

# COMMUNITY ADVISORY GROUP MEETING #8

## Wednesday 3 February 2021, 17:30-19:00

### People present

1. Chairperson: Anthea Sargeant, Executive Director Regions and Key Sites, DPIE
2. Jessica Henderson- Wilson, Principal Planning Officer, DPIE
3. Fiona Dewar, Acting Deputy Secretary Strategy, Delivery and Performance, Dept of Regional NSW
4. Alysia Smith, Senior Engagement Advisor, Dept of Regional NSW
5. Peter Beer, Snowy Monaro Regional Council
6. Anthony Evans, Principal Project Officer, National Parks and Wildlife Service
7. Olivier Kapetanacos, Jindy Action Group
8. Helen Blackmore – Lee, Snowy Mountains Neighborhood Centre
9. Euan Diver, Thredbo Alpine Resort
10. Rolf Theile, Jindabyne Randall Community Aerodrome
11. Lee Clark, JCS P&C
12. Maureen Roberts, Australian Alpine and Snowsports History Association
13. Michael Kowalewski, Jindabyne Central School
14. Margaret Mackinnon, Jindabyne East residents committee
15. Bob Tait, Perisher Chamber of Commerce
16. John Klepczarek, NSW Police – Monaro Police District
17. Nathan Gibbs, NSW Police
18. Frank Zipfinger, SLOPES
19. Cathy Lambert, Snow Australia
20. Peter Brulisauer, Perisher Ski and Snowboard Resort
21. Thor Slater, Snowy Mountains Innovation Network
22. Josh Elliot, Charlotte Pass Snow Resort
23. Ewan Murdoch, Charlotte Pass Snow Resort
24. Andrew Bell, Snowy Mountains Grammar School



### **Fiona Dewar's address**

Introduction as Acting Deputy Secretary at the Department of Regional NSW.

- Explained the 20 Year Economic Vision Refresh announced by the Deputy Premier, and the inclusion and importance of Special Activation Precincts as part of this Vision.
- The SAP will activate the economic potential of the Snowy region. Consultation from the start will make sure we get it right and accommodate all views.
- People will flock to Jindabyne as we realise opportunities for now and for the future. The SAPs are driven by intense planning work upfront so as things move, actions can be taken efficiently and effectively with the community involved.
- NSW Government is in conversation with the Commonwealth Government regarding their involvement in the Snowy SAP process. This underscores the approach of the NSW Government, with the Commonwealth Government keen to play a part and contribute funding. They see the value. This is recognition of the hard work behind the SAP, and its potential.

### **Anthea Sargeant's address**

- Acknowledgement of Jess Henderson-Wilson's work since she started in December 2020.
- The Snowy SAP has finished a series of workshops, with a mix of ideas emerging as a result of the Enquiry by Design workshop. The process for Jindabyne involves looking at how a series of projects and priorities within the SAP will come together.
- Explained how the team are further enhancing and developing the plans and want to address feedback and get more feedback.
- Introduced Julian Mitton from the Department of Regional NSW. DRNSW is leading the business case and is the project sponsor.

### **Jessica Henderson-Wilson**

- Explained actions since the Enquiry by Design, which was used to gather evidence to support the production of the master plan. Technical studies are being updated and they will inform land use and development needs and frame the master plan that will be exhibited later this year.
- Over 20 technical studies being completed underneath the SAP. There has been a series of needs assessments undertaken, covering tourism, social infrastructure, housing and accommodation, sports infrastructure, sustainability, and public space.
- Spoke through the PowerPoint presentation.
- 35 tourism growth opportunities have been identified that align with the objectives of the SAP, which will protect the environment, reduce tourism seasonality, grow visitor yield, strengthen social license for tourism, and position Jindabyne as Australia's alpine capital. Examples include a fly-fishing school, finishing the Iconic Walk, and establishing a heritage centre.

### **Questions from the floor**

**Q: The connector road is important to the positioning and development of the new school site. Will the road go ahead even if nothing happens with the SAP?**

**A:** The road is not separate to the SAP. The road is integral, and it is being considered as part of all the other things happening. The team behind the SAP are also working with the team developing the school.

**Q: Will there be land acquisition for the Southern Connector Road?**

**A:** Yes, there will have to be. It is all privately owned land.

**Q: How does the school integrate with the SAP?**

**A:** Schools Infrastructure needed to move on with their planning so they could meet their timing commitments. The school is progressing with their application for State Significant Development, due to submit soon. It is connected to the SAP, but they need to move faster to meet their program commitments.

