

Department of Planning and Environment

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Snowy Mountains Special Activation Precinct – Discussion Paper

Explanation of Intended Effect – Snowy Mountains SAP

November 2023





Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Contents

Have your say.....	4
1. Introduction.....	5
1.1. Purpose.....	6
1.2. Existing Planning Framework.....	6
2. Precincts – Regional SEPP Chapter 3 Amendments.....	8
2.1. Inclusion of two lots within the Catalyst Precinct.....	8
3. Precincts – Regional SEPP Chapter 4 Amendments.....	9
4. Snowy River LEP 2013 Amendments.....	13
4.1. Height of buildings.....	13
4.2. Affordable housing.....	15
4.3. Scenic Protection Areas map / clause.....	16
4.4. Zone Boundary Adjustment in Jindabyne South.....	16
4.5. New Jindabyne Waste Transfer Station site as SP2.....	17
5. Master Plan Updates.....	20
5.1. Historic Heritage mapping.....	20
5.2. Bushfire.....	22
5.3. Structure Plan updates.....	22
5.3.1. Catalyst Precinct.....	22
5.3.2. Growth Precinct.....	27
5.3.3. Alpine Precinct.....	28
6. Community Participation Plan for the Alpine Region.....	34

Have your say

The Department of Planning and Environment welcomes your feedback for proposed amendments to:

- Snowy Mountains Special Activation Precinct Master Plan (Master Plan);
- *State Environmental Planning Policy (Precincts – Regional) 2021* (Precincts – Regional SEPP) Chapter 3 and 4; and
- *Snowy River Local Environmental Plan 2013* (Snowy River LEP).

The Discussion Paper also outlines the content and purpose of a Community Participation Plan for the for the Kosciuszko National Park Alpine Region.

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) and supporting documents at [INSERT LINK](#)

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 (Snowy Mountains SAP – Delivery Planning Amendments)
 - 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 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 [INSERT LINK](#)

1. Introduction

The Snowy Mountains Special Activation Precinct (the Precinct) was announced by the NSW Government in November 2019. The Precinct investigation area covered over 70,000 hectares, focusing on the Jindabyne town centre and areas of high tourism interest within Kosciuszko National Park

The Snowy Mountains Special Activation Precinct Master Plan (Master Plan) was finalised on 1 July 2022. It outlines the 40-year vision for the area as a year-round tourist destination with new business opportunities, services and community infrastructure for the people that live, work and visit the region. The Master Plan applies to land in Growth Precinct, Catalyst Precinct and Alpine Precinct (see Figure 1). It is the statutory planning document that supports the planning framework associated with the Precinct.

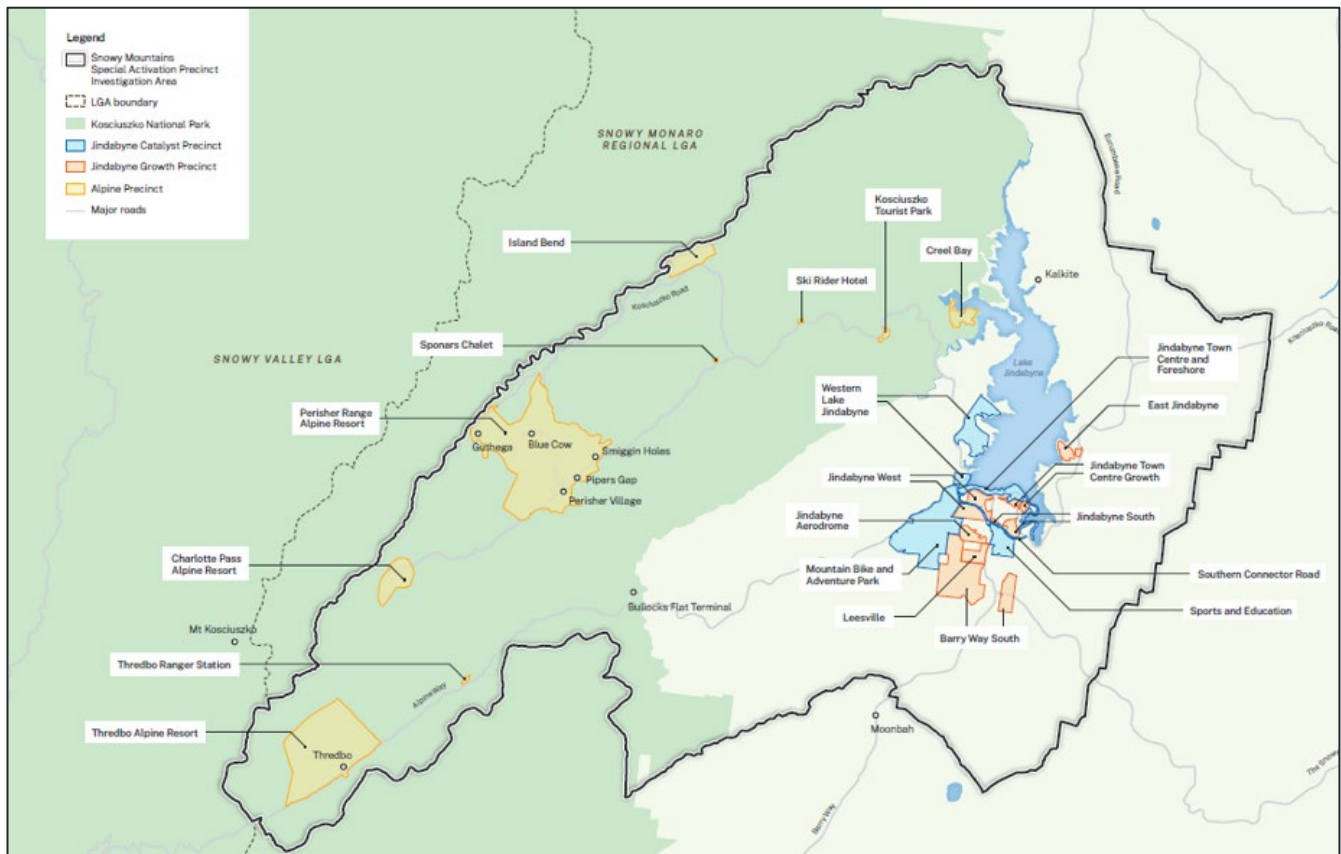


Figure 1 Snowy Mountains Special Activation Precinct

1.1. Purpose

The aim of this Discussion Paper is to describe, and provide justification for proposed amendments to:

- The Master Plan;
- *State Environmental Planning Policy (Precincts—Regional) 2021* (Precincts—Regional SEPP) Chapter 3 and 4; and
- *Snowy River Local Environmental Plan 2013* (Snowy River LEP).

The Discussion Paper also outlines the content and purpose of a Community Participation Plan for the Alpine Region.

1.2. Existing Planning Framework

In July 2022, the Precincts-Regional SEPP was amended to establish a three-tiered planning framework to streamline planning pathways for development within the Snowy Mountains Activation Precinct. This included 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 Snowy Mountains Activation Precinct, including the area known as the Jindabyne Catalyst Precinct.
- Snowy River LEP – zoning and planning controls to apply to the Jindabyne growth area.
- Precincts—Regional SEPP Chapter 4 – enable streamlined planning pathways to apply to the Alpine Region.
- 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.

The planning framework is shown in Figure 2.



Figure 2 Planning framework

2. Precincts – Regional SEPP Chapter 3 Amendments

2.1. Inclusion of two lots within the Catalyst Precinct

It is proposed to include two lots in the Catalyst Precinct, under the Precincts – Regional SEPP (see Figure 3). These lots are existing and are currently used as a childcare centre, owned by Council. The lots are to be zoned SP4 Enterprise Zone and are listed below:

- Lot 1 DP860886; and
- Lot 2 DP 860886.

