



Gateway Planning Proposal
Lake Jindabyne Village - Alpine Way / Kosciusko Road Jindabyne

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Executive Summary

This purpose of this Gateway Planning Proposal is to enable the development of Lot 1 DP 1120042 and Lot 17 DP 856844 for "Lake Jindabyne Village" - residential and commercial development on the site known as "Rabbit's Corner". This report explains the intent of the amendment to the local environmental plan (LEP).

Rabbits Corner is a parcel of land of approximately 20 Hectares situated at the intersection of Alpine Way and Kosciuszko Road in the Jindabyne, NSW. The site has previously operated as a tourist attraction with a Grass Skiing Park successfully operated in the early eighties.

There are significant developments on the surrounding blocks including Country Energy Depot, adjacent petrol station, retail premises and camp ground.

The proposed development offers a mountain village lifestyle with year round recreational access and support services, high quality living environments and facilities that enable visitors to interact in conferencing and restaurant settings. It is a logical "bookend" to Lake Jindabyne's satellite villages with the proposed Lake Jindabyne Village at Rabbits Corner development located only 2 km to the west of the town centre.

The location adjacent to Lake Jindabyne provides a recreational and cultural focus within the region's open space system: a place for the whole community and an important tourist destination. It is recognised that Lake Jindabyne is an artificial structure and currently operates as a 'working' lake; but that its recreation potential is high.

The implementation of the proposed LEP amendment and master plan will deliver more than just physical improvements for the site. It is a key step in maintaining and enhancing the regions competitive strength as a tourist destination – its liveability and status as the "gateway" to the Snowy Mountains. Villages with well developed open spaces offering a high level of amenity are not only attractive to live in, but support lively and healthy communities that value environmental responsibility, social interaction, active recreation and cultural expression.

The Snowy River Shire Council has recently adopted a "Jindabyne Action Plan". The background to this plan states:

- ▶ Jindabyne has experienced substantial growth since architect Professor Denis Winston drew up his plan for the new town in 1960 after the old town was flooded to make way for the mighty Snowy Scheme;
- ▶ Now almost 50 years on the Snowy River Shire Council has began a planning process to identify opportunities for people to work together to address a range of issues and to access federal and state funding for infrastructure and improvements to the town; and
- ▶ The Jindabyne Action Plan process aims to improve the urban areas of Jindabyne, Kalkite, East Jindabyne and Tyrolean Village, as well as areas south of Jindabyne, for its residents and visitors based on a strong collaborative process between Council, the communities of Jindabyne and its townships, other key stakeholder groups in Jindabyne and visitors to the town.

An important intention of the "Jindabyne Action Plan" is to position the township of Jindabyne as the regional centre for the Snowy River Shire. The increasing population of Jindabyne and environs will move towards the 10,000 mark and confirm the township as the regional centre.

With the eventual construction of the town by-pass together with the regional functions of Jindabyne, the township will grow to provide commercial/residential employment and housing for the local community. This then leaves the opportunity for development of a purpose built tourist destination village to provide local, national and international visitors with a holiday experience of world standard.

The master plan provides a direction for new initiatives as well as the management of adjoining resources and assets. In many cases these focus on partnerships and the opportunities provided by working together with other commercial operators and local government agencies to procure and stage works in a way that maximises efficiencies. As the amenity of site is improved and new activities and facilities introduced, more people will be attracted to the location, justifying increased expenditure for new capital works, management and maintenance.

The Jindabyne Growth Structure Plan 2007 identifies the areas at the broad level to accommodate the growth of the Jindabyne Township. The plan aims include:

- ▶ To meet the population projections for next 20 years and ensure a diversity of housing choices;
- ▶ To manage the future growth of Jindabyne;
- ▶ To ensure that infrastructure is provided in an orderly and efficient manner;
- ▶ To ensure the natural and cultural heritage of Jindabyne is not destroyed by inappropriate development;
- ▶ To provide open spaces and natural areas that contribute to the protection of scenic and natural values;
- ▶ To identify adequate land supply for diverse business uses as well as tourism;
- ▶ To ensure future development meets the expectations of the community for social and cultural outcomes; and
- ▶ To recognise that Jindabyne is to become a year-round eco-friendly destination, offering a diversity of rural lifestyle and recreational opportunities.

This Gateway Proposal satisfies the above criteria and is structured as follows:

Part 1	Introduction and site identification
Part 2	Brief description of objectives and the intended outcomes
Part 3	Explanation of provisions
Part 4	Justification covering the need for the planning proposal, relationship to strategic planning framework, environmental, social and economic impacts and State and Commonwealth interests (in accordance with the document "A guide to preparing planning proposals" by the NSW Department of Planning)
Part 5	Outlines the proposed community consultation process for the development and planning proposal
Part 6	Outlines the Net Community Benefit (in accordance with the Draft Centres Policy, Planning for Retail and Commercial Development)
Part 7	References



1. Introduction and site identification

1.1 Scope of this report

This purpose of this Gateway Planning Proposal is to enable the development of Lot 1 DP 1120042 and Lot 17 DP 856844 for residential and commercial development known as "Lake Jindabyne Village". The site currently falls within the Jindabyne Locality (8) of the Snowy River Rural LEP and is subject to the following clauses:

- ▶ 52 Development within the Lake Jindabyne Visual Protection Area;
- ▶ 53 Development within the Eastern Approaches to Kosciuszko National Park; and
- ▶ 54 Development in areas of significant flora, fauna and environmental protection.

Table 1 displays those elements of the proposal that would be subject to the development consent under the above provisions.

Additional permitted uses are also sought to be added to a site specific clause applicable to "Lake Jindabyne Village".

Elements of the proposed development, for rural tourism development and certain dwelling categories would be subject to normal development consent provisions in accordance with current zonings. However, the proponents wish to create a fully integrated sustainable and self-sufficient community and to ensure that all required components are permissible uses, a rezoning and amendment to the local environmental plan (LEP) are sought.

This report explains the intent of the proposed LEP amendment and has been prepared in accordance with Section 55(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the NSW Department of Planning's 'A guide to preparing planning proposals'.

To assist in an understanding of the intent of the proposed LEP amendment, an assessment of the site and details of the proposed master plan prepared for the site have been provided.

1.2 Site description

The site is located within 2km of the town of Jindabyne and includes Lot 1 DP 1120042 and Lot 17 DP 856844 with an area just under 20 hectares. It is triangular in shape and located on the western boundary of the Council's growth area that spreads predominantly to the south for approximately 8km.

Development in this location provides the opportunity to enhance the established community infrastructure of the boat ramp and existing caravan park. Additional commercial floorspace to provide enhanced specialist retailing and refreshment rooms will enhance the established tourist "node" at this location

The site is located in a prime location to the west of Jindabyne and to the east of Kosciuszko National Park. Kosciuszko National Park is one of the largest national parks in NSW covering almost 675,000ha including the NSW snowfields of Perisher Valley and Thredbo Village and plays a large part in the heritage, placemaking and tourism for the area

Refer to Figure 1, Figure 2 and Figure 3.

1.3 Site opportunities

The key opportunities for development of the site are:

- ▶ Location as the 'gateway' to all of the major NSW ski fields and the Kosciuszko range tourist area;
- ▶ Prime location for commercial development as the site has significant traffic flow on its 2 major roads leading to the snowfields;
- ▶ Significant views of the town and the surrounding lake from various parts of the site;
- ▶ Close to the Jindabyne township (approximately 2km from the town centre);
- ▶ Ease of access to the boat ramp and facilities along the edge of Lake Jindabyne;
- ▶ Potential to have 2 vehicle access points to the site off both Summit Road and Alpine Way;
- ▶ Significant native vegetation on the site that can be retained as natural heritage; and
- ▶ Walking trails near the site including significant future Council investment in upgrading waterfront areas, facilities and landscaping.



Figure 1 Site Location



Figure 2 View of Jindabyne from site - residential development visible

1.4 Site Context

1.4.1 Topography and views

Rabbits Corner comprises a back-drop of a topographic spur leading from the Alpine Way through to the Kosciuszko Road and beyond. The estate sits as a prominent high point adjacent to Lake Jindabyne which surrounds the site on two sides.

The elevated topography of the site provides impressive views from the proposed Lake Jindabyne Village north towards East Jindabyne, Alpine Jindabyne and west along the Crackenback Range including Crackenback Peak and Tyrolean Village and north east towards the township of Road access.

The main road frontage of Summit/Kosciuszko Road is approximately 570m. The site also fronts Alpine Way for approximately 230m. Both potential frontages provide easy access to the snowfield and back to the town of Jindabyne dependent on suitable care access points. Located on a strategic corner just outside the town, the site is well positioned on the fork of the roads that divide the snowfields of Perisher Valley and Thredbo.