**Q: This is a 40 year concept draft, but is this the extent of the 40 years?**

**A:** This presentation is not the complete master plan. It is simply an indication of work that is being refined. This presentation shows aspects of the master plan. The intention of the master plan is to show a 40 year plan, as is most common with master planning. Some of these plans will be executed in the first ten years, while others will not be realised until later in the plan. The Department of Regional NSW is working to look at what makes the 10-15 year window and see what comes first, mid-way, and towards the end of the 40 year period.

**Q: 10 year actions will see an interrelationship with the development conditions set by the local council. What aspects of this plan is the council managing and what is the SAP managing?**

**A:** The planning pathways for the precinct will last for 40 years, and we are working with the council to ensure seamless integration with existing planning pathways.

**Q: Previous conversations and presentations referenced Copper Tom point, but it is not included on your map. Why is that?**

**A:** At this stage Copper Tom has a number of constraints such as biodiversity issues that would be a challenge but not impossible. It is a potential site. This will be the same for many sites around the lake, and studies will go into a lot more detail and identify more sites.

**Q: Will the town centre remain in the same location, or will we have micro-centres in other locations?**

**A:** The southern connector road will help with congestion and along the southern connector road we will have the ability for other commercial opportunities, including larger warehouse style commercials. There are also opportunities in East Jindabyne. The town centre will remain where it is, but we are looking at additional opportunities in other locations.

**Q: Is commercial development in town being prioritised? Congestion is an issue.**

**A:** We are investigating the opportunity for a larger grocery store outside of the town centre, which could be one of the most effective ways to address congestion. We are also looking at moving medical centres away from the middle of town.

**Q: Is the proposed footbridge to Tyrolean driven by the need for people in East Jindabyne to shop in town, or for people in Jindabyne to travel out to East Jindabyne?**

**A:** There is no singular thing that is driving the footbridge, instead it is a few reasons, including both of those mentioned, as well as providing a shorter loop for the Jindabyne trail, and an opportunity for sports events. It is a very large span and if it proceeded would most likely be a floating bridge. The location would also see the bridge become a tourist attraction itself, as a location to view the dam wall and the lake from a unique vantage point.

**Q: A floating footbridge will stop a lot of boats and yachts that go into the inlet.**

**A:** Yes, it could be floating. This is just an idea. It would be expensive, and the investment will be assessed. It is understood that the inlet is used for water skiing and gets windy. Feedback will go back into forming the draft master plan.

**Q: In the past there has been no liaison with growth in the mountains and development in Jindabyne township. What happens in the park affects the town, and vice versa. If all growth occurs in the National Park only, Jindabyne won't grow. What is the relationship between development in the two locations?**

**A:** The developments are occurring on existing lease sites within the national park – that will continue. The yield of accommodation in the national park will meet a carrying capacity framework that links with Jindabyne. The overall yield is driven by the economic framework. Fundamentally, it is a single master plan for all areas that will address the interrelationship between the park, resorts and the town, and bring complementary plans to see growth and overall success.

**Q: What is smart transport?**

**A:** Smart transport includes screens telling you how far away buses are, where there are available parking spots, and screens informing you of closed parks, or road closures.

**Q: Do you have an update on expanding accommodation and infrastructure – what will the number of beds at the resorts be?**

**A:** This is not yet finalised.

**Q: Is the park and ride still being assessed as an option?**

**A:** Yes it is.

**Q: What work has been done to determine the level of demand from skiers, and the area they would need to be comfortably accommodated. Can resorts accommodate the increased number of skiers and would resorts need to grow? What is the demand going to be for skiers, how many will want to come? Last time future demand was looked at, it planned for the construction of the ski tube to cater for demand. This was in the 80s.**

**A:** Yes, there has been work done. Some numbers will fall away as climate change acts start to occur and some winter tourism falls away. There has been work done on this but nothing specific to be able to answer this exactly. Planning and DRNSW are both looking at this and considering where else skiers can access the park from, how quickly, and how readily. Modelling is also showing us how year-round tourism will start to match the winter tourism.

**Q: Are your studies looking at worst case climate change modelling, or a range of modelling and cases?**

**A:** NSW modelling looks at a range of scenarios and conditions.

**Q: What does better connectivity to resorts mean and what are the actual possibilities? Who will pay for the 10,000-15,000 patrons on buses each day and what is the cost to run this?**

**A:** We are looking at other ways to get to resorts, including mass transit, park and ride, shuttle buses and more, to reduce the number of cars going into the park. Buses are being looked at as an alternative but not clear where that will land just yet. The bed capacity in resorts will be taken into account when assessing connectivity to resorts, because if we have more beds, we will need more connectivity capacity.



