

## Frequently asked questions

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

The Snowy Mountains Special Activation Precinct focuses on ways to increase year-round tourism and employment opportunities to grow the regional economy and attract more visitors to the region from Australia and around the world.

We aim to do this by transforming a strong single season visitor economy into a successful year-round 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 workers, and temporary visitors. The provision of new residential land will allow for a variety of housing stock and the ability to provide affordable housing in Jindabyne.

The Master Plan outlines a 40-year vision for the Snowy Mountains region and is a long-term strategic plan.

### What documents are on exhibition?

The following draft documents which guide development in the Precinct will be exhibited:

- Snowy Mountains Delivery Plan
- Jindabyne Development Control Plan (DCP)
- Alpine DCP
- Alpine Community Participation Plan
- Discussion Paper (outlining legislative amendments).

### What is a Development Control Plan?

A DCP provides detailed planning and design guidelines to support the planning controls in a Local Environmental Plan (LEP) or State Environmental Planning Policy (SEPP). There are two DCPs on exhibition:

- **Draft Jindabyne DCP:** Applies to the Growth Precinct and the broader Jindabyne township. Given effect by the [Snowy River LEP 2013](#) and will be a Council document.
- **Draft Alpine DCP:** Applies to Alpine Precinct within the Kosciusko National Park. Given effect by [Chapter 4 of the Precincts—Regional SEPP](#).

### What is a Delivery Plan?

A Delivery Plan is prepared by Regional Growth NSW Development Corporation (RGDC) and provides controls and guidelines for development within a Special Activation Precinct and is consistent with the Master Plan. The following will be exhibited:

- **Draft Snowy Mountains Delivery Plan:** Applies to Catalyst Precinct only. Underpinned by [Chapter 3 of the Precincts—Regional SEPP](#).

### What is a Discussion Paper?

A Discussion Paper provides an overview and explanation of proposed legislative amendments. The Discussion Paper details proposed amendments to the following:

- Master Plan
- Precincts – Regional SEPP, Chapters 3 and 4
- Snowy River Local Environmental Plan 2013.

### Why are these documents on exhibition?

These documents provide detail to progress the strategic vision and enable the development of the Precinct over 40 years. Public exhibition of these documents is an important part of the planning process and a legislative requirement. Public exhibition provides community and relevant stakeholders with an opportunity to provide input into the planning process and the draft documents.

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

The protection of the natural, cultural, and social values in the Kosciuszko National Park (KNP) is a primary focus of the Special Activation Precinct. The Master Plan identifies preferred development types and locations, focusing on already disturbed areas within the Alpine Precinct, to ensure this unique alpine environment is preserved.

The draft Alpine DCP, is the first ever DCP for the Alpine Precinct and provides a consolidated suite of planning controls to guide well-designed, quality land use and development, building upon the principles of the Master Plan.

The DCP also includes a Carrying Capacity Framework that provides stakeholders a framework of requirements, infrastructure and planning controls, for managing increased bed capacity for visitor and accommodation within the Alpine Precinct.

## How will complying development be dealt within the Alpine region?

In December 2022, amendments were made to Chapter 4 of the *State Environmental Planning Policy (Precincts—Regional) Amendment (Kosciuszko Alpine Region) 2022* and included introduction of complying development in the Alpine region for the first time.

In response to feedback from stakeholders, the draft Discussion Paper outlines a number of practical amendments to the existing complying development provisions, whilst still reflecting the unique Alpine setting and environmental sensitivities. The amendments include additional complying development to enable demolition of structures, and minor changes to conditions imposed on complying development certificates. Once finalised, resort operators will experience improved timeframes and clear and consistent policy directions.

## I would like to lodge a Development Application - who is the consent authority?

For land in:

- **Jindabyne (including Growth Precinct):** Snowy Monaro Regional Council

- **Catalyst Precinct:** Capital Investment Value (CIV) < \$2million: Snowy Monaro Regional Council  
CIV >\$2million: Department of Planning and Environment
- **Alpine Precinct:** Department of Planning and Environment.

## Does the Strategic Infrastructure Review impact the Snowy Mountains Special Activation Precinct?

The NSW Government conducted a Strategic Infrastructure Review of currently funded and future infrastructure projects across NSW, including the Snowy Mountains Special Activation Precinct.

The outcomes of the Strategic Infrastructure Review have now been released, and the NSW Government decided that the Snowy Mountains Special Activation Precinct would proceed, but with a reduction in funding.

The 2023/24 NSW State Budget confirmed \$196.3 million to deliver the project.

The reduction in funding means the NSW Government will work closely with key stakeholders to refine the scope and the phasing of projects.

The decision is based on the Government's fiscal repair strategy which ensures expenditure delivers maximum benefits to regional NSW communities, and is aligned with the government's priorities, including accelerating housing supply in regional NSW.

## How do these documents address housing challenges in Jindabyne?

Both the Jindabyne DCP and Snowy Mountains Delivery Plan provide a framework for providing additional supply and variety in housing stock across Jindabyne consistent with the areas identified in the Master Plan.

The DCP and Delivery Plan introduce affordable housing objectives, which are further detailed in the Discussion Paper. Minimum affordable housing requirements for key sites in Jindabyne are proposed to be introduced, with affordable housing seeking to address the demands for key workers and seasonal workers in Jindabyne.

## How do I make a submission?

We welcome submissions made during public exhibition. Submissions can be made by following the links at

[www.planning.nsw.gov.au/snowymountainssap](http://www.planning.nsw.gov.au/snowymountainssap)

## What are the next steps?

Following public exhibition, submissions will be reviewed and considered and updated documents prepared responding to the issues raised. A finalisation report will be prepared summarising the exhibition findings. The delivery documents will be finalised by mid-2024.

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

The Regional Growth NSW Development Corporation (RGDC) provides a concierge service for the Special Activation Precinct and is available to discuss any investment opportunities in the precinct.

RGDC concierge service 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

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