1.4.2 Land uses

The proposal site lies adjacent to the existing Snowline Caravan and Cabins Park and the Shell Service Station. This commercial hub also includes Paddy Pallin's Adventure Store, an art gallery, boat hire, a restaurant a fishing supply shop and guiding service and a boat and motor vehicle repair centre. The landscape character of the lake foreshore flows seamlessly into the township of Jindabyne.



Figure 3 Long distance view of site. Topography causes heavy 'shading' of developable area, reducing potential visual intrusion



Figure 4 Mid level view from site to Jindabyne



Figure 5 Existing service station and retail outlets





Figure 6 View of existing commercial node from upper level of 'Rabbits Corner' site. The proposed tourist facility centre will be located opposite this node on the east side of Kosciusko Road



Figure 7 Upper Level Vista



Figure 8 Lake Edge and Boat Ramp



Figure 9 View from upper level of 'Rabbits Corner' site to Jindabyne

1.4.3 Lake Edge

Whilst the landscape structure and topographical settings of the lake provides slope and linkages to the Jindabyne township, the varied and uneven foreshore edge is eroded and unattractive. The lake provides the setting for the estate and a foreground to the landscape beyond. Whilst there are no sections of lake edge wall in Lake Jindabyne that might prevent direct access to the water, accessibility to the lake is restricted to poor quality boat ramps and small beaches. Dense tree planting and weed invasion, including Poplars, Willows, and other species existing along the length of the majority of the land back from the foreshore, makes physical access to the water difficult and blocks or channels views from the foreshore.

Distinctive heritage values

The local environs were an important access-way for the Aborigines to travel to the high country for ceremonial meetings and the gathering of Bogong Moths.

The first settlers moved into the region in the early 1800's and camped beside the Snowy River in groups before taking up their settlement grants.

Constructors of the Snowy Mountains Hydro Scheme, its workers and contractors used the old township of Jindabyne as a regional base and played a significant role in the relocation of the town and the establishment of new township of Jindabyne.

2. Statement of objectives and intended outcomes of the proposal

2.1 Objectives

The objectives of this proposal are to:

- ▶ Add an additional village development area to the Rural LEP within the Jindabyne Locality;
- ▶ Demonstrate that the proposed development will not prejudice the visual setting of the area; and
- ▶ Create a master plan for a year round tourist destination which returns the social and economic benefits to the Jindabyne area and the greater Snowy Mountains region.

2.2 Village development area within the Jindabyne locality

2.2.1 The importance of “Lake Jindabyne Village”

The Rabbits Corner site sits at the intersection of Alpine Way and Kosciuszko Road adjacent to the caravan park, and associated commercial tenancies on the foreshore of Lake Jindabyne. Kosciuszko Road provides primary access to the Kosciuszko National Park, Perisher Blue, Smiggins Holes, Guthega and Charlottes Pass ski resorts. Alpine Way provides access to the Crackenback Valley, Lake Crackenback Resort, the Ski Tube, Thredbo Village and access through to Victoria.

The Snowy Mountains & Lakes Region with its accessible recreational parks and alpine river system is rich with cultural history that extends back to the time when the region was a destination for ceremonial gatherings of Aborigines and then with the early settlement of pioneering migrants adding to the landscape of the region.

Of particular significance is the contributions made during the construction of the Snowy Mountains Hydro Scheme, of which Lake Jindabyne is a vital element. The development and construction of the Snowy Scheme created the lakes system and is a testament to the national value of large scale industrial infrastructure.

Tourism in the southern region of New South Wales annually attracts more than four million visitors and plays an important part in the long term financial success of the region, and is an important financial contributor to State and National Governments.

The lake, open grasslands, mixed tree plantings, views and vistas within and from the location make it a popular place for active and passive recreation.

2.2.2 Background

The intent of the master plan is to establish “Lake Jindabyne Village” as a key tourist destination within the Snowy Mountains and Lakes Region, complementing other recreational, lake and landscape open space facilities, but also reinforcing a distinct character for this particular place.

The master plan provides a direction for new ideas as well as management of the existing site assets and qualities. In arriving at an agreed future for the site, there is an emphasis on establishing partnerships and the opportunities that are provided by working with federal and local government agencies and the Jindabyne community in the realization of common goals.

The considerable cultural significance inherent in the locality, including the historic value of indigenous migration through to the high country, is recognised, interpreted and thereby valued.

The master plan for Lake Jindabyne Village includes:

- ▶ A point of arrival to mountain access;
- ▶ An enhanced tourist facility centre on Kosciuszko Road;
- ▶ A mountain life-style village (dwelling-houses and rural holiday dwellings);
- ▶ Rural tourist accommodation including a spa resort;
- ▶ Holiday accommodation;
- ▶ Road-house service centre;
- ▶ Hotel;
- ▶ Fishing and boat club (sports and recreation facilities);
- ▶ Community centre including a place of worship and provision of spaces for major events in the plaza;(community facilities);
- ▶ Information hub and food plaza; and

- ▶ National franchised restaurant and café;[refreshment Sports retail (specialist or bulky goods sales).

Key attributes of the village include:

- ▶ New planting, landscape design within the estate to increase amenity and biodiversity, and to introduce new water courses and water saving measures;
- ▶ Public amenities including picnic facilities, play equipment, park furniture and toilets;
- ▶ Incorporation of environmentally sustainable design initiatives; and
- ▶ Recognition and interpretation of items of cultural and historical significance into the master plan.

The master plan for Lake Jindabyne Village has been developed following thorough investigation of the many reports and studies concerned with the location and our own site investigations. Equally important has been input from stakeholders who are currently commercial operators in the region together with statutory and non-statutory agencies and bodies with a role in management, interested community groups and the broad Jindabyne community who were invited to comment on the initial draft master plan.

2.2.3 The village rationale

The proposed development offers a mountain village lifestyle with year round recreational access and support services, high quality living environments and facilities that enable visitors to interact in conferencing and restaurant settings. It is a logical “bookend” to Lake Jindabyne’s satellite villages with the proposed Lake Jindabyne Village at Rabbits Corner development located only 2 km to the west of the town centre.

The other satellite villages comprise:

- ▶ The East Jindabyne subdivision is located on the eastern foreshore of Lake Jindabyne, approximately 8 km by road from the centre; and
- ▶ The Tyrolean Residential Village is located approximately 7.2 km east from the town of Jindabyne.



Despite, the greater distances of the latter villages from the town, Council is currently investing in pedestrian and cycle connections to the town, recognising the value of alternative living options for current and future Jindabyne residents. In the case of Lake Jindabyne Village, such connections can be achieved via the Lake foreshore and existing road network.

2.3 Visual impacts within the locality

2.3.1 Village character

The character of Lake Jindabyne Village will be created by good site planning combined with principles of good urban design such as:

- ▶ Retained vegetation and landscape quality;
- ▶ Defined and protected view corridors;
- ▶ Building form;
- ▶ Local materials sympathetic to the immediate region and landscape;
- ▶ Permeability and walk-ability with pedestrian priority;
- ▶ Opportunities for social interaction; and
- ▶ Non privatisation of allotments (no fences or barriers).

In terms of built form, the original overriding design philosophy is to ensure that the architecture responds to the natural environment. The creation of Lake Jindabyne Village is a deliberate attempt to design a village which responds to the natural environment and establishes a unique 'vernacular' Architectural design that translates as building heights complement tree canopy levels; layout and orientation determined by landform and tree locations; and a colour palette and materials sympathetic to the landscape. There will be a high level of detailing and consistency of scale and foremost, individuality achieved through a site specific response for each building.

2.3.2 Visual Impacts of the proposal

An assessment has been undertaken of the possible visual impact that the proposal may have on approach to Jindabyne.

There is considerable flexibility in the precise siting of any residential development. The cross section analysis shown in Figure 10 indicates two distinctive "levels" across the site - these will be used as the development "platforms" avoiding ridge lines and treed areas.

The approximate point of view is from Kosciuszko Road on the approach between East Jindabyne and Tyrolean Village (Figure 11).

