



# Snowy Monaro

# Draft Settlements Strategy

## Part 5 - Jindabyne

Strategy Development

2020

Draft for Public Exhibition



## Contents

5 - Jindabyne .....	3
5.1 Local Narrative.....	3
Lakeside Villages.....	4
5.2 The Snowy Mountains Special Activation Precinct (SAP).....	4
5.3 Objectives.....	5
5.4 The Evidence .....	6
Population and demographics .....	6
5.5 Snowy Mountains Special Activation Precinct Vision .....	11
5.6 Existing Settlement Structure.....	12
Central Jindabyne .....	12
Suburban Jindabyne .....	13
Lakeside Suburbs.....	14
Leesville and Rural Residential South .....	15
5.7 Planning Constraints .....	16
Aboriginal Archeology.....	16
Biodiversity.....	17
5.8 Planning Proposals.....	20
Planning Proposal 218 Barry Way Jindabyne.....	20
Planning Proposal Highview.....	23
Planning Proposal 461 Barry Way .....	24
5.9 - Recommendations.....	24

## 5 - Jindabyne

*Key defining theme: Tourism and Adventure Hub*

**TABLE 20 - POPULATION BASED ON ABS STATE SUBURB (SSC) DATA**

SSC Area	2011	2016	2020*
Jindabyne	2,441	2,629	4,321*
East Jindabyne	551	697	
Kalkite	173	214	N/A*
<b>Total</b>	<b>3,165</b>	<b>3,540</b>	<b>4,321</b>

\*The 2020 population data is from Forcast.id and is based on their methodology of estimated residential population. This area includes the localities of Jindabyne, Crackenback, Moonbah, East Jindabyne and Tyrolean Village but does not include Kalkite.

### 5.1 Local Narrative

Jindabyne is centred on the spectacular Lake Jindabyne created as part of the Snowy Mountains Hydro Electric Scheme in the 1960s which involved the relocation of the town. Since this time, Jindabyne has evolved into a thriving town with a deep connection to nature and open space. Recreation and adventure go hand in hand with Jindabyne being Australia's Alpine playground. In recent years Jindabyne's tourism population has begun to swell and put pressure on existing services, and this shows no sign of relenting. Therefore, it is important that we plan well for the future of Jindabyne and the growth of tourism in the region, delivering vital infrastructure for the future.

The people of Jindabyne have a strong sense of pride in their town's natural beauty and landscape, and the town's association with its lake, mountains, and seasons are thought to be core components of the town's identity. Locals see Lake Jindabyne and its foreshore as one of the most important and defining features of the town. It serves as an everyday reminder of Jindabyne's history,



sustainability, and a source of activities and serenity. Despite this natural beauty, it's a widely shared view that the current lack of cultural and physical connections to Lake Jindabyne is one of the town's biggest challenges. Yet, with this challenge comes great potential.

The future Jindabyne must embrace the lake and recreational nature of this great asset. Connections to Lake Jindabyne are of utmost importance to the community and integrating this with the operations of Snowy Hydro is vital to the town's prosperity. Providing more recreational spaces and facilities around the lake, along with recreational activities on it will help to progress a year-round tourism offering for Jindabyne.

Locals and visitors alike recognise the alpine playground of KNP as one of Jindabyne's defining traits. The community is strongly connected to the sport and recreation activities supported by the landscape and is passionate about celebrating and investing in these opportunities. Jindabyne's natural setting is also important from an economic perspective, as local and regional tourism industries are directly dependent on the environmental assets of the region.

Jindabyne's built environment is in harmony with its natural environment. The low scale of most development respects the undulating landscape and is reflective of Jindabyne's character as a small country town. However, Jindabyne's built form has experienced challenges over the years. Locals feel that planning has been ad hoc, sporadic and not that well planned. Developments in Jindabyne must have greater regard for active transport corridors and should provide more open space to help improve liveability outcomes. New developments should attempt to avoid, minimise, and offset environmental impacts, including those related to domestic animals and planning controls should focus on achieving better environmental and liveability outcomes.

### Lakeside Villages

On the Eastern shores of Lake Jindabyne sits Tyrolean Village, East Jindabyne and Kalkite, three distinct communities undergoing growth and challenges which accompany this. These areas had a combined permanent population in the 2016 census 818 up from 722 at the 2011 census making it one of the fastest growing areas in the LGA.

Many are concerned that the close community networks and peri-urban lifestyle is being eroded by new development. These communities are not anti-development, rather wish to see development in keeping with the character of the area, complementing the spectacular landscape rather than detracting from it.

As these communities grow, they would like to see more given back to the public realm through community and recreational spaces which enhance access to Lake Jindabyne. Connectivity is vital for healthy and sustainable lakeside villages with better open space connections and walking trails. Linking each of these communities with improved road access, trails and improved public transport connections to Jindabyne town centre, the resorts and the rest of the region.

## 5.2 The Snowy Mountains Special Activation Precinct (SAP)

On 5 November 2018, the NSW Government announced the Go Jindabyne Masterplan which was intended to create an 18-year blueprint to achieve Direction 3 of the South East and Tablelands Regional Plan. The Masterplan was intended to build on Jindabyne's strengths, harness its opportunities and address its challenges to ensure that by 2036 the hub of the Snowies would be a place that is even more of a joy for residents to live in and visitors to come to.

On 15 November 2019, the Go Jindabyne Masterplan was superseded by the Snowy Mountains Special Activation precinct (SAP). The SAP is intended to increase year-round tourism and make the

region an unmissable place to visit any season, any time. Benefits offered by the SAP include streamlined planning, government-led developments and a business concierge service which will combine to make it easier for new businesses to set up and for existing organisations to thrive in the region.

The Snowy Mountains SAP will result in a significant change to Jindabyne over the next 40 years. While change is supported, it is important it does not come at the expense of the local community. As such the Snowy Mountains SAP Masterplan must consider community views in detail and provide a clear framework for future development to be in accordance with community expectations.

Investigations for the Snowy Mountains SAP area will focus on Jindabyne (including East Jindabyne and Tyrolean Village) and areas of high tourism interest in Kosciuszko National Park, such as the Thredbo, Perisher and Charlotte Pass. The specific boundary for the Snowy Mountains Master Plan will be confirmed through the planning process.

### 5.3 Objectives

#### **MAINTAIN**

- Built form that is respectful, sustainable and enhances the town's alpine and country town character.
- Protect and maintain Jindabyne's high quality public open spaces and local trails that connect the town to surrounding trails in the region.
- Maintain and review planning controls relating to scenic protection areas around Jindabyne.
- Maintain Jindabyne as an accessible and modern community, with good existing recreation and education facilities.

#### **ENHANCE**

- Enhance and protect Aboriginal culture and heritage so that it is recognised and celebrated throughout the town.
- Protect and enhance Jindabyne's natural environment which supports year-round tourism and sustainable activities, particularly by enhancing access to Lake Jindabyne and activating its waterfront.
- Enhance connections and services should create an accessible place for people of all ages and abilities, with opportunities for recreation, healthcare and aged care.

