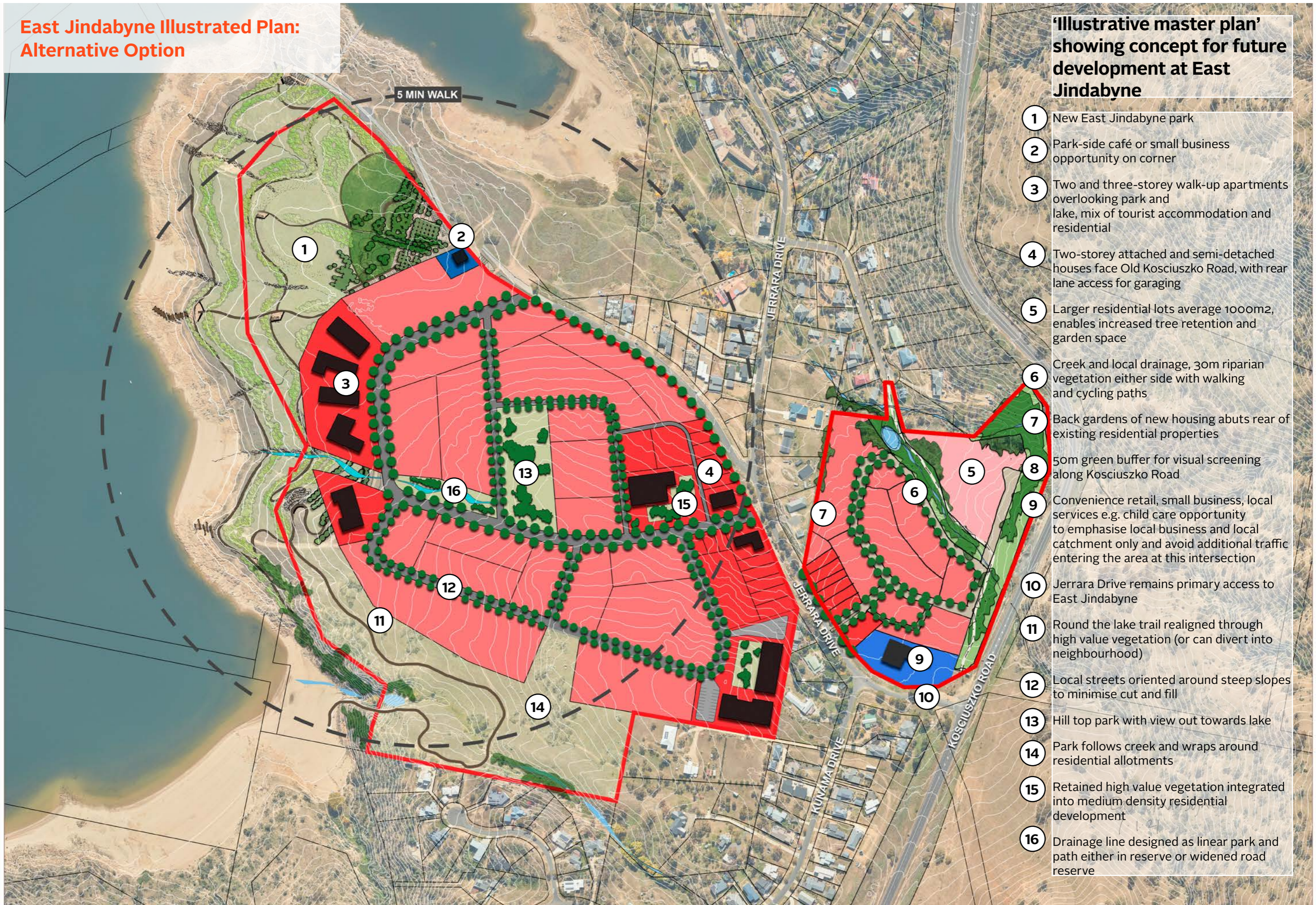
# East Jindabyne Structure Plan: Alternative Option A3@1:4000



- Commercial Node
- Green Infrastructure
- Large Lots
- Open Space
- Precinct
- Residential Neighbourhood
- Slope greater than 1 in 4
- Tourism Opportunity
- 400m Walk
- Active Frontage
- Road
- - - Shared Path
- Trees
- Vehicle Access
- - - Walking Trail
- Views

## East Jindabyne Illustrated Plan: Alternative Option

### 'Illustrative master plan' showing concept for future development at East Jindabyne



- 1 New East Jindabyne park
- 2 Park-side café or small business opportunity on corner
- 3 Two and three-storey walk-up apartments overlooking park and lake, mix of tourist accommodation and residential
- 4 Two-storey attached and semi-detached houses face Old Kosciuszko Road, with rear lane access for garaging
- 5 Larger residential lots average 1000m<sup>2</sup>, enables increased tree retention and garden space
- 6 Creek and local drainage, 30m riparian vegetation either side with walking and cycling paths
- 7 Back gardens of new housing abuts rear of existing residential properties
- 8 50m green buffer for visual screening along Kosciuszko Road
- 9 Convenience retail, small business, local services e.g. child care opportunity to emphasise local business and local catchment only and avoid additional traffic entering the area at this intersection
- 10 Jerrara Drive remains primary access to East Jindabyne
- 11 Round the lake trail realigned through high value vegetation (or can divert into neighbourhood)
- 12 Local streets oriented around steep slopes to minimise cut and fill
- 13 Hill top park with view out towards lake
- 14 Park follows creek and wraps around residential allotments
- 15 Retained high value vegetation integrated into medium density residential development
- 16 Drainage line designed as linear park and path either in reserve or widened road reserve