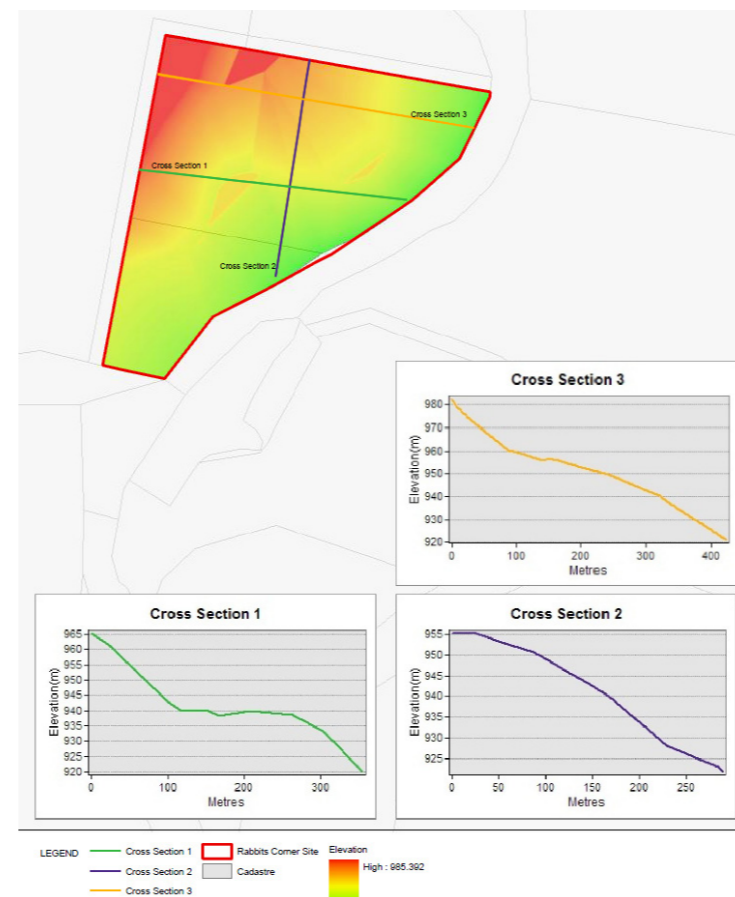


Figure 10 Cross section analysis of the proposed site

The site is described as being of "common" visual variety in the landscape character assessment undertaken by Inspiring Place in 2005 for the Jindabyne Placing Planning project.

The Department of Environment and Planning termed used the term "visual variety" in place of scenic quality, noting that higher diversity was associated with "distinctive" landscapes and the "greatest potential visual quality". Areas with the least diversity were described as "minimal" with "common" being a condition in between. These classifications are seen in this study to directly relate to the high, medium and low scenic quality classes used herein (1993:34).

A level of visual impact will not therefore prejudice the landscape setting of the locality.

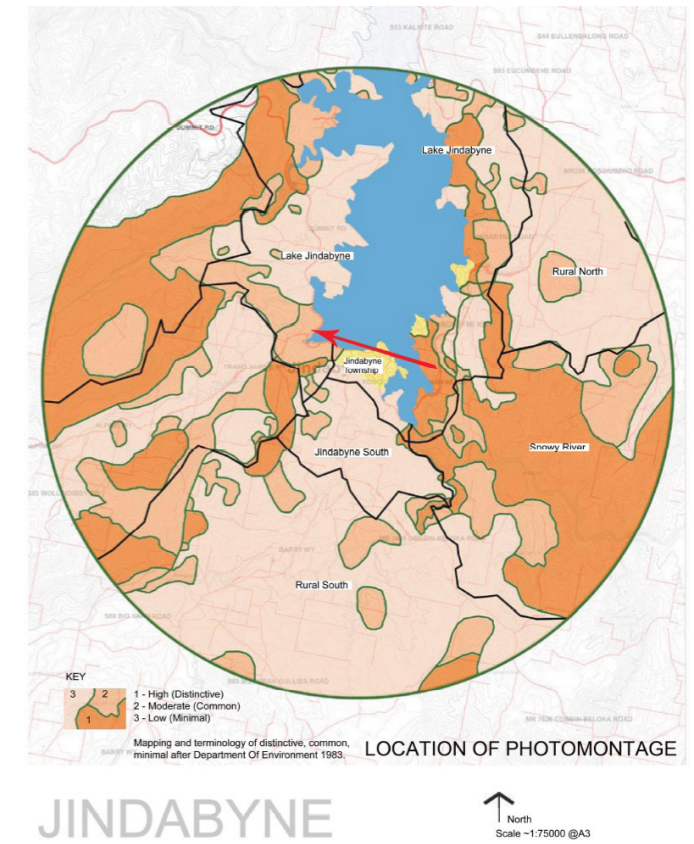


Figure 11 View point for photo montage



Long distance views to East Jindabyne and Tyrolean Village show that 'visible' residential buildings enhance the landscape character of the townships lakeside setting. The high density building forms of Tyrolean Village shown below in particular create an 'Alpine' character.



Figure 13 View from upper level of site - intrusion of existing commercial node



Figure 15 Alpine character of Tyrolean Village



Figure 12 High density building forms of Tyrolean Village



Figure 14 Long distance view of Tyrolean Village



Figure 16 Residential buildings beyond Tyrolean Village



Figure 17 A photomontage of the likely visual impacts of the proposal – a background to Jindabyne’s Alpine village



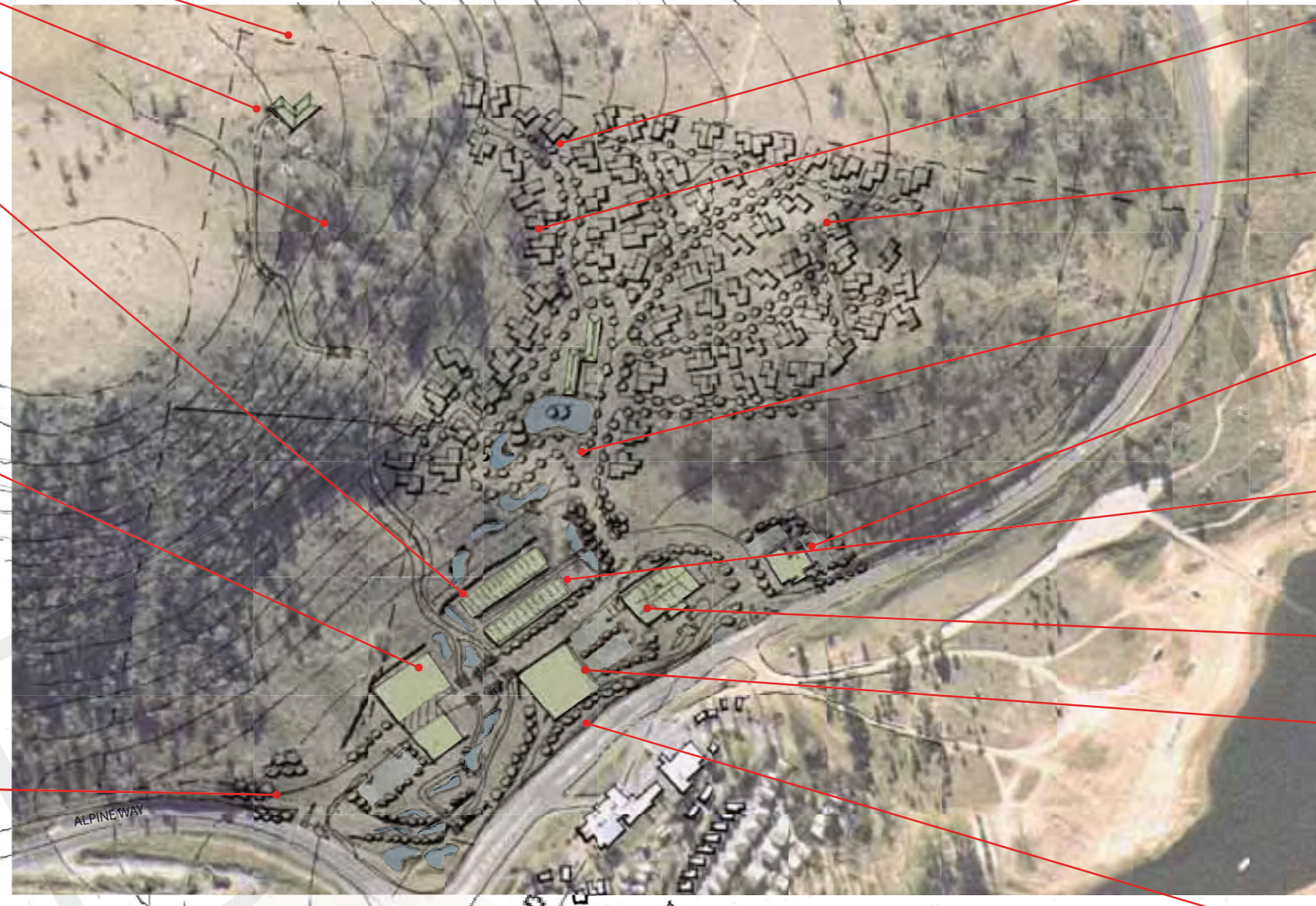
- Ridge Pavilion
- Hillside Trail
- Hillside Natural Regeneration Zone