**Q: What are high performance sports? Are these just snow sports or all year round?**

**A:** Reference to the high performance sports site on the map is just snow. This is the mountain component to compliment the sport and education snow sports program and accommodate athletes to do on-mountain training.

**Q: Will viewing platforms materially increase number of visitors?**

**A:** Not alone, but all these things add up. Net benefit of multiple activities is what brings visitors and attractions should not be looked at in isolation. Viewing platforms will drive incremental increase when combined with multiple activities. Connection between Jindabyne and the National Park, with activities in both, will drive visitors. We are also looking at diversity of experience, noting not all visitors want physical activity. However, attractions such as the mountain bike trails, and adventure park could drive summer numbers to the same as winter numbers and build summer visitation.

**Q: The Jindabyne plan and the national park plan do not seem to match. What is the timing for the park?**

**A:** There are different, but integrated, approaches to both. Jindabyne land uses need a lot more work to be enabled. There are detailed sub-plans for all these sites and each resort will have a mini-master plan, looking at what they are now, what the growth potential is likely to be, how many additional beds will be needed in each resort, and then the master plan about where new buildings might go.

**Q: Why is the master plan going to be exhibited in June and what will you do about exhibition during our busiest period?**

**A:** We will be taking this all into account and will look at an extended exhibition period.

**Q: What are the ideas for short term staffing accommodation in town?**

**A:** We are looking at a whole range of styles and types, including staffing accommodation, seniors living, affordable housing and tourism accommodation. Addressing seasonality in time addresses staffing problem as seasonal staff become year-round staff, and accommodation and housing is made more viable. Technical reports include a dedicated report for housing and accommodation.

**Q: The areas shown are far smaller than the original SAP area. What will happen to residential development and zoning in the broader SAP investigation area?**

**A:** The investigation area was so big because we wanted to investigate all possibilities. The master plan will focus in on target areas and will result in a smaller SAP boundary. There will be a number of different areas, and then the rest of the land use will be as it is now. The SAP team are working with council on land use.

**Q: What happened to the airport?**

**A:** Exhaustive internal work has been done and the result has been there's no appetite for investment by government in the form of a jet capable airport. Jindabyne aerodrome is being considered for future advanced air mobility e.g. vertical take-off. Not jets, but helicopters and others. Transit between Cooma airport and Jindabyne is being looked at.

**Q: How much will come to this SAP? Is there enough money in SHLF?**

**A:** Yes these are big ticket items. What is in the presentation is a 40 year vision, not just government investment. These opportunities are being flagged for possible investment by government and private business. Government is currently figuring out what they will invest in, and where there are market failures

that government needs to invest in to stimulate everything else. This analysis is being undertaken at the same time as the preparation for the master plan, so around the time of exhibition, we will have a clearer understanding of what government will fund.

**Q: Will the SAP provide guidelines on any specific industries to come to Jindabyne to create economic diversity?**

**A:** Yes, other commercial opportunities will be explored in and around the town centre.

**Q: What will the harbour and marina development look like? The lake facilities are under-utilised.**

**A:** This is something we need to consider to build in to the plan. As part of the concepts of foreshore and architectural treatments we are looking at uses and event space. We have the maps from Tourism Snowy Mountains and intend to include as part of the work.

**Q: What information do you have on population growth?**

**A:** Go Jindabyne studies are currently on the website, and SAP studies will be available along with the draft masterplan when it goes on exhibition. We will be able to bring more information on population growth back to the group at the next meeting.

**Closing comments from Jess:**

Next, we will go and do more work. We are currently drafting the masterplan and since the enquiry by design workshops, our technical assessments and reports are being finalised. Once finalised, we can bring the master plan together. Thinking and refinement is still underway. We are planning to be back before Easter for another CAG meeting, hoping to do pop-ups over the school holidays at Easter, all leading up to public exhibition and we will take all of your comments on board.

**Who can I go to if I have questions about the technical studies or the Snowy SAP?**

- Please contact Jessica Henderson-Wilson or email [activationprecincts@dpc.nsw.gov.au](mailto:activationprecincts@dpc.nsw.gov.au)

**Next meeting:**

**Wednesday 24 March 2021**

**5.30 – 7.00pm**

**Rydges Horizons Snowy Mountains – Summit Room**

**10 Kosciuszko Rd, Jindabyne NSW 2627**



**SNOWY  
MOUNTAINS**  
SPECIAL ACTIVATION PRECINCT