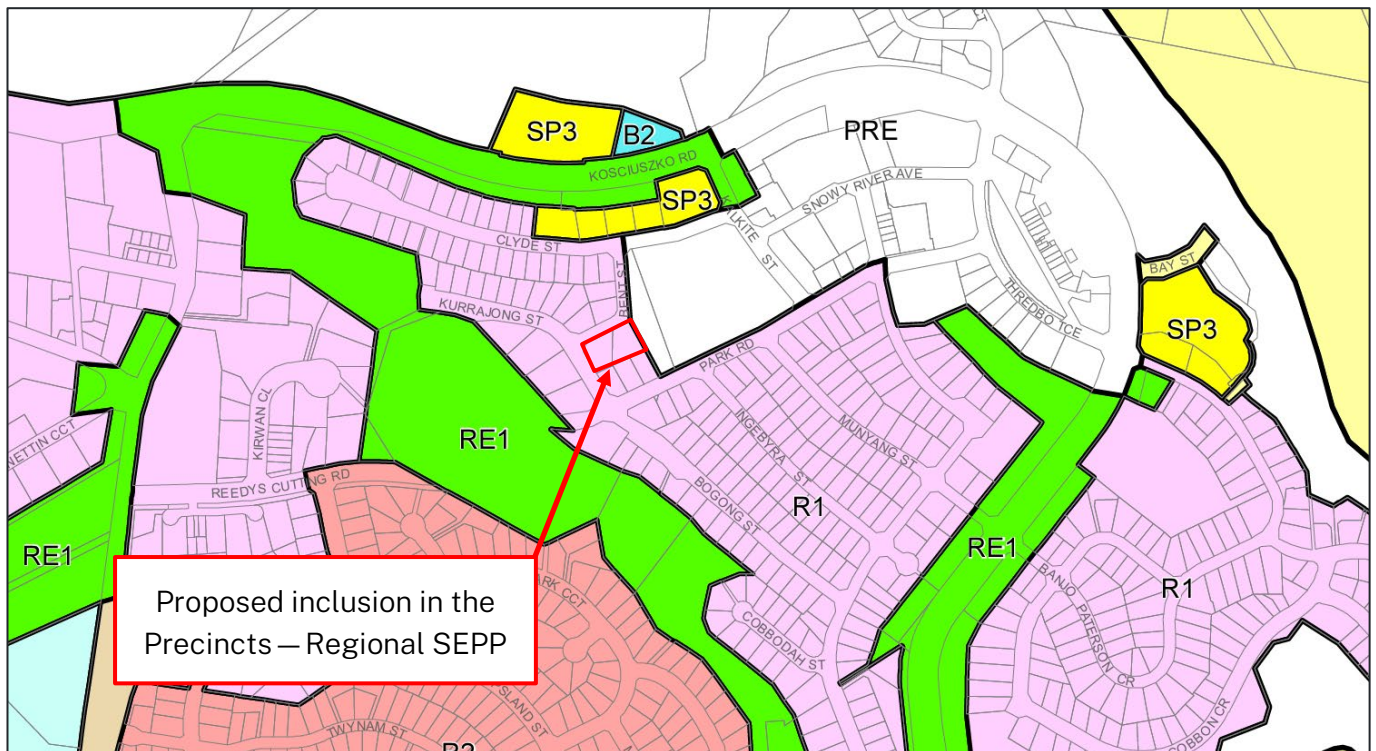


Figure 3 Lots in red proposed to be included in the Catalyst Precinct, under the Precincts – Regional SEPP

The childcare centre and Jindabyne Central School are complementary uses which benefit from the sharing of facilities and open space. The redevelopment of the Jindabyne Central School site will inhibit the ability to share these facilities, encouraging the relocation of the childcare centre. As such, redeveloping the two lots in unison with the Jindabyne Central School will allow for the orderly development of the land and an improved planning outcome. The inclusion of the two lots in the Catalyst Precinct presents an opportunity to develop the site alongside the Jindabyne Central School redevelopment, allowing for a consistent approach to future land uses and built form.

3. Precincts – Regional SEPP Chapter 4 Amendments

On 16 December 2023, *State Environmental Planning Policy (Precincts – Regional) Amendment (Kosciuszko Alpine Region) 2022* was published on the legislation website.

The SEPP amendment made changes to Chapter 4 of the Precincts-Regional SEPP to provide for the following:

- Updated aims and objectives to acknowledge the important role that the Alpine Region plays in the State’s tourism economy and consideration of the cumulative impacts on the environment from development and resource use;
- Additional exempt development provisions for a range of development;
- introduce complying development to the Alpine Region (previously not permitted);
- introduce the Alpine Subregions of Thredbo Ranger Station Alpine Accommodation, Creel Bay Alpine Accommodation, and Blue Cow Terminal;
- simplifying and consolidating the matters that must be considered by the consent authority in the Alpine Region, including the Snowy Mountains SAP Master Plan; and
- including a new Dictionary that applies specifically to the Alpine Subregions to reflect the unique types of development, licencing and leasing, environment and infrastructure within the Alpine Region.

Housekeeping amendments are proposed to respond to operational realities and to ensure that the original visions under the Special Activation Precinct (SAP) program for streamlining development in the Alpine Region are achieved. The proposed amendments below seek to ensure alignment between planning goals and environmental protection at all stages of development under Chapter 4 of the Precincts-Regional SEPP.

The extent of the proposed changes are outlined below.

Part 4.1 Preliminary

- **Amend section 4.6(2)** relating to the relationship of the Policy with other environmental planning instruments in the Alpine Region. An amendment is proposed to specifically exclude the application of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (Biodiversity and Conservation SEPP) and *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

The exclusion will provide that the Biodiversity and Conservation SEPP would not apply to the Alpine Region having regard to the land application provisions in the Policy that precludes the application of this Policy to national park estate and other conservation areas.

Furthermore, it is proposed to disapply the Housing SEPP on land in the Alpine Region. The Housing SEPP provides for the carrying out of diverse forms of residential accommodation which are not consistent with the objectives of the Alpine Region, being to support sustainable tourism and to prohibit all forms of residential accommodation. It is also considered that the provisions in

the Housing SEPP would not practically apply to the Alpine Region having regard to the various development standards and land application provisions in the Housing SEPP.

Part 4.3 Exempt and complying development

- **Amend sections 4.12(1)(b) and 4.13(2)** to clarify that development that involves the removal or pruning of a tree or other vegetation requiring a permit, approval or consent from a relevant person or body under the *National Parks and Wildlife Act 1974* (NPW Act) or *National Parks and Wildlife Regulation 2019* cannot be carried out as exempt or complying development in the Alpine Region unless the permit, approval or consent is in force and has been issued within 3 years prior to the commencement of the development.

Note: The intent of the legislative amendment is not to limit the damage, removal or pruning of a tree or other vegetation that have been authorised under a pre-existing development consent under Part 4 of the EP&A Act.

- **Amend Section 4.11(4)(e)** to broaden the scope of the application of the protection of Archaeologically sensitive land to beyond the Perisher Alpine Resort mapped areas. Such a change would be subject to the provision of updated mapping
- **Amend Section 4.11(6)** to ensure only exempt development is required to meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia*. Exclude Complying development from this requirement. This is consistent with the approach that is taken in the rest of the state under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) where the requirement for development to meet the relevant deemed-to-satisfy provisions of the Building Code of Australia applies only to exempt development and not complying development where the development can meet the requirements of the Building Code of Australia through a performance solution or a combination of Performance Solutions and Deemed-to-Satisfy Solutions.
- **Insert a new provision** to ensure that internal building alterations are to be consistent with existing performance solutions relating to fire safety. If the building to which the development relates is subject to a performance solution relating to fire safety, the development must be consistent with that performance solution.
- **Insert a new provision** to ensure that exempt and complying development may not be permitted to be carried out on land containing an Asset of Intergenerational Significance (AIS). An AIS can be any area of exceptional value – natural or cultural – that warrants special protection including dedicated management measures.

Part 4.5 Development Assessment and Consent

- **Insert a new provision** to require development to which the carrying capacity framework CCF applies (as set out in the draft Alpine DCP) to prepare an Infrastructure Delivery Plan (IDP). The content of this plan is to be set out in the Alpine DCP and referral to NPWS would be required prior to the approval of an IDP.

Schedule 2 Exempt development – Chapter 4

- **Amend the following provisions** relating to exempt development:
 - **Section 1 Minor internal building alterations** –to include the installation of new or replacement insulation in a roof, wall or ceiling as exempt development.
 - **Section 2(4) Minor external building alterations** - Amend this subsection that requires that minor external non-structural alterations to a building must not be carried out in the flame zone (BAL-FZ).

It is proposed to limit the application of this provision to minor external alterations to buildings used for a special fire protection purpose. The proposed amendment will clarify that minor external non-structural alterations to buildings used for a special fire protection purpose, within the meaning of the Rural Fires Act 1997, section 100B, must not be carried out in the flame zone (BAL-FZ), within the meaning of AS 3959:2018, *Construction of buildings in bushfire-prone areas*.

- **Section 3 Minor Ancillary Structures** – amendments are proposed to clarify that exempt development enabled under this provision will also extend to the installation, repair or replacement of an ancillary structure or works that are ancillary to a permitted use. The scope of the ancillary works that would be included in this provision will be set out and the department will consult further on the scope of this proposed amendment to ensure that the right balance is achieved.
- **Section 15 Emergency works** - Amend the provision to clarify that works for the purposes of maintaining or restoring an ‘infrastructure facility’ (defined term) or emergency service equipment may be undertaken as exempt development.
- **Section 24 Electric vehicle chargers** - Amend the provision relating to EV Charging to ensure consistency with the provisions of the Transport and Infrastructure SEPP Chapter 2, relating to EV Charging.
- **Section 28 Construction, installation, and removal of structures for community events** - Amend provision to enable exempt development for structures used in connection with private functions, and not be limited to community events if appropriate standards can be met.
- **Insert a new provision to include temporary structures** – to include structures such as: scaffolding, hoardings, and temporary construction site fences and site builders’ offices to be carried out as exempt development if appropriate standards can be met.

Schedule 3 Part 1 Complying development

- **Expand complying development to capture demolition** – To enable the demolition or removal of certain development, including attached development, detached development, and other buildings that are complying development) to be carried out as complying development.

It is noted that limited forms of complying development are enabled to be constructed as complying development under this policy. The intent of the policy change is to enable the demolition of limited forms of development consistent with the approach currently taken in the rest of the state as it relates to enabling complying development for the demolition of limited forms of development.

Note: The definition of attached and detached development is to be amended from the existing definition under the Codes SEPP to reflect the Alpine setting i.e. development used for a form of accommodation and not “residential accommodation” as per the Codes SEPP.