- Rabbits Corner Wetland Trail
 - Water capture, filtering and re-use
 - Wetland ponds, swales and reed beds tiered down slope
 - Integrated with walking trails and road entry and site corner
 - Becomes ESD landscape feature to site frontage

- Iconic Building - Cultural Centre
 - 2-3 Levels
 - Tiered down slope, up and over road
 - Road runs through middle of building
 - Approximately 3000m²

- Rabbits Corner Rock Wall
 - Tiered down slope, and under road
 - Feature of the Rabbits Corner Wetland Trail

- Proposed new slip lane off Alpine Way



- Residential Village
- Village 'Green' and Community Pavilion
- Premium larger housing
- Entry to residential Precinct
- Jindabyne Boating and Fishing
 - Adjacent entry off Kosciuszko Rd
 - Directly overlooking boat ramp area
 - 600m²
- 3 Star Accommodation
 - 50 - 70 walk up units
 - Car parking on ground floor
- Adventure Super Store & 3 Star Accommodation
 - 3-4 Levels
 - 2000 - 4000m²
 - Building over car parking
- Service Station and Integrated Cafe/Restaurant
 - Service Station building and Restaurant/Cafe utilise the same building
 - Green Roof
 - Approximately 1500m²
- Green Mound
 - Built up at front of site
 - Interesting "green" signage incorporated into the landscape treatment

2.4 Master Plan for a Year Round Tourist Destination

Figure 18 Master Plan



2.5 Site attributes

2.5.1 Geology

The Jindabyne study area is dominated by the Snowy River (now flooded) which flows in a southerly direction immediately to the north east of the township. The valley in which this site is situated is wide and of gentle terrain. The country situated west of the valley is generally open and undulating and defined by granite ridge lines.

Jindabyne granite of the Lower-Middle Devonian Kosciusko Batholith forms the underlying geology of the Jindabyne Valley area. Granite outcrops as boulders or tors throughout the area. Soils derived from the granite are gravely loams and are typically relatively deep although can be susceptible to erosion

A geotechnical investigation will be undertaken during the development application stage of the proposal.

2.5.2 Vegetation

The site is partly covered by a low-growing sub-alpine woodland dominated by the snow gum *Eucalyptus pauciflora*. The plants have to endure low temperatures year round including snow and ice conditions. The trees are stunted and often twisted away from the prevailing wind typically developing an increasingly shrub-like appearance; clustering into 'islands' generally associated with rocky outcrops. They can survive temperatures down to about -18 degrees Celsius.

The remainder of the site is pasture which has established after partial land clearance; weed growth is a dominant feature of the site.

A statement against the Department of Environment and Climate Change's Threatened Species – Species, Population and Ecological Communities of NSW website is included in Section 5.3 of this report. However, there are no Flora and Fauna assessments available for the site. Such assessment will be required by a suitably qualified practitioner during the development application stage of the proposal.



Figure 17 Lower level of site showing weed infestation



Figure 18 Remnant snow gum woodland and granite boulder landscape will be enhanced by weed removal

2.5.3 Archaeological and heritage significance

While no Conservation Management Plan (CMP) currently exists for Rabbits Corner, the region has been subject to a number of heritage studies. In this context, and to enable the master plan to progress, the statement of significance and draft Heritage Register citation were analysed and significant attributes identified. These attributes were used as a conservation checklist to assess the impact of the master plan proposals. The checklist became a working tool for the master plan in ensuring conservation of the heritage significance of Rabbits Corner. The master plan outlines the organisation of space within Rabbits Corner consistent with multiple recreation, biodiversity and cultural/commercial values.

An analysis of the impact of the master plan indicates that significant features and qualities are retained and, in some cases, used as the basis for improving facilities within the site.

We acknowledge that Rabbits Corner will require an archaeological and heritage assessment and the preparation of a CMP by a qualified practitioner. The intent of the CMP will be to ensure that the heritage significance of Rabbits Corner and important components are well understood, respected and conserved in the context of known aspirations and constraints. The master plan provides a broad, inspirational vision for the future of the estate, and will not compromise the heritage of the site.



Figure 19 Jindabyne locality accommodation buildings in landscape setting



Figure 20 Township setting of Jindabyne



Figure 21 Mature trees are a feature of the site

2.5.4 Land use

Good planning will ensure that development and growth will occur in defined land use areas (precincts), with residential areas radiating out from the primary activity areas. Precincts will be established to ensure development at Lake Jindabyne Village supports the idea of a cohesive, friendly mountain village with a vibrant centralised activity centre all entwined within the high country landscape including snow gums and alpine shrubs, grasses and bogs.

There are five defined precincts:

- ▶ Precinct A: Commercial core;
- ▶ Precinct B: Entrance area and car park;
- ▶ Precinct C: Service estate;
- ▶ Precinct D: Residential; and
- ▶ Open space precinct.

2.5.5 Proposed uses

Roadhouse / service station – The existing service stations are more than thirty years old and are technically challenged in adopting accepted environmental standards under the BCA. All four petrol outlets are on the exit side of the Kosciuszko Road so are only easily accessible to traffic leaving the region during peak periods. This will be further exacerbated when the by-pass road is constructed.

Café restaurant – The inclusion of a drive through café and restaurant on the Kosciuszko Road is long overdue in this region. The high quality of a national food/hospitality service would allow tourists, visitors and day trippers the opportunity to have a break in their journey to the resorts and then continue on their way in a quick and efficient time frame without leaving the vehicle.

Fishing and boat club – Lake Jindabyne Fishing and Boat Club will supplement boat ramp activities. The club will provide a service to all visitors and the local community as a place to meet and enjoy hospitality in a lake foreshore environment with like minded people. The club would include access to secure boat storage.

Residential and permanent dwellings - To support the investment in localised community and commercial facilities.

Spa resort – An international standard Spa Resort located in a secluded part of the estate will include short stay accommodation and health related facilities.

Hotel / Convention centre – Located on the Alpine Way boundary of the estate the Hotel will have sweeping views of Lake Jindabyne and the mountain range beyond. The hotel should cater for all standards of accommodation and service.

Holiday accommodation – Apartment style holiday accommodation will primarily be above retail shopfronts close to the Kosciuszko Road and forming an integrated part of the community plaza.

Village commercial plaza – The plaza will have active food and retail shopfronts designed to be an all weather location and have as its focus a meeting place for visitors and residents. The Plaza and surrounding commercial businesses will incorporate design and functional elements of interaction to encourage the Plaza to become a place of destination.

Tourist hospitality and retail – Sporting / adventure / camping hiking / boating / fishing retail and guiding services all within a purpose build facility.

Transport interchange – A transport interchange would provide tourist and visitors an all weather facility, with amenities to move from large buses to shuttles or cars to shuttle to travel to and from the resorts.

Cultural and information centre – Central to the commercial Plaza is an Information/ Cultural Centre including a Gallery and Local Craft outlet.

Parks, pedestrian / cycle ways and water courses – Pedestrian / cycle ways will connect parks and water courses and radiate outwards from the community Plaza.

2.5.6 Built environment

The master plan has set the maximum building height of 4 stories above natural ground level (NGL) for Hotel/commercial or 3 stories with an attic for residential and some retail/commercial and recreational facilities.



Figure 22 High density infill can enhance the landscape setting

2.5.7 Access, movement and car parking objectives

A key principle for the future success of Lake Jindabyne Village is ensuring a safe environment for pedestrians in both summer and winter. Consequently the strategies contained in this section aim to maximise opportunities for pedestrian movement separate from vehicles and where required to ensure the access ways shared by pedestrians and vehicles are safe and legible for both. In addition, the provision of sufficient off road car parking is considered vital for minimising traffic movements throughout the village.

- ▶ Promote Lake Jindabyne Village as pedestrian friendly and safe with strong connections between activity centres;
- ▶ Promote better public transport connections within Jindabyne township as well as between Lake Jindabyne Village, the airport and other regional areas; and
- ▶ Ensure sufficient and accessible car parking is provided throughout the village.

2.5.8 Vehicle movement and car parking

Vehicle access to Lake Jindabyne Village is restricted to single entries leading from Kosciuszko Road adjacent to the boat ramp entry, and the Alpine Way slide access. Within the village, vehicle movement is restricted to the central spine road and minor access roads and laneways to the residential accommodation and a number of lateral roads providing access to the service locations (public and restricted access), the village's main recreation areas, and car parking.

Whilst there are designated car parks located strategically within the village, vehicles will often park parallel to the roads in non-designated areas, particularly during major events. At these times temporary over-flow car parking on non-irrigated grass areas will be allowed.