#### **CHANGE**

- Create housing choices that are affordable and cater for a variety of household types, and are suitable for local residents, seasonal workers and short-term visitors.
- Better connect Jindabyne, with pedestrian links, cycle routes, transport alternatives, improved road safety, better managed congestion and car parking, which together, enhance mobility around town, access to the mountains and other towns and cities.
- Provide employment lands in appropriate locations, which supports more jobs and a stronger, diversified local economy.
- Create a united, vibrant and safe town centre that is supported by public spaces, mixed uses and walkable streetscapes.

## 5.4 The Evidence

Jindabyne is the second largest town in the Snowy Monaro Region by permanent population; however, Jindabyne's population increases to the largest town in the region in winter. Due to the transient nature of Jindabyne's population, it is hard to put a precise figure on its population at any one time. Jindabyne's population is likely to vary year to year and even day to day based on tourist movements and popularity of the winter season.

In recent years winter tourism has surged and in doing so significant pressure has been put on infrastructure, services and community cohesion. As outlined earlier in this document, the Go Jindabyne Masterplan was announced in late 2018 and has since evolved into the Snowy Mountains SAP project. The Go Jindabyne technical studies have informed this section of the document.

The Snowy Mountains SAP project is expected to have a significant impact on Jindabyne bringing increased year-round tourism, infrastructure, services and increased development.

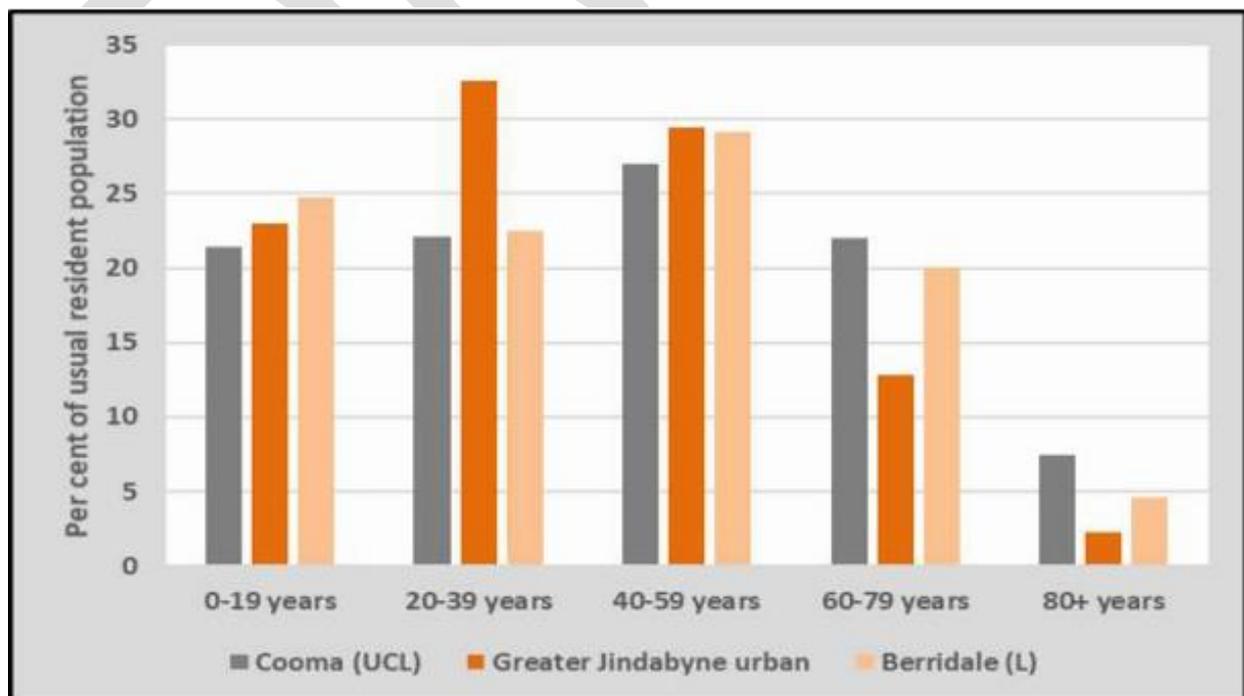
### Population and demographics

#### *Jindabyne has a younger population than Cooma*

In 2016, the urban centre of Cooma with a much larger population, had more people in every 10-year age group than did Jindabyne or Berridale. However, in the locality of Berridale, young people comprised a slightly larger share of the population than in either Cooma or Jindabyne. In Berridale, children and young people aged less than 20 years accounted for close to one-quarter of the population (25%). This compared with 23% in the Greater Jindabyne urban area and just over 21% in the urban centre of Cooma.

In contrast, while Cooma and Berridale had similar shares of people aged between 20 and 39 years (around 22%), in Jindabyne this age group represented 33% of the population.

**FIGURE 18: BROAD AGE STRUCTURE, USUAL RESIDENT POPULATION, COOMA URBAN CENTRE, GREATER JINDABYNE URBAN AREA AND BERRIDALE**



All three areas had a broadly similar share of the population aged between 40 and 59 years with Cooma urban centre having the smallest percentage (27%). However, older people aged 60 years and over accounted for a much larger share of both Cooma's population (29%) and Berridale's population (25%), than in Jindabyne (15%).

Jindabyne had an over-representation of young working-age people aged between 20 and 34 years, while in contrast, Cooma and Berridale had higher population shares of both the youngest and the oldest populations.

### *Visitor Population*

The Census provides us with a snapshot of visitors to the area. Very few characteristics are provided for this group of the population; however, age, home location for domestic visitors and whether they were counted in private or non-private dwellings is available.