Schedule 3 Part 2 Complying development certificate conditions

- **Amend the condition relating to hours of operation** to clarify that the hours of operation relating to a complying development certificate issued in relation to snowmaking and ski lift infrastructure do not apply to these forms of development

-
- **Amend conditions relating to tree protection** to reflect the unique alpine region. The current conditions for tree protection measures that apply to complying development (Section 7 of Schedule 3) are proposed to be amended to ensure the protection measures are tailored to the alpine environment i.e. tree guards on all relevant trees is to be revised to limit harm through implementation of this provision.
 - **Insert new conditions for complying development** to reflect the unique alpine setting and environmental sensitivities.
 - Sediment and erosion controls in accordance with the '*Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book*' (Landcom, 2004) Guideline and the Erosion and Sediment Control Plan "Blue Book".
 - Prohibition on the use or storage of hazardous chemicals.
 - Adherence to certain Biosecurity measures.
 - Aboriginal Cultural Heritage (ACH) due diligence is a requirement before carrying out work.
 - Adherence the *Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park*.
 - Excavated areas to provide fauna egress.
 - Prohibit the use of Copper chromium arsenic-treated timber on development or formwork.
 - Ensure development is carried out in accordance with relevant legislation administered by the NPWS.
 - Limit development while sites are covered with snow.
 - Demolition conditions consistent with Schedule 9 of the Codes SEPP

4. Snowy River LEP 2013 Amendments

4.1. Height of buildings

Amend the Snowy River LEP 2013 Height of Buildings Map (HOB_003AA) to allow for an increase in the maximum permitted building height from 9 metres to 12 metres in nominated areas in Jindabyne town centre (see Figure 4 and Figure 5). The increase in height is required to:

- Align with nominated higher yield areas identified in the Jindabyne DCP;
- Support a variety of housing typologies;
- Increase housing stock in accessible and serviced areas; and
- Align with the redevelopment of the Jindabyne Central School site.

The proposed building height amendment from 9 metres to 12 metres presents a nominal change which will allow for an additional storey, providing options for inter-generational living and increased on-site parking. The amendment seeks to increase height in areas which are topographically lower than the adjacent properties, ameliorating amenity and view impacts.



Figure 4 Existing Height of Buildings Map (HOB_003AA)



Figure 5 Proposed Height of Buildings Map (HOB_003AA)

It is also proposed to amend HOB_003AA to align with the higher yield residential shown in the Jindabyne West Indicative Layout Plan in the Jindabyne DCP (see Figure 6). The building height in these areas will be 12 m. The subdivision of this land has not yet occurred and therefore is not noted on the Height of Buildings Map. However, the higher yield areas are located within a small valley, minimising impacts to surrounding development and ensuring impacts towards this area when viewed from Lake Jindabyne are reduced.

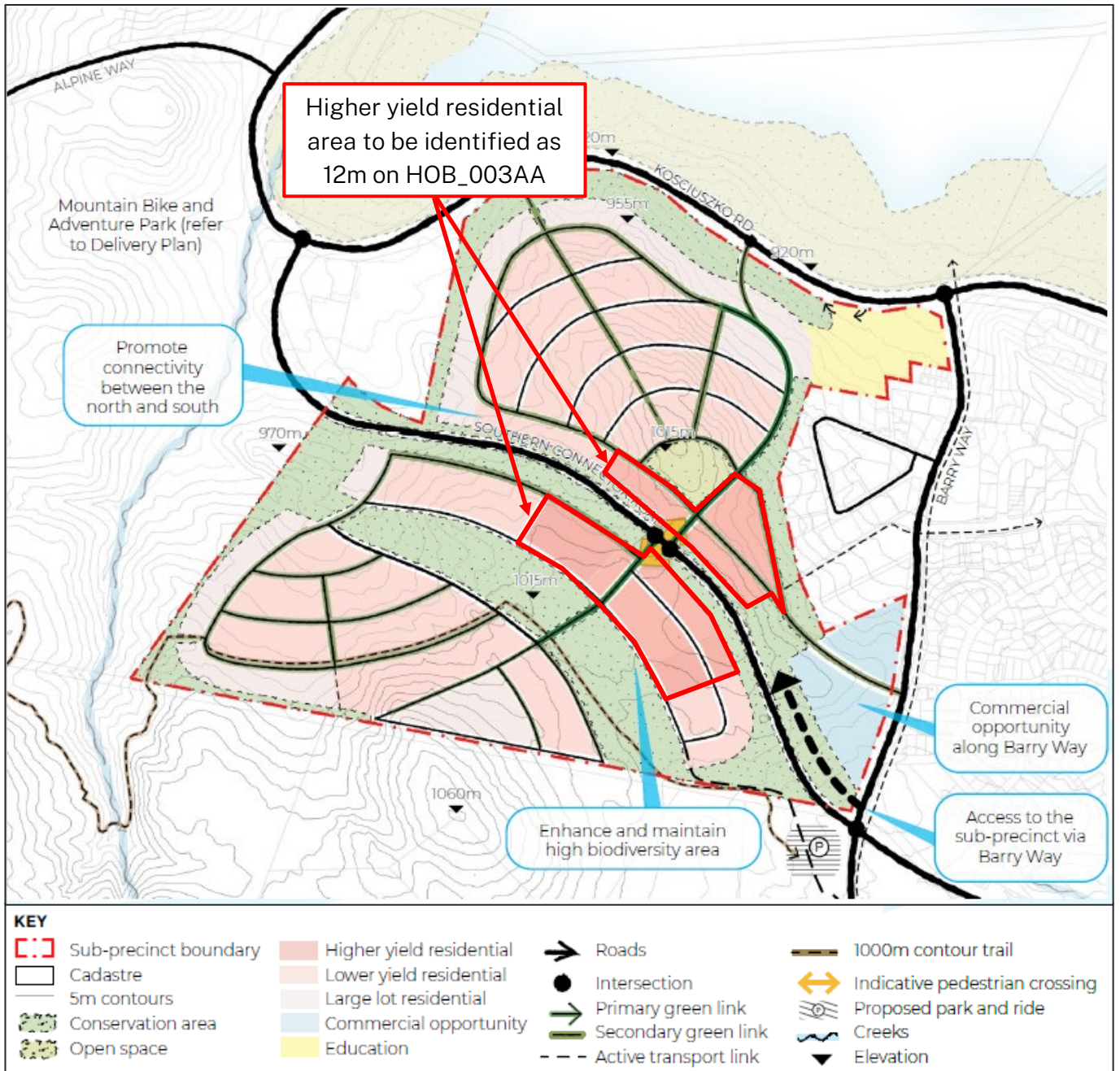


Figure 6 Jindabyne West Indicative Layout Plan

4.2. Affordable housing

The NSW government is currently working to deliver more affordable housing to respond to the growing population and need for increased affordable housing options in well-served locations.

Affordable housing includes a range of housing types and sizes where the occupant is paying 30% or less of the gross household income on total housing. It is only available in limited locations and applicants must meet eligibility criteria.

To enable affordable housing outcomes in Jindabyne the Department is proposing a new clause under the Snowy River LEP is proposed to apply to the Jindabyne West, South Jindabyne and East Jindabyne sub-precincts as identified in the Growth Areas Map (GRA_003A).

The intent of the new provision will be generally as follows :

1. The objective will be to ensure the delivery of affordable housing the greenfield growth sub-precincts;
2. Ensure development will be consistent with the principles for the delivery of affordable housing under the Plan including, diversity of housing product, management and maintenance, built form and amenity;
3. Include planning considerations that the consent authority must consider before granting consent to development to which the clause applies, including, consideration of the Snowy River Affordable Housing Principles, and the impact of the development on the existing mix and likely future mix of residential accommodation in Jindabyne;
4. Specify that 10% of new development in Jindabyne West, South Jindabyne and East Jindabyne sub-precincts is to be affordable housing;
5. Development on all surplus public land must include a minimum 30% affordable, social and universal housing;
6. Affordable housing is to be means tested and is to be rented to tenants at a rate that does not exceed 30% of the actual household income;
7. Affordable housing to be delivered through dedication in favour of the Council, of land comprising 1 or more dwellings.

4.3. Scenic Protection Areas map / clause

Clause 7.6 and Clause 7.7 of the Snowy River LEP 2013 address development in Jindabyne's two Scenic Protection Areas (SPA):

8. Lake Eucumbene and Lake Jindabyne; and
9. Eastern approaches to Kosciuszko National Park.

It is proposed to update the clauses to allow for view impacts to be assessed based on views other than the lake at full capacity, whilst preserving the important elements of view amenity in the Jindabyne locality.

4.4. Zone Boundary Adjustment in Jindabyne South

It is sought to amend the Land Zoning Map (LZN_003AA) to rectify a zoning anomaly applying to approximately 5,700m² in Jindabyne South (refer to Figure 7). The land was subject to a planning proposal which sought to rezone the land to R2 Low Density Residential. The land was subject to a Torrens Title subdivision and a draft EPI which was subsequently extinguished when the legislation amendments associated with the Snowy Mountains SAP came into effect on 1 July 2022, rezoning part of the land previously subject to the planning proposal.

The residual land comprises seven residential lots currently zoned RU1 Primary production. This zoning is considered incompatible with the R2 Low Density Residential land to the north and the R1 General Residential land to the south. The proposed rezoning from RU1 Primary Production to R2 Low Density Residential will provide an improved planning outcome and will allow for the orderly and economic development of the land while acknowledging the current subdivision pattern and developments in the surrounding area.