2.5.9 Pedestrian movement and amenity

Particular consideration is given to pedestrian movement within the village; walkers/ cyclists are encouraged to use the existing roads, rubble maintenance tracks, worn natural earth tracks or trails, where no alternatives exist.

Disabled access throughout the village will be developed and accommodated in steeper terrain. Pedestrian amenity within the village will include park furniture, seating, bubblers, rubbish bins and intelligent lighting will form part of the landscaping design.

3. Explanation of provisions

3.1 Current LEP provisions

Currently, the provisions of the Snowy River Rural Local Environmental Plan 2007 apply to the proposed site. According to the LEP Locality sheet 9, the following clauses and overlays are applicable to the proposal:

- ▶ 52 Development within the Lake Jindabyne Visual Protection Area;
- ▶ 53 Development within the Eastern Approaches to Kosciuszko National Park; and
- ▶ 54 Development in areas of significant flora, fauna and environmental protection.

These clauses and the relevant aims have been included below.

3.1.1 Clause 52 - Development within the Lake Jindabyne visual protection area

This clause aims to protect the various attributes of the catchment of Lake Jindabyne, namely:

- (a). The visual qualities and scenery;
- (b). The recreational functions of the Lake, including its attraction as a fishing destination; and
- (c). The water storage functions of the Lake.

3.1.2 Clause 53 - Development within Eastern approaches to Kosciuszko National Park

This clause aims to:

- (a). Protect and maintain the environmental, scenic and natural attributes of the eastern approaches area,
- (b). Ensure development complements the area's scenic and natural resources, and
- (c). Protect or improve the water quality and supply and catchment hydrology.

3.1.3 Clause 54 – Development in areas of significant flora, fauna and environmental protection

This clause aims to:

- (a). Require certain environmental issues to be considered before development is carried out on land within an area significant for flora, fauna and environmental protection,
- (b). Retain native bushland in parcels of a size and configuration which will, as far as possible, enable the native flora and fauna species and communities to survive in the long-term,
- (c). Maintain and, where appropriate, revegetate habitat corridors between remnant areas of native bushland,
- (d). Ensure that any development adjacent to, adjoining or within a watercourse or wetland does not adversely impact on water quality, the natural hydrological regime or habitat value,
- (e). Ensure that any development adjacent to, adjoining or within a riparian corridor conserves or enhances the aquatic and native vegetation of the riparian corridor,
- (f). Protect native bushland and existing landforms for their scenic values, and
- (g). Retain the unique visual identity of the landscape.

3.2 Proposal options

There are several planning and legislative options available for the proposed site. These have each been assessed below:

3.2.1 Option 1 – Comprehensive LEP

Under the Standard Instrument, amend the proposed comprehensive Snowy River Shire LEP zoning map to rezone Lots 1 DP 1120042 and Lot 17 DP 856844 from the current rural overlays (outlined above) to B4 Mixed Use, that is, a building or

place comprising of 2 or more land uses. Permitted uses with consent include:

Boarding houses; Business premises; Child Care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Retail premises; Senior housing; Shop top housing

3.2.2 Option 2

Amend the Snowy River Local Environmental Plan 2007 to include the site as a part of the Jindabyne Village locality. Possible zoning includes Zone 2 (b) Mixed Residential. This would remove the site from the Rural LEP and its provisions and place it inline with the current zonings in place at East Jindabyne and Tyrolean Village. Permitted uses include:

bed and breakfast accommodation; boarding houses; child care centres; clearing land; clubs; communication facilities; community centres; dual occupancies; dwelling-houses; educational establishments; exhibition homes; holiday dwellings; home activities; hospitals; integrated housing; lodges; markets; medium density housing; landscaping works; places of public worship; residential flat buildings; roads; utility installations.

3.2.3 Option 3 - Additional permitted uses

Amend the Snowy River Rural Local Environmental Plan 2007 to include the site as having additional permitted uses in Schedule 3. Provisions for Lake Crackenback Resort are currently addressed in this schedule.

3.3 Recommendation

It is recommended that the proposal be included as an Additional Permitted use under the Snowy River Rural Local Environmental Plan 2007. This would become Schedule 3, clause 3 "use of certain land at Lake Jindabyne Village, Jindabyne" and would read:



Use of certain land at Lake Jindabyne Village, Jindabyne:

(1) This clause applies to land at Lake Jindabyne Village being the land shown edged heavy black on the map marked "Snowy River Rural Local Environmental Plan 2007 (Amendment No ...)" deposited in the office of Snowy River Shire Council.

This clause applies to land at Lake Jindabyne Village, being Lot 1 DP 1120042 and Lot 17 DP 856844 (shown hatched on the map marked "Snowy River Rural Local Environmental Plan 2007 (Amendment No ...)" deposited in the office of Snowy River Shire Council).

(2) Development for the following purposes is permitted with consent

advertising signs; animal boarding facilities; bed and breakfast accommodation; caravan parks; centralised site management facilities; community services; cultural facilities; dwellings; eco-tourism facilities; educational facilities; entertainment and conference facilities, extractive industries; home activities; home-based child-care; hotel; public utility undertakings; refreshment room; roads (including the construction or forming of vehicular access); rural holiday dwellings, rural tourist accommodation; service station; specialist sales; sports and recreation facilities; telecommunications facilities; telecommunications networks; tourist operations; transport depots; utility installations; veterinary surgeries; wind energy facilities

Development (including demolition) ancillary to development included in this item.

Table 1 Jindabyne Locality Rural LEP

Proposed Lake Jindabyne Village Additional Permitted Uses	Locality 8 – Jindabyne - Development Requiring Development Consent	Development within the Lake Jindabyne Visual Protection Area	Development within the Eastern Approaches to Kosciuszko National Park	Development in areas significant for flora, fauna and environmental protection
<p>Use of certain land at Lake Jindabyne Village, Jindabyne:</p> <p>(1) This clause applies to land at Lake Jindabyne Village being the land shown edged heavy black on the map marked “Snowy River Rural Local Environmental Plan 2007 (Amendment No ...)” deposited in the office of Snowy River Shire Council.</p> <p>This clause applies to land at Lake Jindabyne Village, being Lot 1 DP 1120042 and Lot 17 DP 856844 (shown hatched on the map marked “Snowy River Rural Local Environmental Plan 2007 (Amendment No ...)” deposited in the office of Snowy River Shire Council).</p> <p>(2) Development for the following purposes is permitted with consent</p> <p>advertising signs; animal boarding facilities; bed and breakfast accommodation; caravan parks; centralised site management facilities; community services; cultural facilities; dwellings; eco-tourism facilities; educational facilities; entertainment and conference facilities, extractive industries; home activities; home-based child-care; hotel; public utility undertakings; refreshment room; roads (including the construction or forming of vehicular access); rural holiday dwellings, rural tourist accommodation; service station; specialist sales; sports and recreation facilities; telecommunications facilities; telecommunications networks; tourist operations; transport depots; utility installations; veterinary surgeries; wind energy facilities</p> <p>Development (including demolition) ancillary to development included in this item.</p>	<p>Development for the purpose of:</p> <p>advertising signs not included in item 2, agriculture (involving earthworks or the erection of buildings or structures), animal boarding facilities, bed and breakfast accommodation, provided the dwelling is an existing dwelling or dwelling that is permitted in the locality, caravan parks, community services, cultural facilities, dual occupancies, dwelling-houses, eco-tourism facilities, educational facilities, extractive industries, home activities, home-based child-care, horse breeding and training facilities, horse riding establishments, intensive agriculture, on-farm tourist accommodation, provided the dwelling is an existing dwelling or dwelling that is permitted in this locality, public utility undertakings, roads (including the construction or forming of vehicular access), rural holiday dwellings, provided the dwelling is an existing dwelling or dwelling that is permitted in this locality, rural industries, rural tourist accommodation, specialist or bulky goods sales, sports and recreation facilities, telecommunications facilities, telecommunications networks, timber yards, tourist operations, transport depots, utility installations, veterinary surgeries, wind energy facilities, Development (including demolition) ancillary to development included in this item, other than development included in item 2.</p>	<p>A person must not carry out development on land to which this clause applies, including the clearing of land, except with development consent.</p> <p>(4) Before granting development consent for development of land allowed to be carried out with development consent by subclause (3), consideration must be given to the following:</p> <p>(a) the visual impact of the development when viewed from the Lake,</p> <p>(b) whether the design and construction of any new buildings (including fencing) minimises any adverse impacts on views from the Lake and surrounding areas,</p> <p>(c) whether provision has been made for the planting of appropriate native species where the planting would visually screen the development.</p> <p>(5) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:</p> <p>(a) the development will not have an unacceptable visual impact on the scenic quality of the area, and</p> <p>(b) the development has been designed to minimise any intrusion into the view from the Lake.</p> <p>(6) Development consent must not be granted for development on land in the Lake Jindabyne Visual Protection Area unless the consent authority has considered a landscape management plan of an appropriate scale clearly showing the potential of any buildings to intrude into the landscape sufficient to enable it to properly assess the visual impact of the proposed development on the views from the Lake.</p>	<p>(3) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that:</p> <p>(a) the development complements the natural beauty of the area, and</p> <p>(b) the development is compatible with the natural environment and scenic landscape, and</p> <p>(c) in the case of tourist or commercial development, the development demonstrates the capacity to be able to operate on a year-round basis, and</p> <p>(d) the development has been designed to prevent any significant adverse visual impact on any land to which this clause applies, particularly when viewed from the Alpine Way or Eastern Approaches.</p> <p>(4) Development consent must not be granted to development of land in the Eastern Approaches unless the consent authority has considered a landscape management plan of an appropriate scale clearly showing the potential of any buildings to intrude into the landscape sufficient to enable it to properly assess the visual impact of the proposed development on the views from the Alpine Way and Kosciuszko Road.</p>	<p>(3) A person must not carry out development on land to which this clause applies, including the clearing of land, except with development consent.</p> <p>(4) Before granting development consent for development of land allowed to be carried out with development consent by subclause (3), the consent authority must consider the following:</p> <p>(a) the impact of the proposal on the habitat value of vegetation within riparian corridors and wildlife corridors or links,</p> <p>(b) the potential for undertaking environmental conservation works to enhance the biodiversity values of the land, including the potential for rehabilitation works of degraded habitats or breaks in riparian corridors or wildlife corridors or links,</p> <p>(c) whether the design and construction of any proposed fencing minimises possible limitation of fauna movement,</p> <p>(d) whether provision has been made for the planting of appropriate native plant species on the land where the planting would visually screen the development or contribute to the restoration or enhancement of riparian and wildlife corridors or links.</p> <p>(5) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that:</p> <p>(a) the development has been designed to minimise disturbance of native vegetation communities, and</p> <p>(b) opportunities to restore or enhance the biodiversity values of the land, including riparian corridors and wildlife corridors or links, have been considered.</p> <p>(6) Development consent must not be granted for development on land to which this clause applies unless the consent authority has considered a site analysis of an appropriate scale clearly and accurately showing the boundary of any vegetation edge and stands of remnant vegetation on the subject land sufficient to enable it to properly assess the impact of the proposed development on that vegetation and the biodiversity it supports.</p>