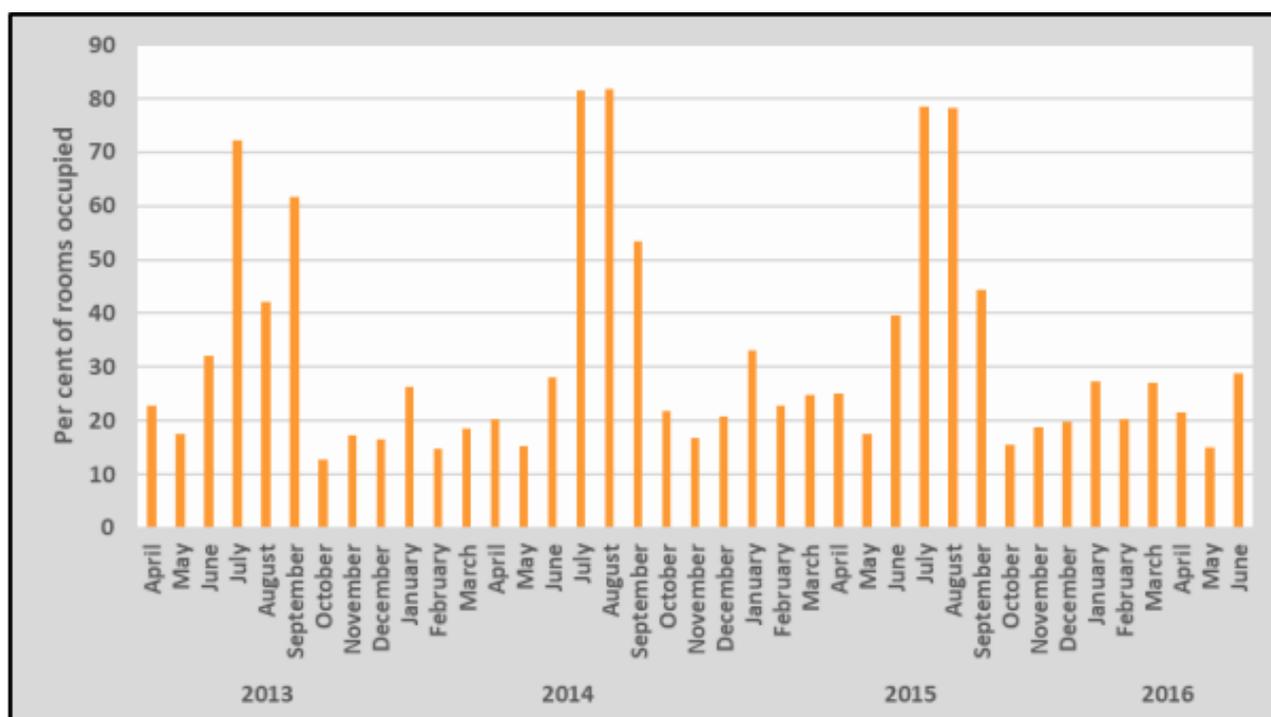
In 2016 in the Snowy Monaro Regional Council area, there was a total of 14,540 visitors counted at Census time. Over 13,500 of these visitors or 93% were reported in the Jindabyne-Berridale SA2.

While one-quarter of the visitors in Jindabyne-Berridale SA2 were found in the Greater Jindabyne urban area used in this report, many others were located in resort and other areas (Table 12). This underscores the significance of the area for tourism purposes and the vital role of Jindabyne as the key centre servicing this activity. The distribution of visitors at Census time may also indicate the amount of visitor accommodation demand that is currently being met in the Greater Jindabyne urban area.

A substantial number of visitors were found in the resort areas of Thredbo Village, Perisher Village and Crackenback. A large number were also reported in the large geographic area covering the Kosciusko National Park and stretching from the NSW-Victorian border in the south to the park boundary in the north (but not including Thredbo and Perisher, which are reported separately). This area includes Guthega, Charlotte's Pass, selected other chalets, huts and camping grounds.

It is no surprise that there have been significant peaks in the number of visitors throughout the winter months.

FIGURE 19 - PERCENTAGE OF ROOMS OCCUPIED ON A 12 MONTH BASIS FROM 2013 TO 2016.



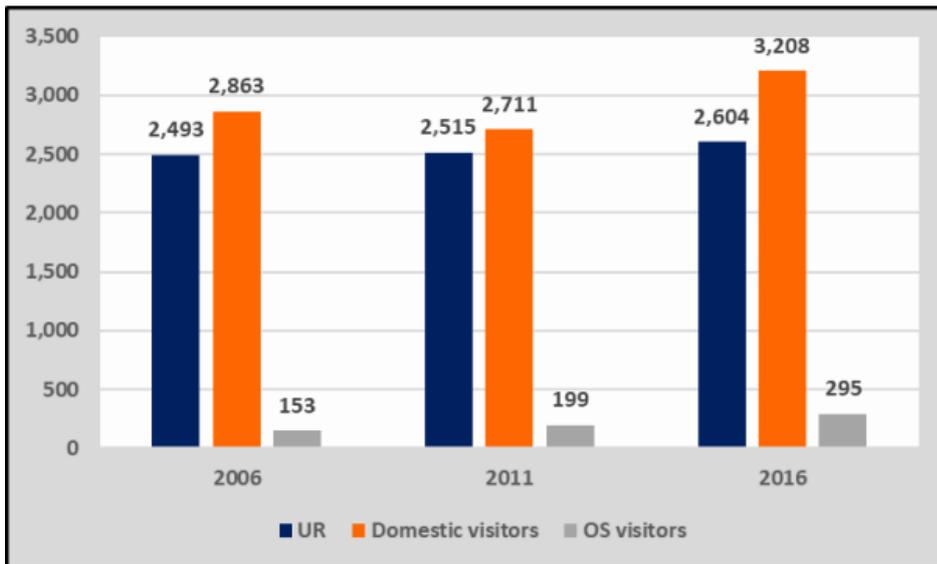
#### Permeant Residents

In 2016, there was a total of 2,604 usual residents counted in the Greater Jindabyne urban area (consisting of Jindabyne urban centre, East Jindabyne and Lakewood Estate localities). In addition to this number, there were 3,503 visitors counted in the area. Adding these two populations together provides us with a total population estimate for the population of the Greater Jindabyne urban area in early August 2016 of 6,107 people.

Of the 3,500 visitor population, the 3,208 domestic visitors accounted for the largest share (92%), outnumbering the number of usual residents (2,600 people). Domestic visitors represented 53% of the total count of people in the Greater Jindabyne urban centre at the time of the 2016 Census. Almost three-quarters (71%) of these domestic visitors were from New South Wales, with a further 16% from Queensland. Only relatively small numbers came from Victoria or the ACT.

The domestic visitor population in August has comprised the largest share of the total population counted in the Greater Jindabyne urban centre over the last three Censuses. Despite the number of domestic visitors being slightly lower in 2011 than five years earlier, the number in 2016 jumped by 497 people or an increase of 18% on the 2011 level. In contrast, the number of usual residents has steadily increased, but growth has been modest. Between 2011 and 2016, the number of usual residents grew by 89 people or 3.5%. In comparison, while the number of overseas visitors is small, with growth of 96 people between 2011-16, the rate of growth is rapid (up 48%) shown in Figure 4.