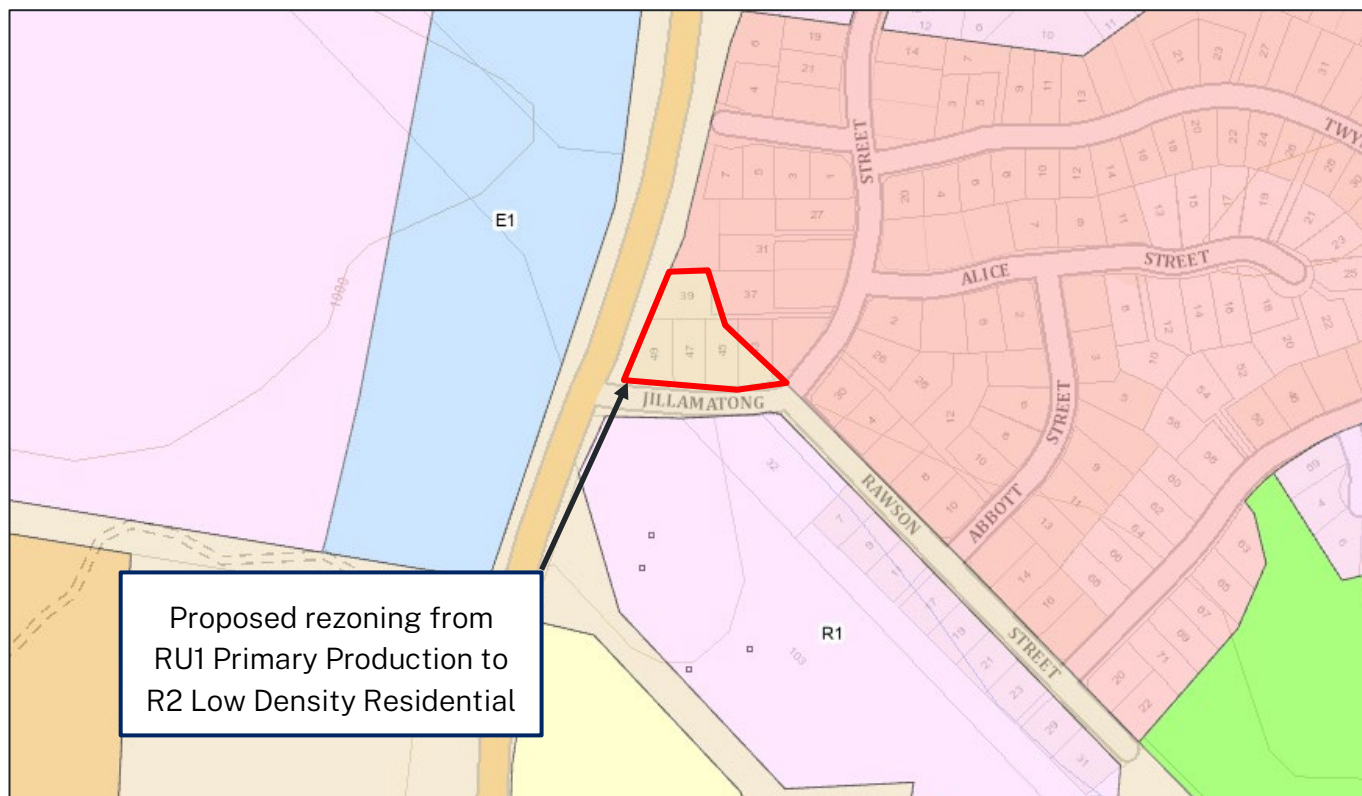


Figure 7 Proposed rezoning of residual land

4.5. New Jindabyne Waste Transfer Station site as SP2

The *Snowy Monaro Regional Council Waste Management Strategy 2021* identifies the Jindabyne Regional Waste Management Facility as due for an upgrade to a modern transfer station to provide a safe, easy and more efficient layout for source-separation and drop-off for residents and commercial users. This upgrade is required in the short term in order to comply with the NSW EPA and NSW Government's Waste Less Recycle More (WLRM) initiative, which is aimed at consolidating and reducing the number of regional and rural landfills operated by regional and rural councils.

Council is currently in the process of planning the closure of the existing landfill and associated operations at the existing waste management facility located at 6013 Kosciuszko Road, Jindabyne in line with the WLRM initiative. A new parcel of land on the southern side of Kosciuszko Road (refer to Figure 8) that adjoins Council's existing Jindabyne Landfill and Sewage Treatment Plant (STP) has been acquired from Snowy Hydro Limited for the new transfer station (referred to as a Resource Recovery Centre of RRC). Council is working with engineering firm GHD on the design of the new RRC, which is at the "For Approval" stage of design development.

The identified site for the waste transfer station (RRC) is:

- Is currently zoned RU1 Primary Production under Snowy River LEP 2013
- Proposed to be rezoned SP2 consistent with the adjoining waste management facility and STP under Snowy River LEP 2013
- Proposed to serve as a waste transfer station and subject to a future process for planning assessment
- Is required because the Jindabyne landfill is close to capacity and will need to be closed soon. Council's strategy is not to open a new landfill at Jindabyne but to operate a transfer station instead to move the waste to the Cooma landfill.

An SP2 zoning aligns with the future use of the lands and provides for infrastructure and related uses that is compatible with the existing land use setting.



Figure 8 Aerial image with the location of the waste transfer station location at 6013 Kosciuszko Rd, Jindabyne (Lot 51 DP 1286726).

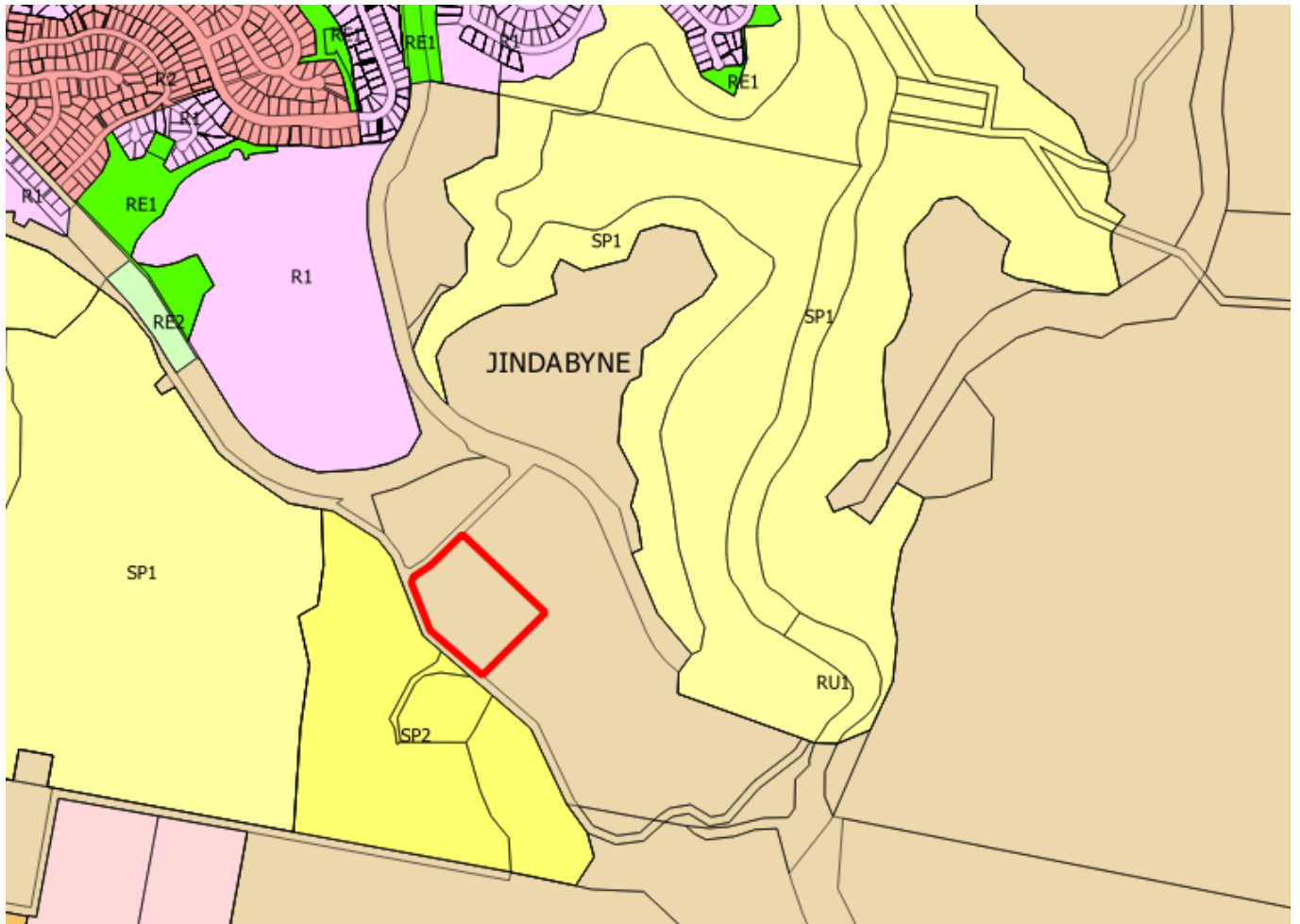


Figure 9 Extract form the Snowy River LEP 2013 land Use Zoning Map indicating the existing land use zoning of the indicative location of a Council waste transfer station on zone RU1 Primary Production.

5. Master Plan Updates

5.1. Historic Heritage mapping

The Master Plan comprises strategic mapping which indicates zones of high, medium, and low historic heritage risk to guide strategic planning and to help scope development project proposals. The existing mapping provided in Section 7.2 of the Master Plan (see Figure 10) does not align with current legislation and is limited in its ability to effectively manage historic heritage in Jindabyne.

It is proposed to have two categories of historic heritage identified on the strategic map, 'high risk' (as previous) and 'low risk' (previously 'moderate risk' and 'low risk'). 'High risk' areas are LEP-listed items, whilst 'moderate risk' areas are adjacent to 'high risk' areas but have not been subject to the level of investigation required to deem the areas 'high risk'. Existing moderate risk areas will be reclassified as low risk.

These changes will also necessitate associated amendments to the performance criteria in Section 7.2 of the Master Plan to remove reference to 'moderate risk' areas.

To ensure alignment within the approach to historic heritage across the Snowy Mountains SAP, it is proposed to apply the same approach to mapping of historic heritage items precinct wide and amendments to the performance criteria in section 12.2 of the Master Plan applying to the Alpine Region are to replicate the above performance criteria amendments in 12.2 (C) and (D) of the Master Plan.