* Additional uses as per the definitions of the LEP and Rural LEP are supplementary uses to those already permitted with consent and comprise ‘centralised site management facilities’, ‘entertainment and conference facilities’, ‘hotel’, ‘refreshment room’ and ‘service station’.



4. Justification of objectives and outcomes

4.1 Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

No. The rationale for the planning proposal is contained within this report.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the planning proposal is the best means of achieving the objectives or intended outcomes. It is recommended that the Lake Jindabyne Village be added as an Additional Permitted Use under Schedule 3 of the RLEP similar to Lake Crackenback. Refer to Table__

3. Is there a net community benefit?

It is envisaged that this proposal will result in an overall net community benefit, creating employment in both the construction and operational stages. Moreover, the proposal will provide greater choice and variety of accommodation to visitors to the Snowy Mountains and the wider area.

The net community benefit is outlined in Section 7. of this report.

4.2 Section B – Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained with the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Not applicable. Snowy River Shire Council does not have any applicable regional or sub-regional strategy. However, given that it will involve regional tourism, employment and contribute to a year round tourism location, the proposal is generally consistent with a number of broader strategies, including:

Snowy Mountains Regional Tourism Plan 2001 - 2004

The Snowy Mountains Regional Tourism Plan recognises the need to develop tourism in the non- winter seasons to make the area a year round tourist destination.

The NSW State Plan 2010 includes 10 additional priorities which includes:

“Supporting Jobs – a new focus on jobs including a new target to support jobs during the economic downturn and specific actions to support youth employment and diversification of regional economies.”

By providing an outlet for year-round employment in the Jindabyne area, the proposal will assist in the diversification of the Snowy Mountains regional economy.

Towards 2020 – New South Wales tourism master plan

Towards 2020 places a particular emphasis on addressing the need to and means of increasing the proportion of international visitors to Sydney who travel into Regional New South Wales. Moreover, the master plan places particular emphasis on providing the ranges and type of attractions and visitor services that are needed to draw and hold potential visitor markets. The proposal will result in providing the range and types of attractions and visitor services which will encourage visitors to the area on year round basis.

5. Is the planning proposal consistent with the local council’s Community Strategic Plan, or other local strategic plan?

The Snowy River Shire – Residential Planning Project – Final Report (October 2005) can be applied to the planning proposal. The Residential Planning Project, prepared by SGS Economics and Planning, presents a Socio- Economic Analysis of growth issues around Jindabyne, Adaminaby, Berridale and Dalgety in the Snowy River Shire. The report:

- Recognises that the economy of the Snowy River Shire is heavily dependent on tourism, with Jindabyne the primary and future focus of the industry;
- Identifies that strengthening the summer season and diversifying the economic base remains a continuing challenge for the shire;
- Indicates that population of the shire will be moderate in the short term due to falling Sydney and steady Canberra housing prices.

In addition, the report suggests that there will need to be an increase in housing and seasonal holiday homes as a result of this population growth.

The proposal is consistent with the conclusions of the report. It will enhance

Jindabyne as a tourism destination by providing a range of accommodation and service faculties focussed on a year-round operation. In addition, the proposal will assist in alleviating any future housing an seasonal holiday home shortages by providing a residential village.

6. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

An assessment against relevant SEPPs is provided in Table 2 below:

Table 2 List of relevant SEPPs to the proposal

SEPP	Relevance	Consistency	Comments
SEPP (Infrastructure) 2007	Aims to more efficiently facilitate the delivery of infrastructure through the establishment of consistent planning provisions for infrastructure and services.	Yes	The site is located on the main entrance to the Kosciuszko National Park on the intersection of Alpine Way and Kosciuszko Road. With some minor slip road modification, this existing public infrastructure is capable of serving the site.
SEPP No 19 -Bushland in Urban Areas	Aims to prioritise the conservation of bushland in urban areas. Requires consideration of aims in preparing a draft amendment.	N/A	There is potential for the loss of some limited bushland as a result of the rezoning. However, this SEPP does not apply to land outside of greater Sydney.
SEPP No 55 -Remediation of Land	Establishes planning controls and provisions for remediation of contaminated land.	Yes	The requirement for a contamination study is unlikely based on existing knowledge of the site but otherwise would occur at DA stage.
SEPP (Building Sustainability Index: BASIX) 2004	This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX. The draft SEPP was exhibited together with draft Regulation amendment in 2004.	Yes	Not relevant to this development.
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	The planning and development framework set out in the new SEPP will facilitates the sustainable use of land within each resort area. Specific provisions apply for each resort area and are also set out in the SEPP and provide for the unique location of each resort within the environmentally significant alpine environment of Kosciuszko National Park.	Yes	The proposal is outside the areas to which the SEPP applies.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Table 3 Ministerial Directions