**FIGURE 20 - USUAL RESIDENTS VS VISITORS BASED ON CENSUS DATA**

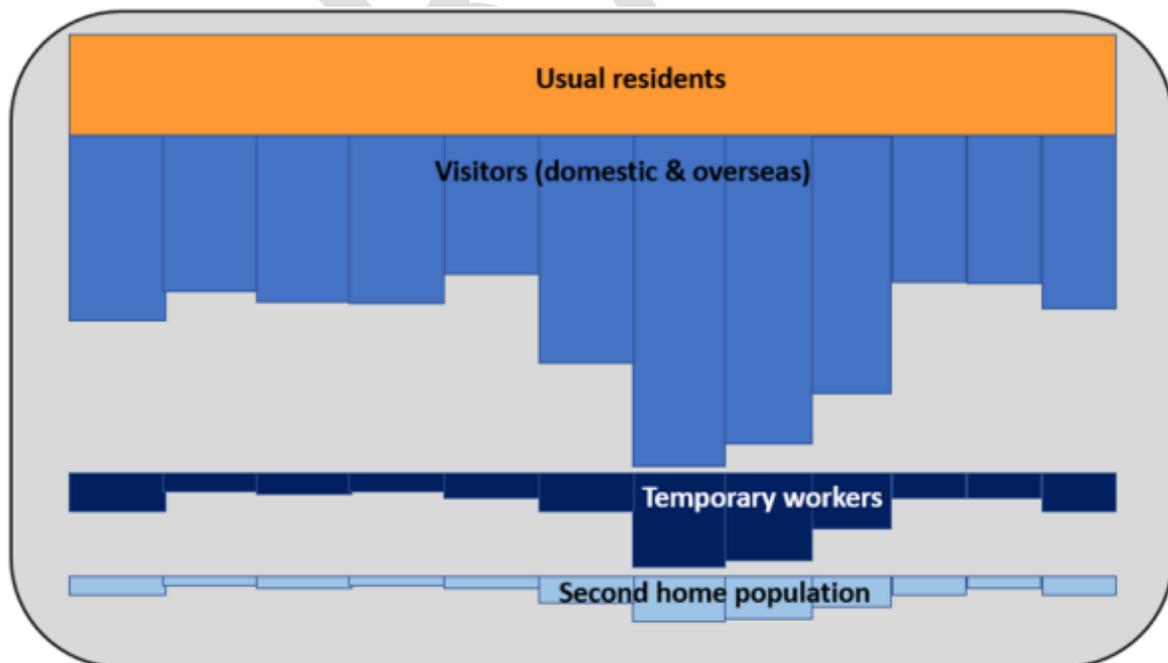


*Estimate of the total population*

Using available data, an estimate of the total population of the Snowy Mountain Regional Council has been prepared. This estimate is based on data available for June 2016 and includes all components shown in Figure 4 with the exception of the second home population.

The population of usual residents is obtained from the ABS Estimate of the Resident Population. This forms the base of the total population estimate and is assumed to remain constant throughout the year.

**FIGURE 21 – JINDABYNE TOTAL POPULATION COMPONENTS**



The approach to calculating monthly estimates of other components relies on measures of seasonality as indicated by room occupancy rates, obtained from the ABS Survey of Tourist

Accommodation. Average monthly room occupancy rates for the period from April 2013 to June 2016 were calculated. The only available data is at the SA2 level; hence the data for Jindabyne-Berridale SA2 was used as the basis of the rates. This yielded a seasonal pattern, with a separate measure for each month, which was then applied to the total number of domestic and overseas visitors to arrive at a monthly estimate of the number of visitors in the Snowy Monaro Regional Council area. This initial derived pattern of seasonality was subsequently adjusted based on feedback obtained from Jindabyne accommodation providers and tourism operators during fieldwork in May 2019.

The measure of non-resident workers obtained from the Census reflects people employed at a place of work in the Snowy Monaro Regional Council area but usually resident outside that area. In 2016, this number was 1,688 people. Initially, it was assumed that the same seasonal pattern should be applied to non-resident workers, with this pattern used to calculate monthly estimates. However, an alternate seasonal distribution was subsequently developed to better represent the likely clumping of non-resident workers into the peak seasons. This clumping effect for non-resident workers was confirmed by the accommodation providers, tourism operators and real estate proprietors who were interviewed during fieldwork.

These estimates of the total population represent a maximum monthly figure. Visitors are not likely to stay for a whole month; in fact, the average length of stay for a domestic visitor was 3.5 nights, while for overseas visitors, it was 14 nights. Thus, the monthly figures should be interpreted as a possible total figure or the peak cumulative population that may have been achieved during that month. In reality, there are peaks and troughs in the monthly visitation pattern, with the number of visitors likely peaking on weekends and in response to snowfalls, special events and holiday periods.

## Main Findings

### Settlement structure

- Residents of Jindabyne have a number of services available locally. However, many additional services are provided at Cooma, located a 45-minute drive north-east of Jindabyne. For higher order medical, educational, shopping or entertainment options, the key centre of Canberra is located a two-hour drive or 170 kilometres away.

### Current population trends

- Over the 12 years to 2018, annual population increases in the Snowy Monaro Regional Council area have remained low at less than 100 persons per annum.
- The Jindabyne-Berridale SA2 has consistently been the location of most of the population growth within the Snowy Monaro Regional Area between 2006 and 2018.
- Most growth in the Greater Jindabyne urban area was in East Jindabyne, while the Jindabyne urban centre lost population.
- Considerable population growth has occurred in rural areas surrounding Jindabyne. This is important for determining future dwelling demand and service requirements.

### Age structure

- Jindabyne is over-represented with young working age people aged between 20 and 35 years, while in contrast, Cooma and Berridale had higher population shares of both the youngest and the oldest populations.
- While the total population grew by over 100 people, the number of children aged less than 15 years and the number of people aged between 35-49 years declined over the decade to 2016. In their place, there were more people in the young working ages (20-34 years), and those aged 50 years and over.

### Household and family structure

- In 2016 over half (54%) of dwellings in the Greater Jindabyne urban area were either non-private dwellings, occupied by visitors or unoccupied at the time of the Census. Only just over one-quarter of dwellings (27%) contained family households.
- This large proportion of non-private, visitor or unoccupied dwellings reflects the specialised nature of Jindabyne.
- The largest increase in households in the ten years to 2016 was an extra 144 visitor only households, followed by an additional 93 lone person households.

### Drivers of demographic change

- Overseas migration was the biggest contributor to population growth in Jindabyne-Berridale, accounting for an extra 154 people in the population between 2016-18.
- More people moved away from Jindabyne-Berridale than moved in from other parts of Australia. The population declined by 118 people due to this out-flow between 2016-18.
- Just over 1,000 people either moved to Jindabyne-Berridale or departed to other parts of Australia in 2017-18. As a result, there was a substantial turnover of properties and impact on service demand.
- People aged in their twenties were the peak age group for people to move in and move out of Jindabyne-Berridale.
- However, because the number of people in their twenties moving in, almost matched those moving out, nearly half of the net gain due to internal migration was among young family age groups – almost 50% were people aged between 35 and 44 years, with a further 42% of the gain, children between 5 and 14 years.
- Overseas immigrants were also mainly young with almost 70% of people aged between 20 and 34 years.