Note: Matters of local heritage significance will be provided in a Section 10.7(5) Planning Certificates issued by Council

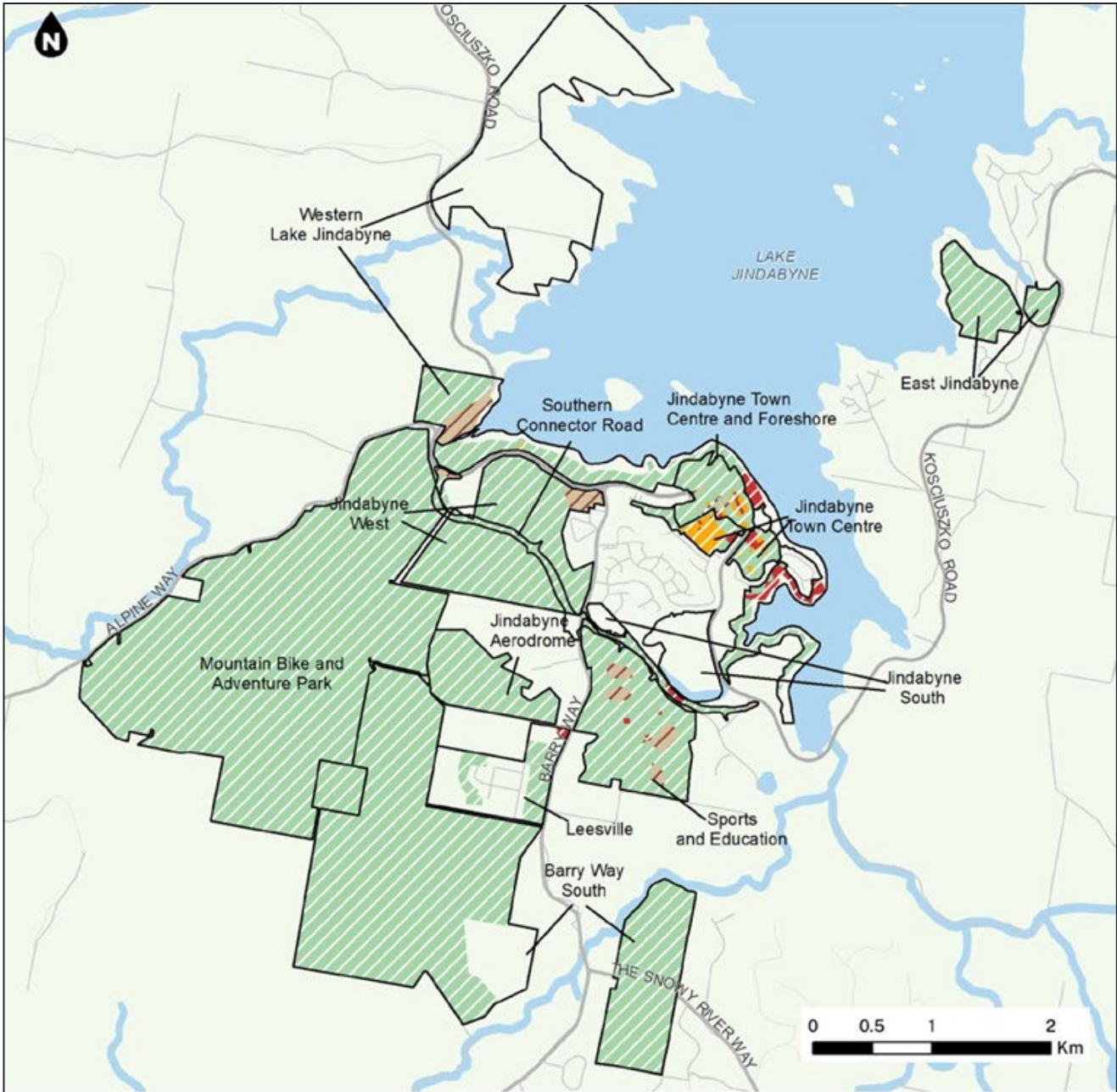


Figure 26: Historic heritage - Jindabyne

-  Sub-precinct boundary
-  Road
-  Historic heritage - high risk
-  Historic heritage - moderate risk
-  Historic heritage - low risk
-  Disturbed land



Figure 10 Extract of Figure 26: Historic heritage mapping in the Master Plan

5.2. Bushfire

Section 11.5 of the Master Plan provides overarching bushfire considerations and design requirements for development in the Alpine Region.

The Department continues to work with the NSW Rural Fire Service to ensure that the planning in the Alpine Region is consistent with *Planning for Bushfire Protection 2019* and/or any agreed policy as agreed by the relevant NSW Government agencies.

An amendment to Section 11.5 is proposed to ensure that bushfire planning is consistent with any Standards agreed to by the Commissioner of the NSW Rural Fire Service that can be applied to the Alpine Region for the purpose of:

- greenfield development;
- infill development;
- alterations and additions to existing buildings including special fire protection purpose buildings (SFPP); and
- Complying development.

5.3. Structure Plan updates

5.3.1. Catalyst Precinct

Jindabyne Town Centre

The structure plan for Jindabyne Town Centre within the Master Plan is to be updated to reflect the inclusion of the two lots adjacent to the Jindabyne Central School site (as per Section 2.1), shown in Figure 11 below.



Figure 6: Jindabyne Town Centre structure plan



Figure 11 Proposed update to Figure 6: Jindabyne Town Centre structure plan

Mountain Bike and Adventure Park

The structure plan for the Mountain Bike and Adventure Park within the Master Plan is to be updated to reflect the opportunity for tourist and visitor accommodation and eco-tourist facilities within the sub-precinct. These uses are permitted under the Precincts – Regional SEPP Land Zoning Map, as noted in **Error! Reference source not found.**

The structure plan for the Mountain Bike and Adventure Park is to be updated to reflect the intent to have tourist accommodation in the south-western portion of the sub-precinct (see Figure 13). This is considered an optimum location for tourist accommodation as:

- low biodiversity constraint as identified in Figure 21 of the Master Plan,
- no interference with the proposed operation of the Mountain Bike and Adventure Park,
- can be accessed via existing service road off Alpine Way, and
- indicating diverse uses will allow flexibility in market uptake of development.

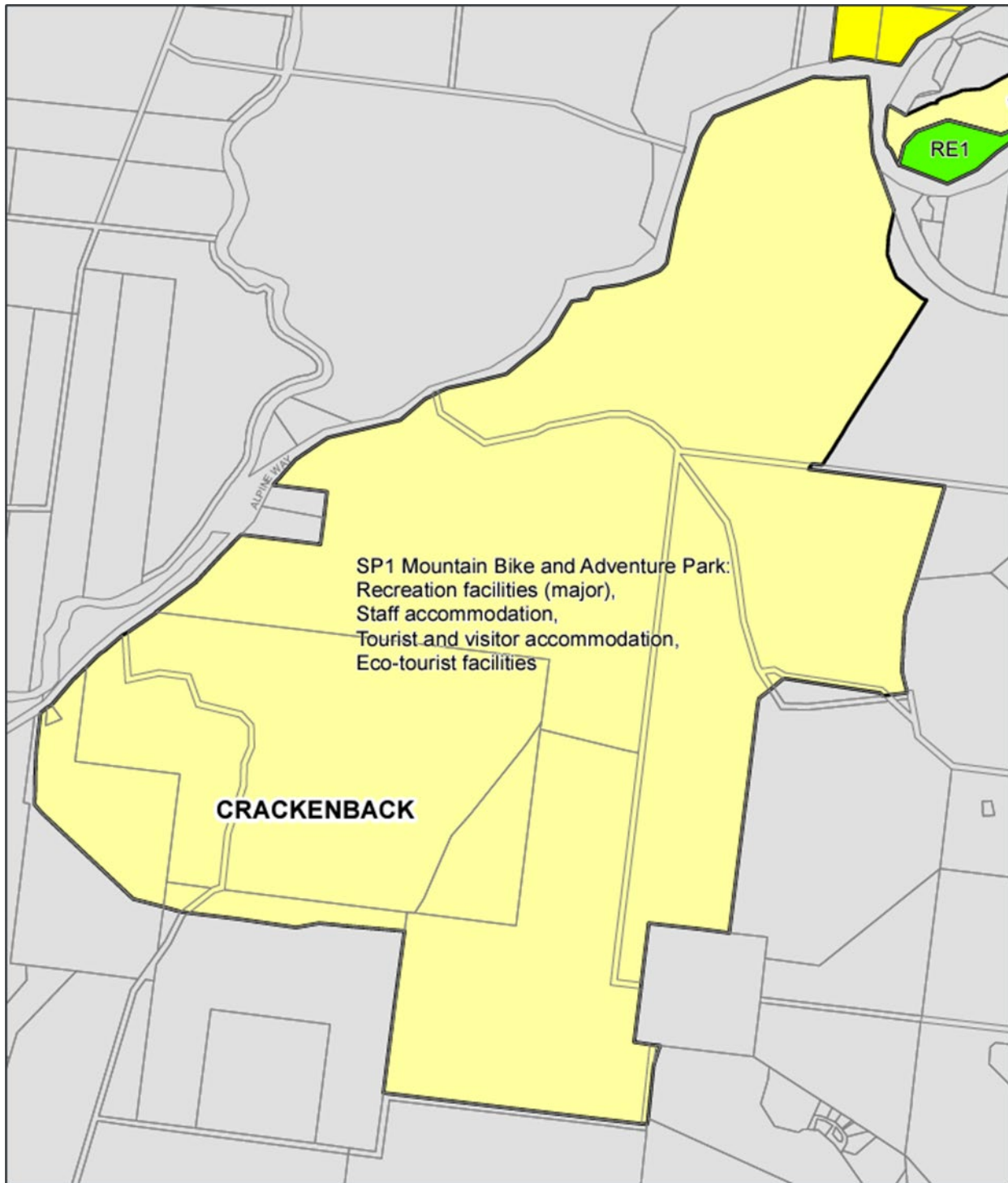


Figure 12 Precincts-Regional SEPP Land Zoning Map (SEPP_PRE_SMA_LZN_001_20220815)