Ministerial Direction	Relevance	Consistency	Implications
1.1 – Employment and Resources	The direction aims to encourage employment growth, protect employment land in business and industrial zones and support the viability of strategic centres	Yes	The proposed rezoning would facilitate future development associated with the subject land resulting in employment growth in the Jindabyne area. This includes during the construction and full time work associated with the operational stage of the development.
1.3 Mining Petroleum and Extractive Industries	The direction requires consultation with the Director- General of the Department of Primary Industries where a draft LEP will restrict extractive resource operations.	Yes	Future uses would not prohibit mining or restrict development of resources.
2.1 – Environmental Protection Zones	The direction requires that the draft LEP contain provisions to facilitate the protection of environmentally sensitive land.	Yes	The subject land is not within an environmental protection zone, however it is within the Lake Jindabyne Visual Protection Area. Accordingly, the conditions of Clause 54 of the Snowy River Shire Local Environmental Plan 2007 will need to be addressed in both the preparation a Development Application stage following the proposed rezoning.
2.3 – Heritage Conservation	The direction requires that the draft LEP include provisions to facilitate the protection and conservation of aboriginal and European heritage items.	Yes	No known Aboriginal or European heritage items have been identified within the subject land at this stage. A full investigation will be carried out during the Development Application phase.
3.1 – Residential zones	This direction seeks to optimise housing choice and location whilst minimising impact of residential development on the environment and resource lands.	Yes	The proposed rezoning will optimise housing and hotel accommodation choice in the Snowy Mountains.
3.2 – Caravan Parks and Manufactured Home Estates	The direction requires a draft LEP to maintain provision and land use zones that allow the establishment of Caravan Parks and Manufactured Homes Estates.	Yes	The proposal will not affect provisions relating to Caravan Parks or Manufacture Homes Estates.
3.3 Home Occupations	The direction requires that a draft LEP include provisions to ensure that Home Occupations are permissible without consent.	Yes	Not relevant to this proposed rezoning.
3.4 – Integrating Land Use and Transport	The direction requires consistency with State policy in terms of positioning of urban land use zones.	Yes	The land is well positioned to maximise its accessibility to transport networks including the arterial roads, local roads, and residential zones.
4.2 – Mine Subsidence and Unstable Land	The direction requires consultation with the Mine Subsidence Board where a draft LEP is proposed for land within a mine subsidence district.	Yes	The land is not within a mine subsidence district or been identified as unstable land.
4.4 – Planning for Bushfire Protection	The direction applies to land that has been identified as bushfire prone, and requires consultation with the NSW Rural Fire Service, as well as the establishment of Asset Protection Zones.	Yes	With reference to the Snowy River Shire Bushfire Prone Mapping, the site is not identified as being bushfire prone. However, the adjacent lot has been identified as Bushfire prone land and accordingly, the NSW Rural Fire Service will be consulted at the Development Application stage and through the establishment of Asset Protection Zones.
5.1 – Implementation of Regional Strategies	The direction requires a draft amendment to be consistent with the relevant State strategy that applies to the Local Government Area.	Yes	The draft amendment will be consistent with this requirement as there are no Regional Strategies applying to this region.
6.1 – Approval and Referral Requirements	The direction prevents a draft amendment from requiring concurrence from, or referral to, the Minister or a public authority.	Yes	The draft amendment will be consistent with this requirement.
6.2 – Reserving Land for Public Purposes	The direction prevents a draft LEP from altering available land for public use.	Yes	Public use of the land is not proposed.
6.3 – Site specific provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Yes	The draft amendment will be consistent with this requirement.



4.3 Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Preliminary Investigations reveal that there does not appear to be any critical habitat or threatened species, populations or ecological communities or their habitats located on the site. At this stage, there does not appear to be a need for a Local Environmental Study.

Any critical habitat of threatened species that are discovered during the development application process will be addressed in accordance to any relevant legislation including the EP&A Act and the Environmental Protection and Biodiversity Conservation Act 1999.

After investigating the Department of Environment and Climate Change's Threatened Species – Species, Population and Ecological Communities of NSW website, it was discovered that within the Monaro (Part C) CMA sub-region, the following are considered endangered under Schedule 2 of the Threatened Species Conservation Act 1995:

Table 4 DECCW Database - plants

Scientific Name	Common Name
<i>Eucalyptus parvula</i>	Small- leaved Gum
<i>Euphrasia scabra</i>	Rough Eyebright
<i>Gentiana baeuerlenii</i>	Baeurlen's Gentian
<i>Prasophyllum petilum</i>	Tarengo Leek Orchid
<i>Zieria adenophora</i>	Araluen Zieria

Table 5 DECCW Database - animals

Scientific Name	Common Name
<i>Lathamus discolor</i>	Swift Parrot
<i>Litoria aurea</i>	Green and Golden Bell Frog
<i>Litoria castanea</i>	Yellow- spotted Bell Frog
<i>Litoria raniformis</i>	Southern Bell Frog
<i>Litoria verreauxii alpine</i>	Alpine Tree Frog
<i>Pseudomys fumeus</i>	Smoky Mouse
<i>Pseudophryne corroboree</i>	Southern Corroboree Frog
<i>Tympanocryptis pinguicolla</i>	Grassland Earless Dragon

Table 6 DECCW Database - Threatened Ecological Communities

Community Name	Common Name
Montane Peatlands and Swamps – South East Corner	Montane Peatlands and Swamps
White Box Yellow Box Blakey's Red Gum Woodland	Box- Gum Woodland

These endangered species are known to exist in the wider area, with the site specific details remaining unknown. It is understood that a detailed environmental study and survey will be required at the Development Application stage of the proposal.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The proposal's preliminary design has been achieved with consideration to the proposal has been designed and would be constructed in a way that minimises the impact on existing endemic vegetation.

The environment at Rabbits Corner and the adjacent Lake Jindabyne foreshore is considered a significant asset, especially the quality, diversity and significance of the flora and fauna. Therefore it is intended that all decisions include consideration of potential environmental impacts and best practice protection and management procedures must be adopted and implemented. These include:

- ▶ Ensuring the high environmental values of the proposal site are protected and enhanced when conducting business, development, or recreational activity within or adjacent to the village;
- ▶ Ensuring that Lake Jindabyne Village is a leader in environmental best practice through the implementation of best practice methods in all operations and ecologically sustainable development (ESD) principles through development guidelines.

10. How has the planning proposal adequately addressed any social and economic effects?

Social and economic benefits for Jindabyne and the Snowy Mountains region

The Federal Government has recently added the High Country as one of Australia's major international tourism destinations. It has stated its intention to investigate local opportunities for the development of high quality tourism infrastructure in central locations. Jindabyne is well positioned to benefit from these initiatives, sitting on the bank of a major lake and being strategically located on the two most important roads of the region with links to the historic Snowy Hydro scheme.

Snowy River Shire Residential Planning Project Final Report for Snowy River Shire Council October 2005 by SGS Economics and Planning Pty Ltd provides commentary about property market functioning suggesting a comparatively strong market for second homes and retirement acquisitions.



Additional commercial development in the area is desirable in order to support the envisaged increased occupancy of the village as evidenced by the projected growth identified by SGS Economics and Planning. Opportunity for commercial development is available in the existing commercial precinct and the concentration of this type of development into this area is supported to ensure a focused, vibrant village centre is established.

According to the Crackenback/Eastern Approaches Planning Review Issues Paper 2007, the summer tourism market has been growing – with walking, biking, fishing and touring the primary activities. Whilst it is considered likely that there are enough ‘winter’ beds to accommodate these summer visitors, it is noted that often these facilities may not meet the different preferences for location or style. The proposal is ideally located for all activities given its proximity to Lake Jindabyne and major road networks.

The planning proposal will have a positive social and economic impact on the surrounding area.

- ▶ It will increase the supply of premises that are suitable for mixed use development, including hotel accommodation, tourist facilities and convention centre;
- ▶ Development of the subject land will create additional employment for the construction and related industries during the construction phase and long term employment once the development is completed; and
- ▶ Facilitating mix use zoning will assist in encouraging an all year round local economy.

4.4 Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

Adequate public infrastructure will be provided of the planning proposal. The existing public infrastructure would be augmented by:

- ▶ Provision for off-street parking for at least the mandatory number of car spaces subject to finalisation of gross floor areas;

- ▶ The turn path of larger service vehicles would be accommodated onsite; and
- ▶ Access to the site could be achieved through Kosciuszko Road.

The site has the necessary attributes to enable mixed use development on the site, including:

- ▶ Direct frontage and exposure to the arterial roads of Alpine Way and Kosciuszko Road; and
- ▶ Proximity to the existing caravan park and the town of Jindabyne.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The following State and Commonwealth authorities will be consulted following the outcomes of this gateway determination. Consultation will be carried out in accordance with section 57 of the EP&A Act with regard to this proposal will be required during the Development Application stage:

- ▶ NSW Department of Planning;
- ▶ NSW Roads and Traffic Authority;
- ▶ NSW Department of Environment, Climate Change and Water;
- ▶ Country Energy;
- ▶ NSW Ambulance Service; and
- ▶ NSW Department of Housing;

4.5 Implementation

Once approved, the proponent will liaise with the Snowy River and relevant State agencies to ensure infrastructure investments can be coordinated to support the development. Initially a development application will be lodged for the service station and integrated café / restaurant; the adventure superstore and three (3) accommodation properties. Road access and improvement of intersection and safety will be a key priority of this phase.

5. Community consultation

5.1 Consultation summary

Consultation is an important component in developing the master plan for Rabbits Corner, providing opportunities for a diverse range of community interests, business and government to contribute to information sharing and community engagement.

Initial community feedback was received in 2007/8 when the development was first envisaged. A draft master plan was submitted to Council for their information late in 2008. This was then followed up with media releases to both print and radio and consequently the proposed development at Rabbit's Corner was included on the front page of the Summit Sun.