## 5.5 Snowy Mountains Special Activation Precinct Vision

The Snowy Mountains Special Activation Precinct has identified a vision for the Snowy Mountains area including Jindabyne. The vision is consistent with the direction of the SETRP and Councils LSPS. The Snowy Mountains SAP vision is consistent with the vision of the LSPS and shows a direct line of sight to the environmental, economic and social themes of the LSPS. The vision is outlined below:

*The Snowy Mountains are the rooftop of Australia where an unspoiled alpine landscape meets a dramatic climate that is unbound elsewhere on the continent. This is Australia's high country where visitors are drawn to our ever changing seasons, and with them, endless opportunities to experience the great outdoors. The rich culture and authentic character of*

*our region is sewn through the patchwork of local experiences that inspire exploration and provoke adventure.*

***Our future is environmentally resilient.***

*We live sustainably and in harmony with our environment, powered by clean energy, offsetting our impacts, and maintaining our country town way of life, while remembering that the pristine landscape of Kosciuszko National Park is what brings our guests here to begin with.*

***Our future is economically strong.***

*We invest in our growing year-round visitor economy and leverage our strengths in sport, environment, and hospitality to foster a visitor experience that is world-class, provide four season employment, and empower our youth to gain the skills they'll need to lead our growing region into tomorrow.*

***Our future is socially inclusive.***

*We support the needs of our local residents, seasonal workers, and returning visitors with infrastructure, connections, and services that will guarantee that the Snowies are a healthy, accessible, adventurous, and sustainable place to live, work, and play forever more.*

The Snowy mountains SAP will set the future direction for Jindabyne and surrounds including the nearby resorts. It is anticipated the draft Master Plan will set out population growth scenarios for this area along with outlining how the SAP vision can be achieved.

## 5.6 Existing Settlement Structure

### Central Jindabyne

**TABLE 21 – POPULATION AND DWELLING DENSITY OF CENTRAL JINDABYNE AREA**

Population	Dwellings	Dwelling Density		
		High	Medium	Low
1,042	945	23%	52%	25%

Central Jindabyne includes the town centre of Jindabyne and the surrounding residential areas. The residential areas are predominantly zoned R1 General Residential with some small pockets of R2 Low Density Residential scattered throughout.

Streetscape and the character of the area are characterised by a variety of different urban forms built mostly from the 1960s–90s. There are many commercial lodges and a mix of densities from detached dwellings to residential flat building type developments.

The area's character is of a variety of densities, and residential, tourist and visitor accommodation types are generally consistent with zone R1 General Residential. It is considered that the balance

between tourist and visitor accommodation and permanent residential accommodation is important to provide cohesive communities.

These areas access to services makes it an appropriate area for tourist and visitor accommodation types which are permitted in zone R1 General Residential. As such, it is considered appropriate that areas zoned R2 Low Density Residential is considered for upzoning pending the outcomes of the Snowy Mountains SAP Masterplan.

It is understood the Go Jindabyne Masterplan considered some of this area close to services as zone R3 Medium Density to support a higher density of development. This may be appropriate, although it is noted zone R3 does not currently exist in the Snowy River LEP. Another zone which could be considered adjacent to the town centre is zone B4 Mixed use which would promote greater medium density development while also providing commercial uses which complement and could take the pressure off Jindabyne's Town Centre.

The Jindabyne Town Centre is wholly located in this area and is completely zoned B2 Local Centre. The town centre provides important commercial and retail services to Jindabyne and the wider region, including the resorts. Significant population growth during winter significantly stresses these services.

The Go Jindabyne Economic Study provides a high-level look at projected commercial demand to 2036 for the Jindabyne-Berridale SA2. This study projects the need for an additional 7,500sqm of retail space and 7,500sqm of non-retail commercial space. The Snowy Monaro Employment Lands Study provides a more detailed analysis and projects commercial and retail space required between 7,000 and 13,375sqm by 2041.

There are a number of sites towards the lakefront zoned SP3 Tourist which currently have tourist and visitor accommodation types on them including Horizons and the Jindabyne caravan park. The methodology of the application of this zone has changed in line with the NSW Government Department of Planning practice notes. It is considered these areas are rezoned to zone B2 local centre which provides these tourist and visitor accommodation uses along with other complementary uses. The caravan park site should remain zone SP3 Tourist as caravan parks are prohibited in zone B2 Local Centre.

### Suburban Jindabyne

**TABLE 22 – POPULATION AND DWELLING DENSITY**

Population	Dwellings	Dwelling Density		
		High	Medium	Low
654	567	14%	52%	34%

This area is split from central Jindabyne by an open space corridor and sits to the South and West of Central Jindabyne. This area has two distinct areas, the area east of Barry Way which is mostly characterised by the Highview residential subdivision and west of Barry Way which is mostly higher

density tourist and visitor accommodation around a former light industrial precinct located at Nettin Circuit.

The Nettin Circuit precinct was an industrial precinct until it was rezoned to zone 3b Urban Tourist Accommodation in 1997. This has seen this precinct developed primarily for tourist and visitor accommodation, though a couple of light industrial uses remain. In 2013 the Nettin Circuit Precinct was rezoned R1 General Residential which permits these tourist and visitor accommodation uses along with a number of other residential uses.

East of Barry Way, the southern area, offers a similar density of tourist and visitor accommodation centred off Reedys Cutting Road and Kirwan Close. This area is zoned R1 General Residential similar to the area west of Barry Way this is considered an appropriate zone to reflect the existing bulk, scale and density of development. It is important to create a clear active travel corridor linking these precincts with Jindabyne town centre via the JJ Connors Oval precinct.

South of this area, the streetscape becomes more of a standard suburban streetscape with detached dwellings and dual occupancies being the dominant urban form. Tourist and visitor accommodation and higher density development are sprinkled throughout this area. This residential area is centred on Gippsland Street, Candlebark Circuit, Jillamatong Street and Twynam Street. This area is expanding further south as part of the Highview residential subdivision which borders the potential southern bypass/alternative route between Kosciuszko Road to the south.

This southern area, including the Highview development, is predominantly zoned R2 Low Density Residential with some small pockets of zones R1 General Residential and R5 Large Lot Residential. Zone R2 Low Density Residential is proposed not to include tourist and visitor accommodation land uses. This is considered appropriate to focus this area for longer-term residents rather than tourists and visitors.

Zone R2 Low Density Residential should be used more holistically across the Highview development area. This will promote greater cohesion in bulk, scale and density of development. While the area zoned R5 Large Lot Residential also prohibits tourist and visitor accommodation types this area may be better suited to zone R2 Low Density Residential to allow continuity in this area and offset lost yield from the back zoning of areas zoned R1 General Residential.

#### Lakeside Suburbs

**TABLE 23 – POPULATION AND DWELLING DENSITY, LAKESIDE SUBURBS**

Population	Dwellings	Dwelling Density		
		High	Medium	Low
<b>818</b>	425	0%	10%	90%

Tyrolean Village, East Jindabyne and Kalkite span the eastern shoreline of Lake Jindabyne. As shown in the population and dwelling statistics, these areas are consistent of a low-density streetscapes and a more significant percentage of usual residents though some dwellings are utilised for tourist and visitor accommodation mostly via short term rental accommodation.

### *Tyrolean Village*

Tyrolean Village is the southernmost of these suburbs centred on Rainbow Drive. Tyrolean's streetscape comprised of large one and two-storey mostly detached dwellings with some dual occupancies mixed in. Most dwellings have large setbacks contributing to a pleasant streetscape. Dwellings focus on maximising views of Lake Jindabyne and this is reflected in their bulk, scale and orientation.