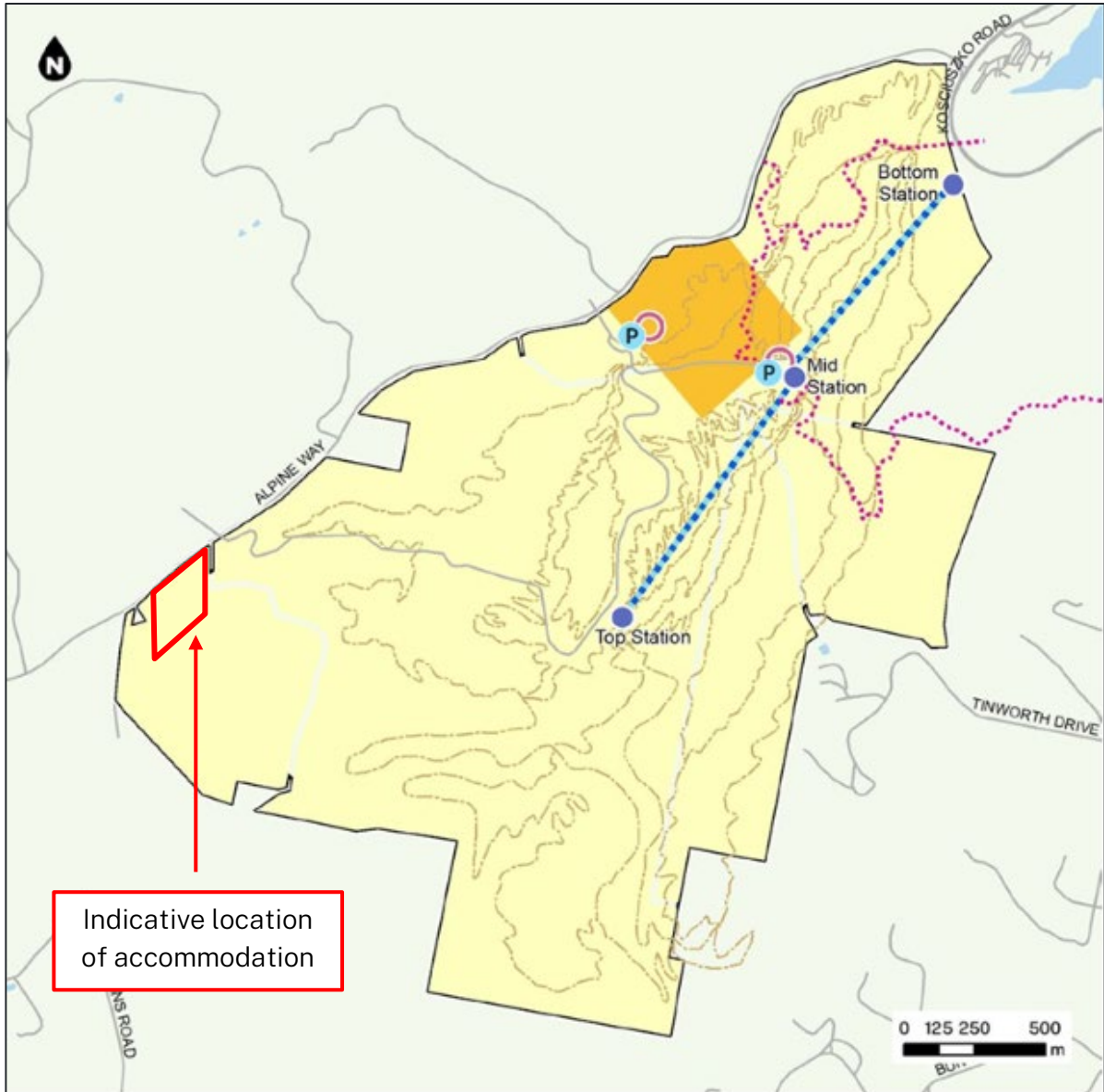


Figure 11: Mountain Bike and Adventure Park structure plan

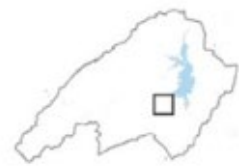


Figure 13 Proposed update to Figure 11: Mountain Bike and Adventure Park structure plan

5.3.2. Growth Precinct

Jindabyne Town Centre Growth

The structure plan for Town Centre Growth within the Master Plan is to be updated to reflect the removal of the two lots adjacent to the Jindabyne Central School site (as per Section 2.1) from the sub-precinct, shown in Figure 14 below.

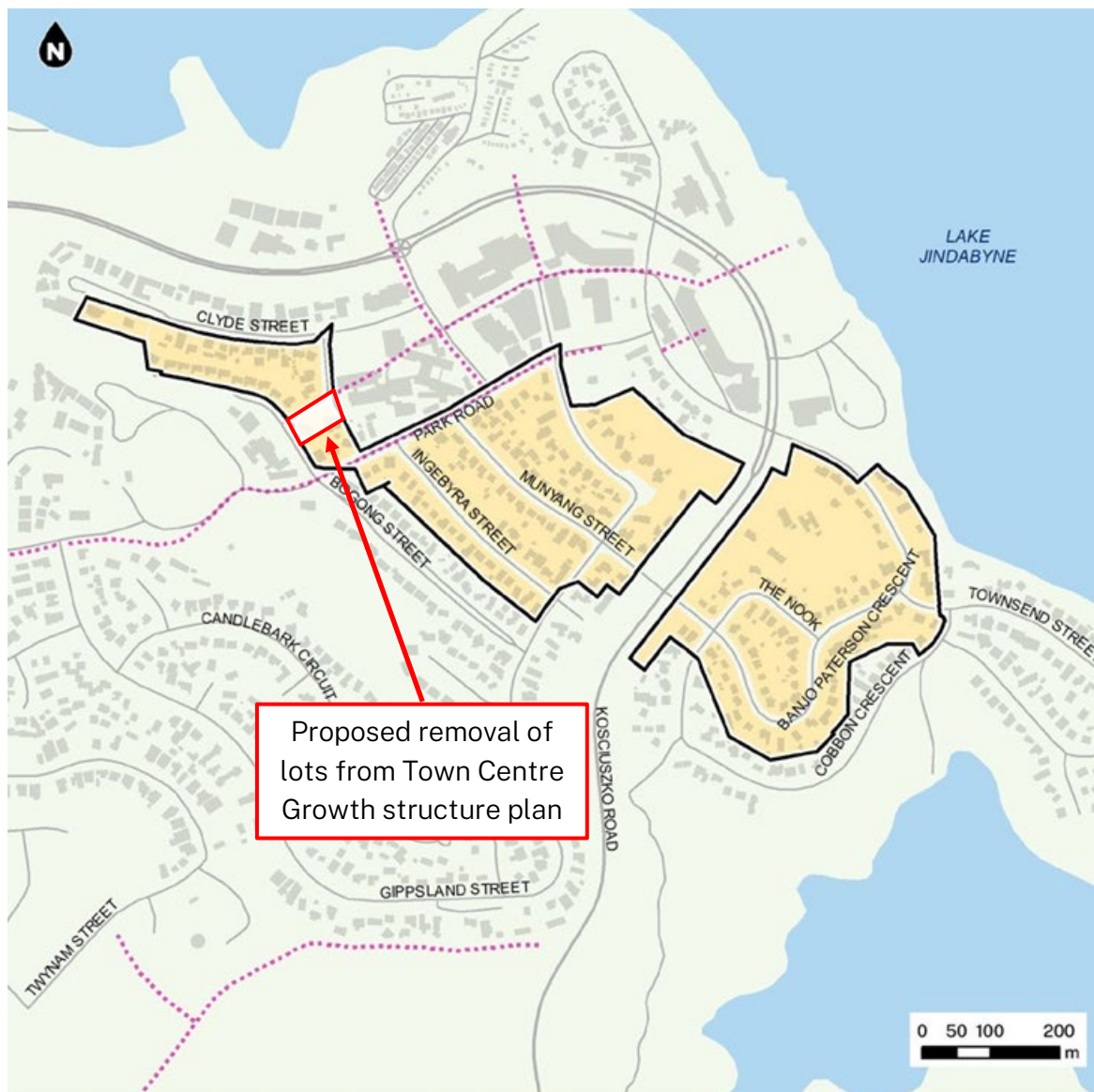


Figure 14: Jindabyne Town Centre Growth structure plan

-  Sub-precinct boundary
-  Road
-  Shared path
-  Accommodation/Housing
-  Existing development



Figure 14 Proposed update to Figure 6: Jindabyne Town Centre structure plan

5.3.3. Alpine Precinct

Structure plans have been adopted in the Master Plan for:

- Alpine resorts - Thredbo, Perisher Range and Charlotte Pass, and
- Alpine accommodation; and
- Alpine camping locations.

The structure plan illustrates the strategic planning intent for each Alpine sub-precinct identified in Kosciuszko National Park. They provide a guide for future development to be assessed in accordance with the Kosciuszko National Park Plan of Management and Precincts – Regional SEPP.

As a result, following further investigation and urban design work associated with the preparation of the draft Alpine Development Control Plan (draft Alpine DCP), the structure plans within the Master Plan relating to the Alpine Subregions of Thredbo village West and East, Perisher Range Alpine Resort, Pipers Gap, Smiggin Holes, Charlotte Pass are proposed to be amended to reflect the urban design outcome identified in indicative layout plans for the respective resorts in the draft Alpine DCP to ensure consistency between the two guiding planning documents .