During the subsequent community consultation, the following observations were made:

5.1.1 Heritage

Rabbits Corner is particularly valued for its links to the early landscape history and heritage of the Region. There is keen interest to see the master plan elevate and articulate aspects of the history and future development of the site to inform tourists and the local community. There was widespread support for an interpretive centre in the estate to present regional history and the role settlement has played in the development of the local landscape. Also valued were the mature tree plantings, and informal open spaces. There was general support for the active management of Rabbits Corner tree asset including removal of dead or moribund trees.

5.1.2 Activities

Feedback suggested that the estate has great potential to be a destination for the tourists and local community as well as for residents, given the range of activities and facilities proposed. Many people reflected on their previous use of the grass skiing as a summer activity and its attractiveness as a recreational asset within the site, although this could not be considered in the master plan.

5.1.3 Quality

There is a general perception that the quality of the natural landscape has diminished over time with over grazing and feral occupation. There was general support for improvements to include toilets, BBQs and picnic areas including shade, shelter and seating. There was agreement on the need for drought tolerant species as part of the new master plan associated with a viable maintenance program for healthy trees and a sustainable landscape.

5.1.4 Access

Many people supported improved pedestrian and cycle paths from the estate giving access around the foreshore by means of the proposed shared use cycle/pedestrian loop path. Responses also generally supported linking the dead-end roads to create loops that provide increased accessibility and improved traffic management.

5.2 Gateway consultation

Under Section 57(2) of the Environmental Planning and Assessment Act 1979, before community consultation is undertaken the Director-General of the Department of Planning must approve the form of planning proposals to comply with this planning report determination.

It is anticipated that Council will be of the view that the site does not meet the criteria as a 'low impact planning proposal' in its "Guide to Preparing Local Environmental Plans" and thus this planning proposal shall be exhibited for 28 days.

Once details of the proposal have been finalised, the proposed rezoning will advertising and exhibition in the form of:

- ▶ Local newspaper advertisement;
- ▶ Hard copy on display at council offices; and
- ▶ Letters to the adjoining property owners advising of the proposed rezoning.

It is anticipated that any gateway determination will specify any additional consultation that must be undertaken on the planning proposal.

6. Net community benefit

The following information is provided to the Department of Planning to assist with the assessment of net community benefit. The information is based on the Evaluation Criteria (p.25) provided in the NSW Department of Planning Draft Centres Policy, Planning for Retail and Commercial Development.

1. Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800m of a transport node)?

This is not applicable to the proposal. Firstly, the proposed site is outside the nominated area applicable to SEPP (Kosciuszko National Park - Alpine Resorts). Furthermore, there are no other state or regional strategic directions identified for the area.

2. Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?

Jindabyne is not classified as a global/ regional city, nor is it located in a corridor nominated within the Metropolitan Strategy. There are no other relevant regional/ sub regional strategies.

3. Is the LEP likely to create a precedent or change expectations of the landowner or other landholders?

- ▶ There are no other equivalent land parcels with similar attributes of accessibility and setting and no precedent setting is considered likely. The landowner wishes to have an informed debate about the future development potential of the site, given its potential valuable contribution to the local economy.

▶

4. Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?

There are no other known gateway proposals in the vicinity of the site.

5. Will the LEP facilitate permanent employment generating activity or

result in a loss of employment lands?

Development of the subject land is expected to create additional employment during both the construction phase and once future development becomes operational.

The facilitation of mixed use development as proposed will help retain spending within the Jindabyne area and generate economic spin-offs. Furthermore, the addition of mixed use development will assist in creating a stronger year-round tourist destination that will not only better serve Jindabyne but rather the entire Snowy Mountains area and regional NSW.

6. Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?

As a specialised residential node, the development will cater for particular segments of the established residential property market; for which there are currently only limited opportunities.

7. Is the existing public infrastructure (roads, rail, utilities) capable of serving the proposed site? Is there good pedestrian and cycling access? Is public transport available or is there infrastructure capacity to support future public transport?

The proposed site is serviced by the main arterial roads of Alpine Way and Kosciuszko Road. It is expected that these will be capable of serving the proposed site during the construction and operation of the development. A slip road off Alpine Way is proposed as part of the preliminary design.

Due to the proposed site's distance from the town centre, there are currently no pedestrian and cycling facilities available. However, an internal pedestrian network is proposed as part of the preliminary design.

Given the proximity to arterial roads, there is capacity to support future public transport.

8. Will the proposal result in changes to the car distances travelled by

customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?

The proposal will not result in changes to the car distances travelled by customers as it integrates with the existing transport routes. The proposed site is serviced by the main arterial roads of Alpine Way and Kosciuszko Road and accordingly it will be an ideal location for deliveries continuing on the run to similar developments further into the park. Accordingly, the distance travelled by customers, employees and suppliers will not be impacted upon by the proposal, minimising greenhouse gas emissions and operating costs. Although the proposed development will generate some traffic, it is not expected to jeopardise road safety due to the quality of the surrounding road network.

Pedestrian access to the Lake Jindabyne Foreshore will need to be addressed during the development application stage.

9. Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?

There is considerable government investment in infrastructure in the area. The most prominent investment is evident in the Snowy Hydro Scheme, which encouraged the initial development in the area. This also resulted in the relocation of the town of Jindabyne to its current position on the lake foreshore. In addition, there has been government investment in the snow-field infrastructure including roads networks.

The proposal will not adversely affect the patronage of these government investments.

10. Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by factors such as flooding?

The proposal does not impact on the land with high biodiversity values.

The topography of the site is such that any visual impacts can be minimised by careful building siting.



11. Will the LEP be compatible with/complementary to surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?

The LEP will be compatible with the surrounding land uses. The surrounding development pattern comprises of other commercial development in the form of the caravan park adjacent to the Lake Jindabyne foreshore.

The proximity of the site to the main arterial roads of Alpine Way and Kosciuszko Road improves its accessibility to the general public. Subject to an appropriate detailed architectural design and effective landscaping it is considered that the proposal will lead to an improvement in the public domain.

- ▶ The proposal recognises the importance of promoting the Snowy Mountains as a year-round eco-friendly destination; and
- ▶ Facilitating mixed use development will help to retain spending with the Jindabyne area and create a stronger year-round destination that will better serve the needs of the surrounding population.

12. Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?

Yes, the proposal will increase choice and competition by increasing the number of retail and commercial premises operating in the area. For example, the addition of hotel accommodation, the residential village, adventure super store and cultural centre will increase the choice available to visitors and residents alike. Consequently, competition will be increased by the establishment of these developments.

If a stand alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?

The proposal represents a stand alone proposal. Given the variety of land uses proposed under the current design, the proposal does have the potential to development into a centre in the future.

13. What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?

- ▶ The proposed rezoning will enable the site to be made available to prospective tenants who have expressed an interest in establishing development in the Jindabyne area;
- ▶ Eventual development of the subject land will create additional employment during the construction and operational phases of the development;



7. References

This planning proposal was prepared with reference to the following documents:

- ▶ A guide to preparing planning proposals, July 2009, Local Plan Making, NSW Department of Planning
- ▶ Jindabyne Growth Structure Plan 2007, Snowy River Council
- ▶ Jindabyne Planning Project: Landscape Character Assessment and Management, Inspiring Place, 2005
- ▶ Kosciuszko National Park Plan of Management
- ▶ Lake Jindabyne Village: Rabbits Corner – Planning and Development Strategy, CHIRSTO Business and Property Consultants
- ▶ NSW Department of Environment, Climate Change and Water – Threatened Species – Species,
- ▶ Population Ecological Communities – Monaro (Part C) CMA sub-region;
- ▶ NSW State Plan 2010;
- ▶ SEPP (Kosciuszko National Park - Alpine Resorts) 2007;
- ▶ Snowy Mountains Regional Tourism Plan 2001 -2004;
- ▶ Snowy Mountains Shire Council website <http://www.snowyriver.nsw.gov.au/>;
- ▶ Snowy River Local Environmental Plan 1997;
- ▶ Snowy River Rural Local Environmental Plan 2007;
- ▶ Snowy River Rural Development Control Plan;
- ▶ State Environmental Planning Policy (Major Projects) 2005;
- ▶ Towards 2020 – New South Wales Tourism Master plan; and
- ▶ Town Planning Assessment Report, Development Application No. 67/2009 : Two lot subdivision for tourist operations, 11 February 2010, Blueprint Planning and Development

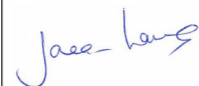

GHD

16 Marcus Clarke St Canberra ACT 2601
PO Box 1877 Canberra ACT 2601 Australia
T: 61 2 6113 3200 F: 61 2 6113 3299 E: cbrmail@ghd.com.au

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Document Status

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