Tyrolean is zoned RU5 Village which provides for a variety of residential, tourist and commercial uses and does not reflect the existing land uses in Tyrolean. It is recommended that Tyrolean is rezoned to zone R2 Low Density Residential to reflect the existing settlement pattern and provides appropriate land uses.

### *East Jindabyne*

As with Tyrolean Village, East Jindabyne was initially planned to cater for tourism accommodation, however, due to its distance to the town centre and sweeping views of Lake Jindabyne, has been taken up largely by residential accommodation for permanent residents.

The suburb is located approximately 10 km from the centre and is predominately zoned a mix of RU5 Village, R5 Large Lot Residential and an undeveloped portion of R1 General Residential. These zones vary significantly in objectives and intended uses; this is reflected in its permissible land uses. This had led to a relatively inconsistent settlement pattern with the southern area centred on Kunama Drive zoned RU5 Village smaller lots and higher density developments than seen in the northern areas generally zoned R5 General Residential. In part, this is due to land constraints such as slope and vegetation and also reflective of different eras of development. Greater consistency in zoning and land uses is required to mitigate current and future land use conflicts.

Existing housing stock in East Jindabyne includes both modern and older single detached dwellings from the 1970s. A number of the residential properties encompassed a secondary dwelling, in the form of a small studio unit located towards the back of the property, likely used for short term rental accommodation.

### *Leesville and Rural Residential South*

**TABLE 24 – POPULATION AND DWELLINGS IN THE RURAL RESIDENTIAL SOUTH OF JINDABYNE**

Population	Dwellings	Dwelling Density		
		High	Medium	Low
<b>530</b>	211	0%	0%	100%

South of Jindabyne there are several tourist type developments including The Station Resort and Bungarra Alpine Centre along with a number of rural residential precincts including Lakewood and Cobbin Estates. These are scattered between land which is predominantly zoned RU1 Primary Production. Leesville is also located in this area off Barry Way and is the largest industrial precinct in Jindabyne and the second largest in the Snowy Monaro Region. Leesville provides industrial and light industrial services to Jindabyne and surrounds, including the resorts.

The Station Resort provides tourist and visitor accommodation along with workers accommodation for workers at Perisher Resort. The bulk of the precinct is zoned SP3 Tourist and offers a limited number of commercial uses located within an area zoned B1 Neighbourhood Centre. The Bungarra Alpine Centre provides lodge style accommodation and tourism-related facilities in a rural setting, Bungarra Alpine Centre is zoned RU1 Primary Production which does not offer many of these land uses or provide complementary land uses. This is also the case for the Adventist Alpine Village which provides tourist and visitor accommodation, function centre and other tourism-related uses. These isolated tourist precincts may meet the criteria to be zoned SP3 Tourist.

Lakewood Estate is a community title subdivision located along Snowy River Way, east of the Station Resort. This precinct provides for large rural residential housing in a rural setting. The High Country Estate located directly west of Lakewood offers a similar but smaller-scale development with generally smaller dwellings on large lots and in a rural setting which provides for the desired rural residential character. Carruthers Road services another rural residential precinct South of Snowy River Way, this precinct has larger rural lots scattered between significant snow gum woodland which covers much of this rural residential area south of Jindabyne.

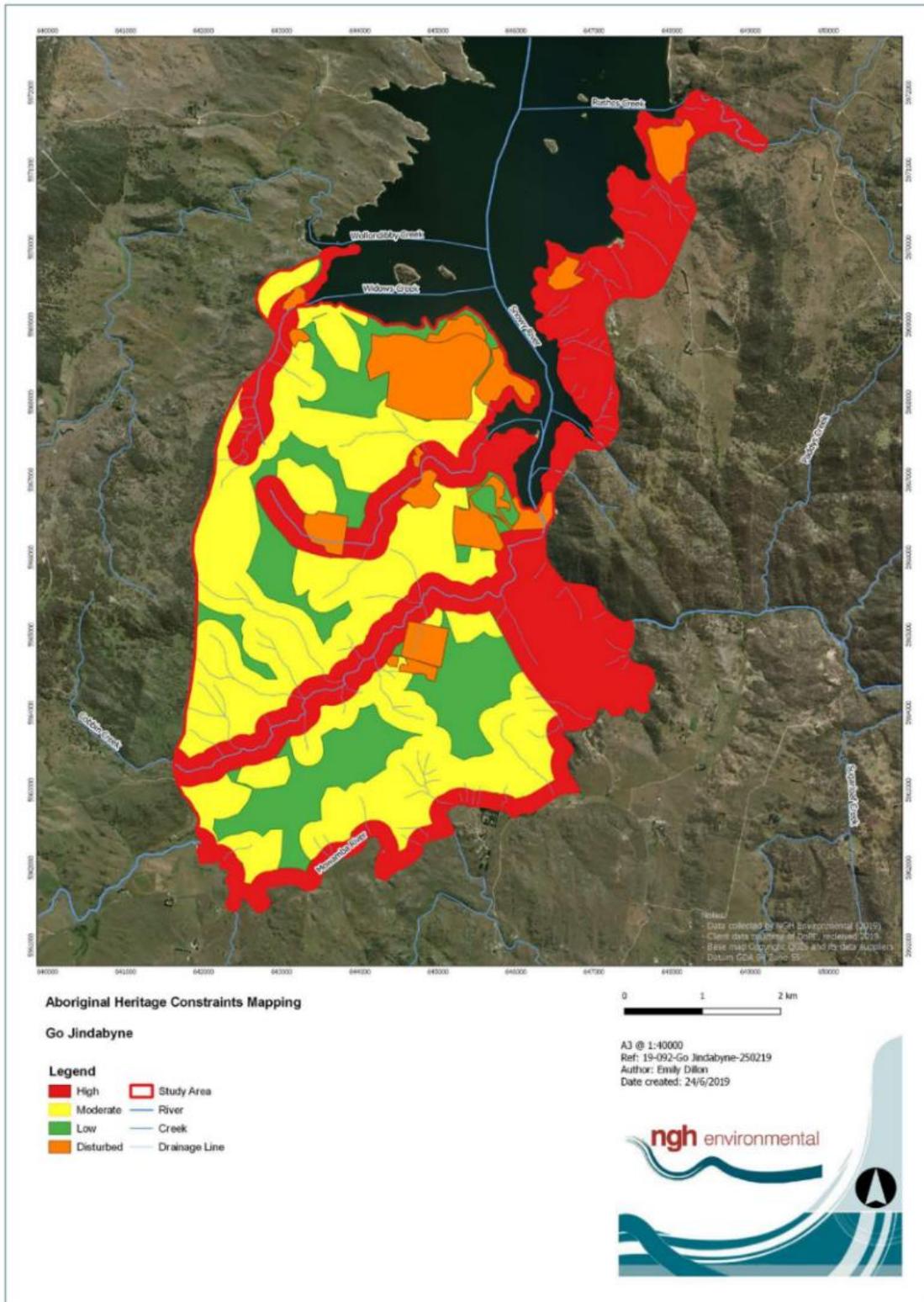
Further south along Barry Way the Cobbin Creek estate and an estate centred on Geehi Circuit provide rural residential type housing. Geehi CCt precinct has a minimum lot size of 500sqm, which is reflective of the areas reticulated sewerage services. The Cobbin Creek estate provides much larger lots due to its lack of reticulated services and the need for onsite sewerage management.