The amendments to the structure plans for each respective Alpine Subregion outlined below are wholly contained within the mapped extent of the respective Alpine Subregions under the Precincts – Regional SEPP.

Thredbo Village West and East

Figure 32 and 33 Thredbo Village East and West structure plan in the Master Plan (Figure 15) is proposed to identify five additional key development sites previously identified as development areas under the Master Plan and an additional investigation area over the former bobsled site (refer to Figure 16).

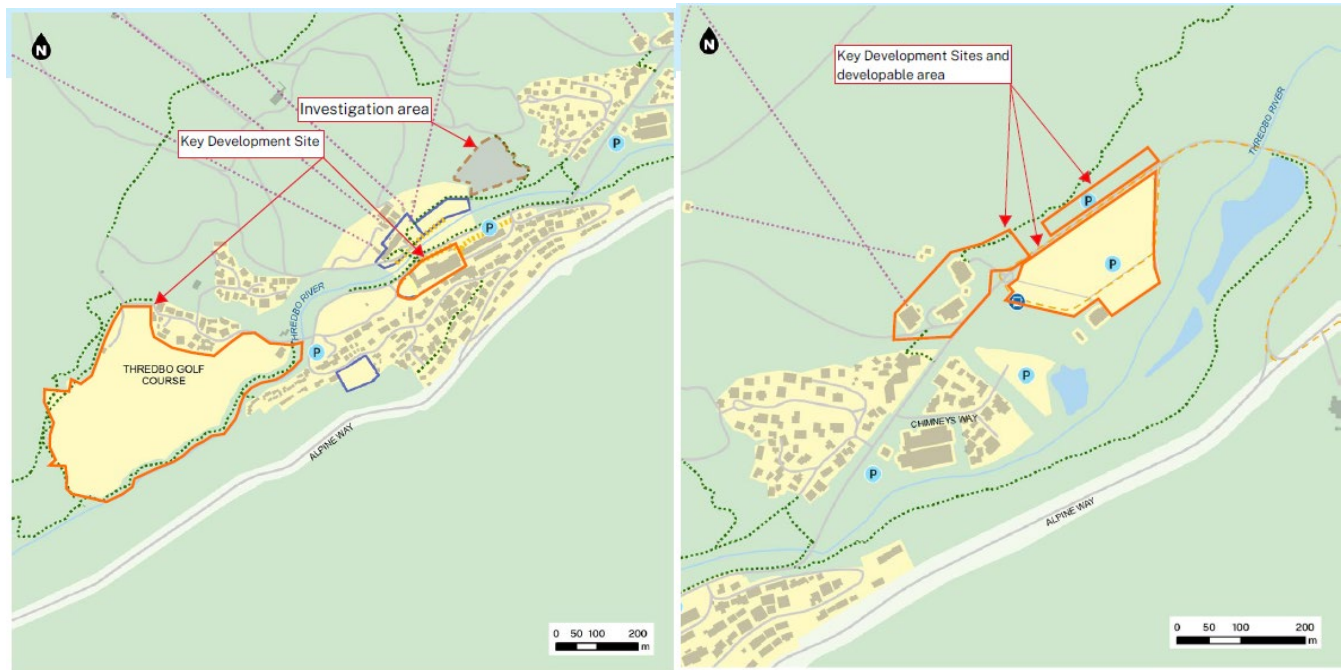


Figure 33: Thredbo Village West structure plan

- Parking
- National park
- Ski lift
- Trail
- Road
- Active frontage
- Existing development
- Development area
- Key development site



Figure 32: Thredbo Village East structure plan

- Bus stop
- National park
- Parking
- Bus route
- Ski lift
- Trail
- Road
- Development area
- Existing development



Figure 15 Extract of Figure 32: Thredbo Village East and Figure 33: Thredbo Village West from the Master Plan Extent of the changes identified in the call out boxes inset.

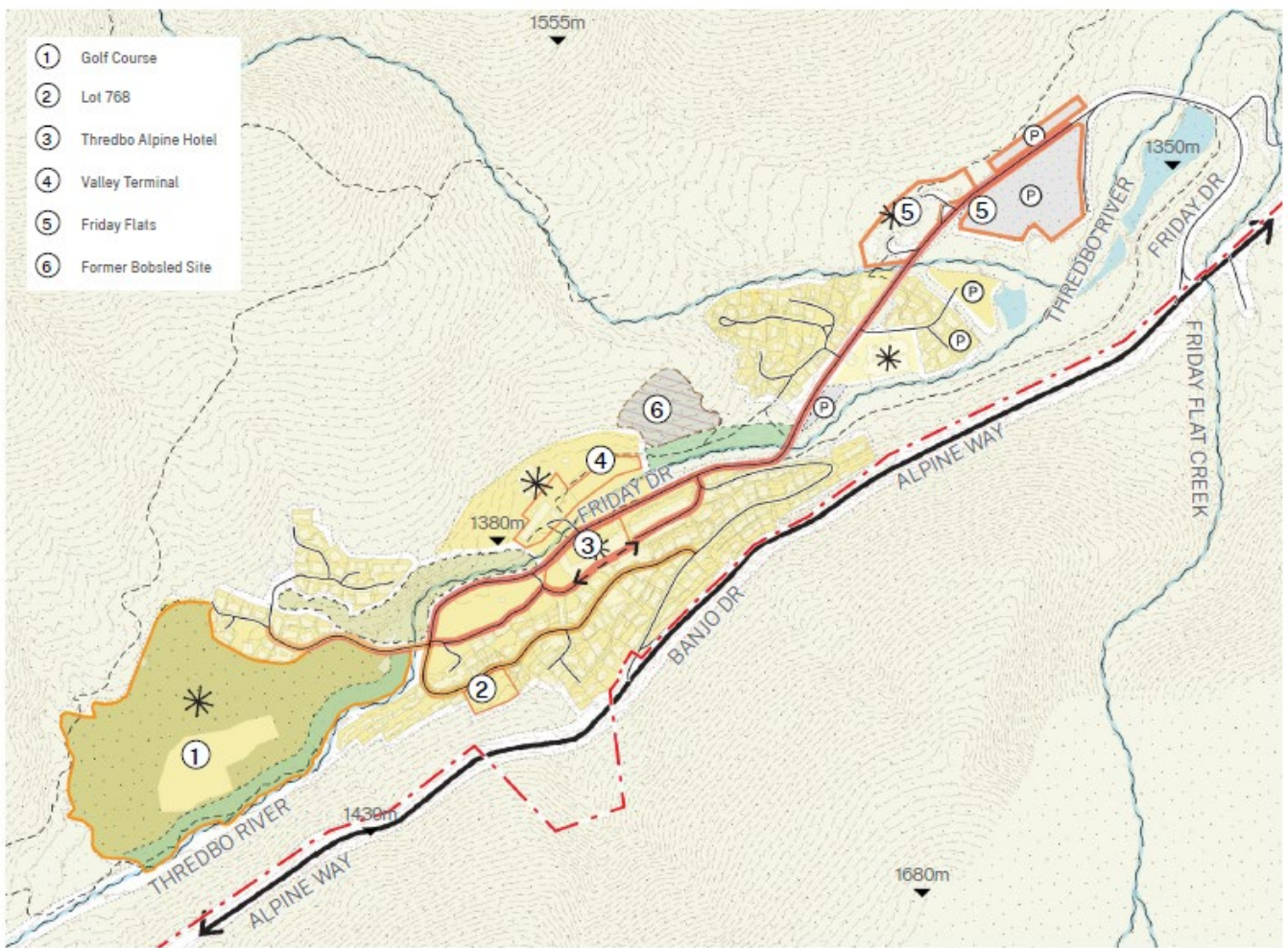


Figure 51. Thredbo Alpine Resort ILP

Figure 16 Extract of Figure 51: Thredbo Alpine Resort ILP from the draft Alpine DCP.

Charlotte Pass

Figure 38 Charlotte Pass structure plan in the Master Plan (Figure 17) is proposed to be amended to identify:

1. Two additional long term investigation areas;
2. Two additional key development sites subject to investigation; and
3. Remove a key development site to the west of Spencers Creek and the Kosciuszko Chalet Hotel.

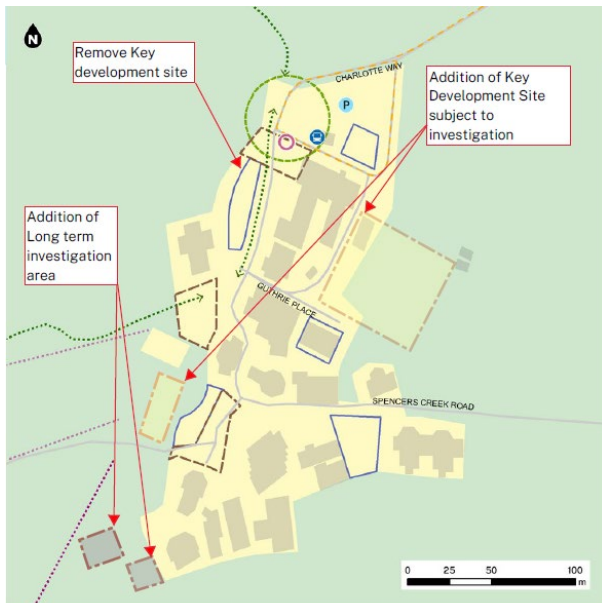


Figure 38: Charlotte Pass structure plan

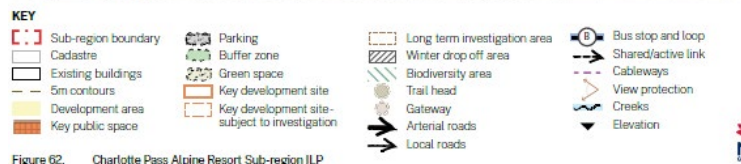


Figure 62. Charlotte Pass Alpine Resort Sub-region ILP

Figure 17 Extract of Figure 38: Charlotte Pass structure plan from the Master Plan (right) and Figure 62. Charlotte Pass Alpine Resort Sub-region ILP from the Alpine DCP (left). Extent of the changes identified in the call out boxes inset.