## 5.7 Planning Constraints

### Aboriginal Archeology

Jindabyne has a rich Indigenous history, and this is reflected by the high number of Aboriginal artefacts, objects and sites in the area. This pathway mapping below by NGH Environmental shows the likelihood for Aboriginal Archeology. The Snowy Mountains SAP Project has expanded the area of investigation and will further investigate and provide protection for Aboriginal Heritage. Aboriginal Cultural Heritage must be protected and embraced for Jindabyne to achieve the cultural and vibrant aspects sought through the SAP vision.

FIGURE 22 – ABORIGINAL ARCHAEOLOGY LIKELIHOOD MAPPING, JINDABYNE



### Biodiversity

Jindabyne Township is surrounded by significant biodiversity values which reflect its unique alpine landscape. These biodiversity values support many endangered ecological communities, and with a changing climate, Jindabyne and its surrounding landscapes are likely to become a final point of

refuge for many species. Protection of the biodiversity values around Jindabyne is vital to the integrity of the local environment and ecosystems. The Snowy Mountains SAP must ensure the protection of biodiversity values and balance this with the growth of the region.

FIGURE 23 – BIODIVERSITY VALUES MAPPING, JINDABYNE

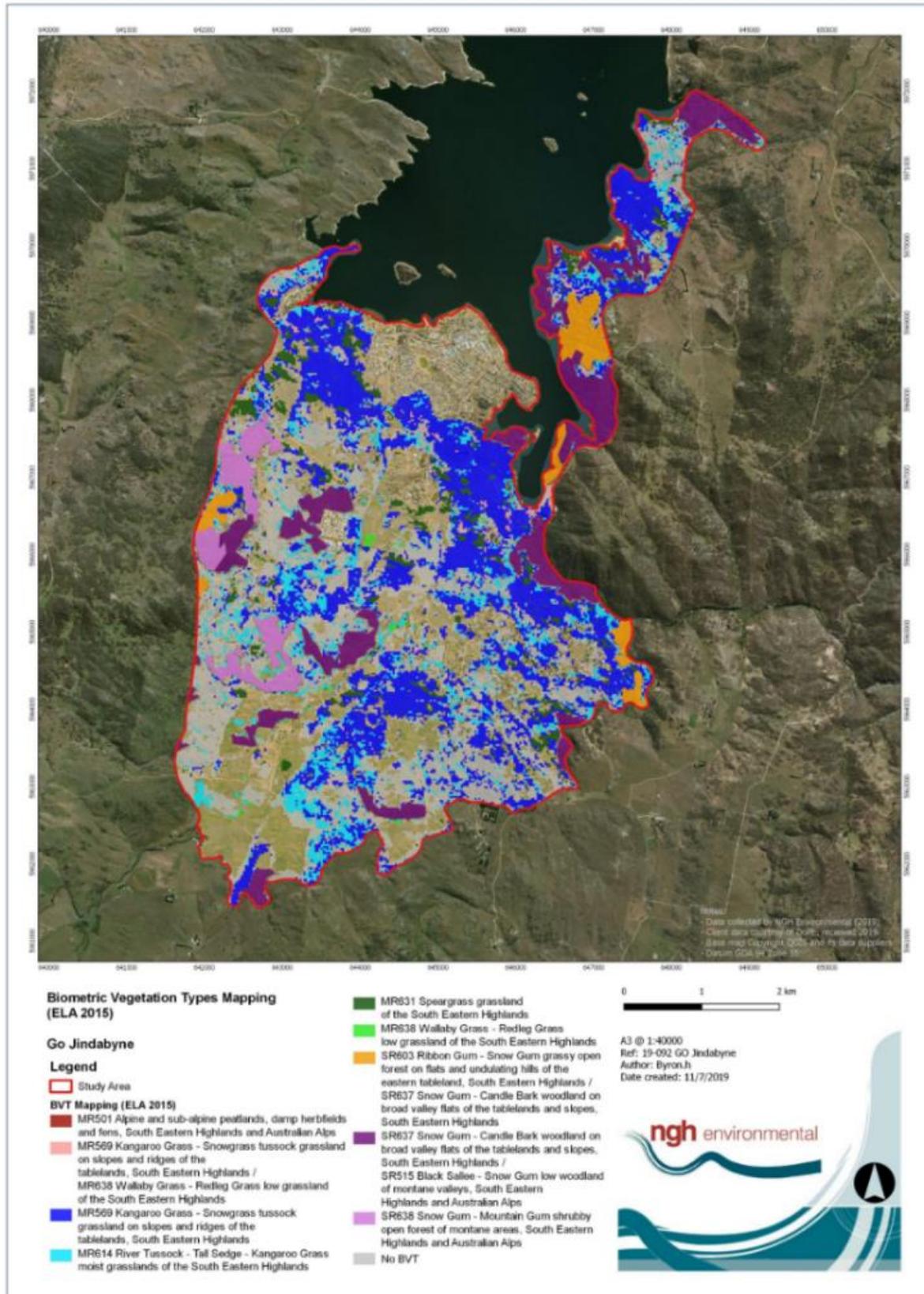


FIGURE 24 - HIGH ENVIRONMENTAL VALUES MAPPING, JINDABYNE



## 5.8 Planning Proposals

### Planning Proposal 218 Barry Way Jindabyne

The planning proposal known as 218 Barry Way Jindabyne is for the rezoning of lots 14 & 123 of DP 756686 and Lot 192 of DP 1019526. The proposal also seeks to amend the lot size, height of building and land release area mapping. The subject planning proposal is seeking to rezone land from zone RU1 Primary Production to zones IN1 General Industrial, E4 Environmental Living, E3 Environmental Management, R5 Large Lot Residential and maintain a residual RU1 Primary Production zoning around the Leesville Hotel Local Heritage Item.

### Site Constraints

The site is heavily constrained with the western portion heavily vegetated and with a steep gradient. While the east of the site is rather low lying land with a marsh/wetlands area, the higher land to the east forms part of a significant ridgeline with medium biodiversity values earmarked for protection in the JGSP.

The western portion of the site is significantly affected by the Terrestrial Biodiversity map in the SR LEP 2013. Preliminary assessment found that the majority of the proposed site west of Barry Way is excellent condition Snow Gum – Candlebark Woodland which is an endangered ecological community (EEC). This is considered in further detail below.

FIGURE 25 – DEFERRED PLANNING PROPOSAL, 218 BARRY WAY



## PLANNING PROPOSAL

### ZONING & LOT SIZE MAP SEPTEMBER 2016

TINWORTH DRIVE & BARRY WAY  
LOTS 14 & 23 DP 756686 +  
LOT 192 DP 10119526

dabyneplanning

First Floor, The Office Hub, 4/3 Gipsland Street, Jindabyne  
PO Box 170 Jindabyne NSW 2627

The proposed site is steep with a gradient of up to 12 degrees which is predominantly on the western portion of the site. There is approximately a 90-metre fall from the far west of the site to



Conservation Act and this require a Biodiversity Assessment Method (BAM) assessment and the provision of offset.

The following recommendations are made in relation to any future planning proposal within the subject land:

1. The highly constrained parts of the subject land may not be suitable for further development, particularly the excellent condition Snow Gum Woodland in the central and western parts of Lot 192, unless any impacts can be appropriately offset.
2. Any areas of high or moderate constraint that are zoned to enable development should be appropriately offset.
3. To further clarify the conservation significance and level of ecological constraint across the subject land, targeted flora surveys should be undertaken in spring, particularly in areas that may be zoned to enable development, to assess the value of the grasslands and to determine if any threatened flora species are present.”

Agency advice from the NSW Governments Biodiversity Conservation Division (BCD formerly OEH) recommended:

*“We consider that the area of high conservation value Snow Gum Candlebark woodland referenced on pages 10 and 11 of the Ecological Report is unsuitable for further development; and further subdivision design should be informed by targeted flora surveys in the area referred to as a medium constraint Snow Gum Candlebark woodland area, recommended in Ecological Report.*

*OEH does not consider the draft planning proposal, as presented allowing 1 hectare subdivision in the highly constrained area to be consistent with the South East and Tablelands Regional Plan 2036. The South East and Tablelands Regional Plan specifically refers to the protection of validated High Environmental Value land in Local Environment Plans. OEH considers that the; avoid, minimise and if required, offset hierarchy should be applied at the planning proposal stage to identify areas where development could proceed with minimal impact. If this method is applied at an early stage minimal offsetting should not be required.”*

At its council meeting on, Council resolved (139/19) to defer this planning proposal until such time as the proposal can be determined to be consistent or inconsistent with the NSW Governments Masterplan for the area.

While this planning proposal may satisfy the short to medium-term demand, long term demand requires identification of additional areas suitable for rezoning for industrial purposes. Such efforts are hampered by the steep topography surrounding Jindabyne. We acknowledge that the Snowy Mountains Special Activation Precinct (SAP) adds an additional layer of complexity to land use planning for Jindabyne. Given the significance of the SAP, it is considered that it is best placed to provide strategic guidance for the allocation of future industrial and employment land for Jindabyne and surrounds.

## **Recommendations**

- Work with NSW Government to establish most appropriate locations for new industrial and residential land as part of the SAP master planning process. Consider findings of master planning process and progress zoning changes as necessary.
- Reconsider planning proposal at the conclusion of the SAP master planning process. Only progress planning proposal if consistent with the final SAP master plan.

### Planning Proposal Highview

The proposal is to rezone the western portion of the lot from zone RU1 Primary Production to zone R2 Low Density Residential and reduce the minimum lot size from 40 hectares to 700sqm. The subject area is identified as the red hatched area in figure 1 below.

**FIGURE 27– LAND TO WHICH THE PLANNING PROPOSAL APPLIES.**

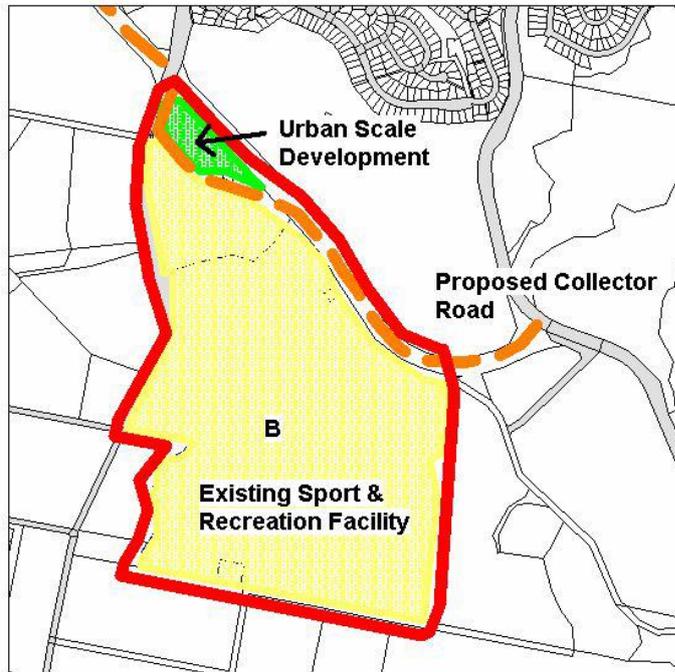


The planning proposal is broadly consistent with all relevant Ministerial Directions under section 9.1 of the *Environment Planning and Assessment Act 1979*. In the case of Direction 1.2, the proposal is not consistent; however, these inconsistencies are justified by a strategy and are of minor significance.

The planning proposal is consistent with the Jindabyne Growth Structure Plan 2007 (JGSP, 2007), which provides a strategic framework for the growth of Jindabyne from 2007 until 2027. This plan was adopted by Snowy River Shire Council in May 2007 and recommended the subject site be rezoned to allow for general residential development. It is considered that zone R2 Low Density Residential is the most suitable for the site given its proximity to Jindabyne Town Centre. The size and shape of the site make it unsuitable for primary production.

The site was identified as a potential bypass route which was later not pursued. The land is currently in private ownership, and the proposal is consistent with the Jindabyne Growth Structure Plan (JGSP).

**FIGURE 28 – MAP FROM JINDABYNE GROWTH STRUCTURE PLAN 2007**



The Snowy Mountains SAP process is reviewing the potential of a Jindabyne bypass route. This site covers one of two potential alignment options for a Jindabyne bypass road. However, the alternative alignment runs south of this site and would allow this proposal to proceed.

#### **Planning Proposal 461 Barry Way**

The subject planning proposal is to amend the SR LEP, 2013 by rezoning Lot 101 DP 817374 from Zone RU1 Primary Production to Zone R5 Large Lot residential and reduce the minimum lot size from 250 hectares to 3000sqm. This proposal requires amending the Land Zoning Map LZN\_003 and Minimum Lot Size Map LSZ\_003A.

The Jindabyne Growth Structure Plan 2007 (JGSP, 2007), which provides a strategic framework for the growth of Jindabyne from 2007 until 2027. This plan was adopted by Snowy River Shire Council in May 2007 and recommends the subject site along with the land surrounding be further investigated for large lot residential use, similar to the already developed estates of Cobbin Creek and Lakewood which are with in close proximity to the subject site.

The subject site is 2.72 hectares which is not considered a suitable size for primary production, the site has been recommended for further intensification through large lot residential development in the JGSP, 2007 which was adopted by Snowy River Shire Council. The proposal is consistent with all relevant section 9.1 directions and relevant State Government legislation.

#### **5.9 - Recommendations**

- 3. Council work with DPIE to deliver the Snowy Mountains SAP Masterplan.

- 4. Council advocate for the Masterplan to be informed by evidence and the local community.

DRAFT