Smiggin Holes

Figure 36 Smiggin Holes structure plan in the Master Plan (Figure 18) is proposed to be amended to identify four key development sites not previously identified in the structure plan for the Alpine Subregion.

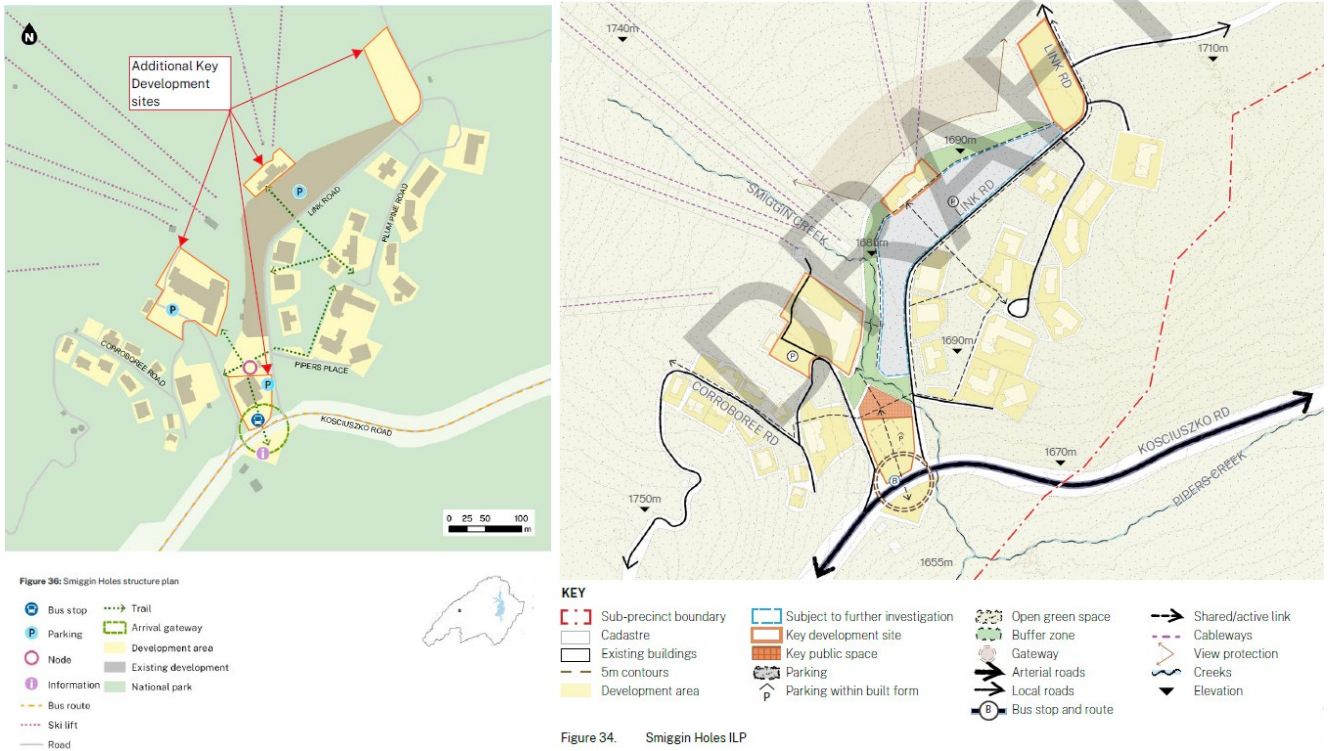


Figure 34. Smiggin Holes ILP

Figure 18 Extract of Figure 36: Smiggin Holes structure plan from the Master Plan (right) and Extract of Figure 34. Smiggin Holes ILP from the Alpine DCP (left). Extent of the changes identified in the call-out boxes inset.

Pipers Gap

Figure 35 Pipers Gap structure plan in the Master Plan (Figure 19) is proposed to be amended to identify relocation of the park and ride shuttle terminal from the previously identified site on the southern side of the car park to the north-western corner of the site, to respond to the constraints and opportunities of the site and to enable a preferred car parking and transport outcome

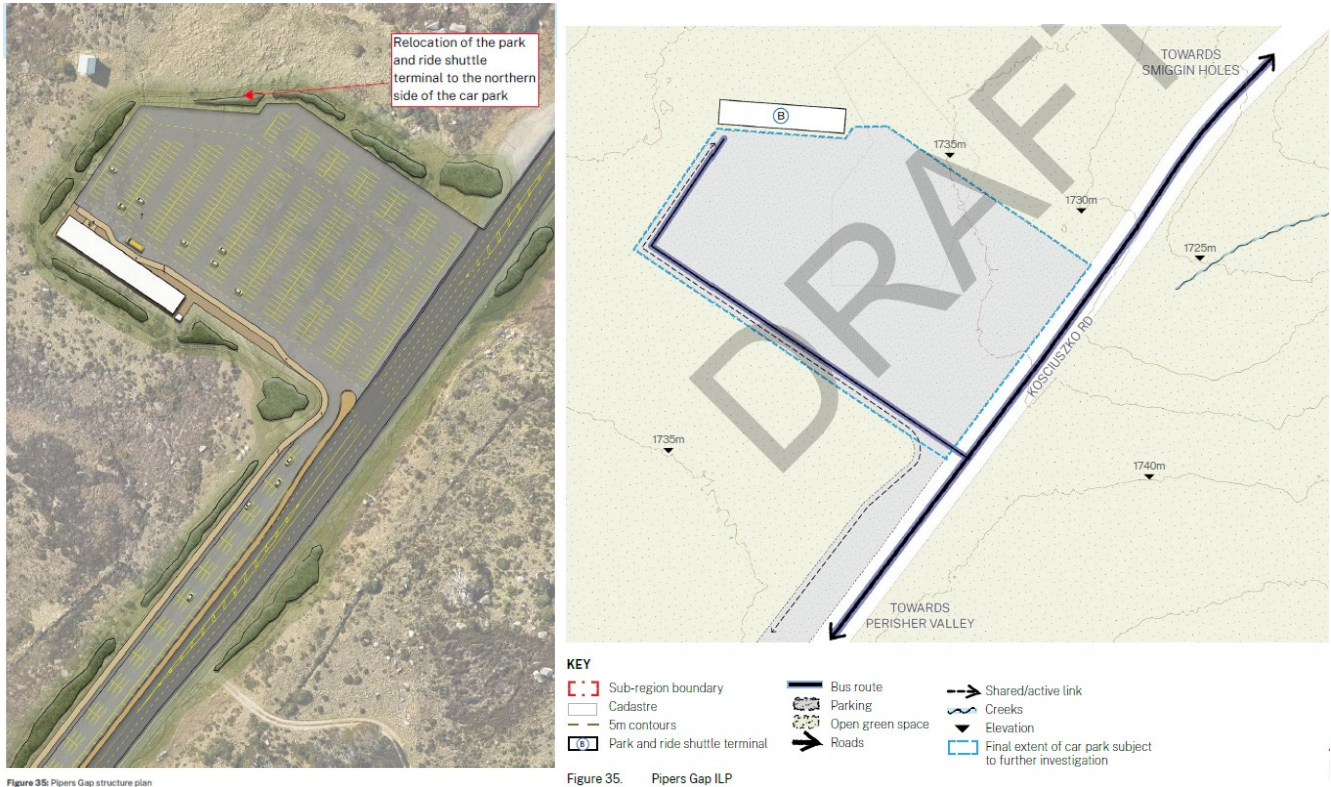


Figure 19 Extract of Figure 35: Pipers Gap structure plan from the Master Plan (right) and Extract of Figure 35. Pipers Gap ILP from the Alpine DCP (left). Extent of the changes identified in the call-out boxes inset.

6. Community Participation Plan for the Alpine Region

The Department is proposing to implement a new Community Participation Plan (CPP) for the Kosciuszko Alpine Region. The CPP outlines the mandatory community engagement requirements on planning matters. The CPP reflects the community participation requirements in planning legislation, including mandatory consultation timeframes.

The CPP builds on the extensive consultation and engagement with key stakeholders and the community that has occurred during the preparation of the Master Plan and Alpine Development Control Plan.

The CPP outlines the mandatory minimum public exhibition timeframes and non-mandatory public exhibition timeframes. The Plan also outlines the types of development applications which will not require exhibition, but, may require exhibition based upon the urgency, scale, and nature of the proposal.

This CPP will apply only to the Kosciuszko Alpine Region under Chapter 4 of the *State Environmental Planning Policy (Precincts – Regional) 2021* (Precincts Regional SEPP) and where planning functions are undertaken by the Minister for Planning and Public Spaces and the Planning Secretary under the *Environmental Planning and Assessment Act 1979* (EP&A Act). This Plan includes:

- Community participation objectives; and
- Approaches to community engagement, including minimum and typical public exhibition timeframes.

The Plan has been prepared to meet the requirements of the EP&A Act Division 2.6 and will apply to planning functions exercised by the Minister administering the EP&A Act (Minister for Planning and Public Spaces) and the Planning Secretary (and their delegates and nominees) within the Alpine Region.

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